



POLICE DEPARTMENT
NEIGHBORHOOD SERVICES SECTION
22 EAST WEBER AVENUE, ROOM 350
STOCKTON, CA 95202
OFFICE HOURS M-F/ 8-12 & 1-5

Attachment F

PHONE: (209) 937-8813
FAX: (209) 937-7264

NOTICE OF VIOLATION

☒ Notice of Intent to Record this Notice of Violation

☒ Violation Warning Notice ☐ Administrative Citation / Fine \$ _____ NSS# **CAL 051116-1022**

() Initial Inspection Fee \$ () Case Processing Fee \$ () Hotel/Motel Reinspection \$
() Reinspection Fee \$ () Notice & Posting Fee \$

Violation Address: **1022 and 1036 NORTH CENTER STREET** Parcel #: **139-040-52**

Person Cited: (X) Property owner () Tenant () Other

Name: **CHANDRA B PANDE ET AL** CARE OF: **SHIRLEY RAE SHARMA**

Mailing Address: **420 SAN ANTONIO AVE, #4, SAN BRUNO, CA 94066**

SMC Section Violated	Violation/Correction Required
	SEE ADDITIONAL NARRATIVE FOR VIOLATIONS

() NOTE: PLEASE REFER TO PAGE TWO (ATTACHED) FOR OTHER NOTED VIOLATIONS OR ADDITIONAL COMMENTS.

(X) Violations must be corrected no later than see violations for correction dates. In order to avoid additional citations or other actions, including recording of this Notice, the violation(s) must be corrected or a possible fine and/or fee may be charged.

NOTICE OF INTENT TO ABATE

() If the violation(s) are not corrected by _____, the City of Stockton intends to **abate** the violation(s). The City will hire contractors to correct the violation(s) and the cost of the corrections as well as administrative fees will be charged to the responsible party. The City will record the cost of the abatement, if violations are not corrected by the above date.

Issuing Officer signature: *Carrie Lane* Print Name **Carrie Lane**

Phone: **937-8369** Date: **5/11/16** Time: _____ Case #: **16-102833**

Signature of Person Cited: **N/A** Phone #: **N/A**

Signing the Citation only acknowledges receipt, it is not an admission of guilt. The Citation is valid without a signature.

CC: _____

NOTICE OF VIOLATION

Attachment F

City of Stockton Municipal Code, Chapter 1, provides for the reimbursement of costs associated with obtaining compliance with the ordinances. In an effort to recover these costs, the Initial Inspection Fees, Case Processing Fees, Reinspection Fees, Notice of Preparation Fees, Posting Fees, and Lien Processing Fees are charged. In addition, there is a provision for the issuance of Notice of Violation with a fine of **\$200** and/or **\$500**. Each section violated is a separate offense and may carry an independent fine. Likewise, each day any violation exists is a separate offense.

Rights of Appeal

Cost reimbursement items (Inspection Fees, Case Processing Fees, Notice and Posting Fees etc.) **are not** subject to appeal. The Notice of Intent to Abate, \$200 or \$500 Administrative Fine & Notice of Intent to Record may be appealed by filing the proper appeal form **within ten (10) business** days from the date the Notice was issued. If the Notice was mailed, the appeal must be made **within ten (10) business days** from the date the Notice was mailed. An appeal must be made in writing, on the proper "Administrative Hearing Request Form", to the City of Stockton, Neighborhood Services Section, 22 East Weber Avenue, Room 350, Stockton, CA 95202. **There is a non-refundable Administrative Hearing Fee which must accompany the appeal form.**

Failure of any person to properly file a written appeal and remit the required amount within ten (10) business days shall constitute a waiver of his/her right to an Administrative Hearing; an adjudication of the Notice of Violation or any part of it, and the total amount of the fine. Filing an appeal does not prevent subsequent code enforcement actions; however, all subsequent actions will be addressed at the hearing and do not require filing additional appeal forms.

Payment

The amount of the fine/fee is indicated on the front of this Notice of Violation. **Cash payments must be made in person at the Administrative Services Department, City Hall, 425 North El Dorado Street or the Neighborhood Services Section, 22 East Weber Avenue, Room 350, Stockton, CA 95202. Check, credit card or money order payments may be mailed to the Neighborhood Services Section address above.** An invoice will be mailed out with a due date for payment.

Consequences of Failure to Pay

Violation fines not paid within **60 days** will be charged a **penalty of 10%, along with a 1% monthly interest fee**. All other fees not paid within **25 days** will be charged a **1% monthly interest fee**. Property owners failing to pay the amount due by the due date are subject to liens and/or assessments to the property tax along with additional costs for administrative processing. The City of Stockton has the authority to collect all costs associated with the filing of such actions. Alternatively, the City may collect the fine in a civil or small claims court action.

Consequences of Failure to Correct Violations

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to: civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder, and forfeiture of certain State tax benefits for substandard residential rental property. These options authorize the City to collect fines in excess of **\$100,000** per year, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the Notice of Violation(s) do not achieve compliance.

Your maintenance of substandard housing may subject you to loss of deductions for interest, taxes, depreciation and amortization pursuant to the Revenue & Taxation Code of the State of California, Sections 17274 and 24436.5

1022 North Center Street
APN: 139-040-52
Case # 16-102833

1. Property has a standing Notice to Vacate, issued 6/26/13. Do not occupy until habitability has been approved by Neighborhood Services Section. – 15.04.130
2. Obtain a permit from Permit Center, 345 N. El Dorado Street, for the following noted violations no later than May 22, 2016 and have all work inspected and approved by the Building Division no later than June 10, 2016. – 15.04.250, 310, 260
 - a. Room 266 (Building C), designated originally as a Banquet Hall and being used as a conference/meeting room which has been altered without permits.
 - b. Room 242 (Building B) which has been changed from unit to storage area without permits.
 - c. Rooms 254 (Building B) and 267 (Building C) which have been changed from units to common area lounges without permits.
3. Ensure all windows have screens, which properly fit, and ensure all windows operate according to Stockton Municipal requirements for light and ventilation. Correct this violation no later than May 22, 2016. – 5.80.090
4. Repair stucco damaged on northeast side of Building B no later than May 22, 2016. – 15.24.030 (b) 7
5. Repair or replace all inoperable heat pumps throughout Buildings B thru D to ensure heating facilities function appropriately. If required, obtain permit from Permit Center, 345 N. El Dorado Street. Correct this violation no later than May 22, 2106. – 5.80.090 // 15.24.030 (b) 1 vi
6. Install required smoke detectors in all living spaces and carbon monoxide detectors where required no later than May 22, 2016. – 5.80.090 // 15.24.030 (b) 16
7. Properly install exterior lighting throughout Buildings B thru D and ensure all lights are operational. Correct this violation no later than May 22, 2106. – 5.80.090
8. Properly install all room numbers and ensure they are visible and of a contrasting color. Identify Buildings B, C and D with 12-inch letters and individual address numbers for each building with 6-inch numbers on sign. Correct this violation no later than May 22, 2016. – 15.60.010

Building B:

Room 242 – See violation #2 (b) regarding current use as a storage unit.

9. Room 243 – Repair or replace the missing AC knobs no later than May 22, 2016. – 15.24.030 (b) 6
10. Room 243 – Properly seal around bathroom sink and countertop and secure to wall. Brace countertop to provide appropriate support. Correct this violation no later than May 22, 2016. – 15.24.030 (b) 3
11. Room 243 – Properly seal around shower unit to protect from water intrusion no later than May 22, 2016. – 15.24.030 (b) 5
12. Room 244 – Repair or replace the missing AC knobs no later than May 22, 2016. – 15.24.030 (b) 6
13. Room 244 – Window must open and close. Repair or replace current window installation to ensure all ventilation requirements are met. Correct this violation no later than May 22, 2016. – 5.80.090
14. Room 245 – Repair or replace leaking bathroom sink drain no later than May 22, 2016. – 15.24.030 (b) 5
15. Room 245 – Bathroom window must open and close. Repair or replace current window installation to ensure all ventilation requirements are met. Correct this violation no later than May 22, 2016. – 5.80.090

1022 North Center Street
APN: 139-040-52
Case # 16-102833

16. Room 246 – Window must open and close. Repair or replace current window installation to ensure all ventilation requirements are met. Correct this violation no later than May 22, 2016. – 5.80.090
17. Room 246 – Properly seal around the shower unit in the bathroom no later than May 22, 2016. – 15.24.030 (b) 3
18. Room 247 – Window must open and close. Repair or replace current window installation to ensure all ventilation requirements are met. Correct this violation no later than May 22, 2016. – 5.80.090
19. Room 247 – Repair or replace the leaking bathroom sink drain no later than May 22, 2016. – 15.24.030 (b) 5
20. Room 247 – Cover or remove all exposed wiring in the room in an appropriate manner no later than May 22, 2016. – 15.24.030 (b) 4
21. Room 248 – Cover or remove all exposed wiring in the room in an appropriate manner no later than May 22, 2016. – 15.24.030 (b) 4
22. Room 248 – Properly seal around bathroom sink and countertop to secure to the wall. Brace countertop to provide appropriate support no later than May 22, 2016. – 15.24.030 (b) 3
23. Room 249 – Window must open and close. Repair or replace current window installation to ensure all ventilation requirements are met. Correct this violation no later than May 22, 2016. – 5.80.090
24. Room 250 – Window must open and close. Repair or replace current window installation to ensure all ventilation requirements are met. Correct this violation no later than May 22, 2016. – 5.80.090
25. Room 250 – Repair or replace leaking shower head in bathroom no later than May 22, 2016. – 15.24.030 (b) 5
26. Room 251 – Repair or replace damaged/deteriorated and/or inoperable front door hardware (i.e. locks, knobs and/or hinges) no later than May 22, 2016. – 15.24.030 (b) 3
27. Room 251 – Bathroom window must open and close. Repair or replace current window installation to ensure all ventilation requirements are met. Correct this violation no later than May 22, 2016. – 5.80.090

Room 252 – no known violations at this time.

28. Room 253 – Repair or replace window latch/handle so that window can open, close and secure appropriately. Correct this violation no later than May 22, 2016. – 5.80.090
29. Room 253 – Window must open and close. Repair or replace current window installation to ensure all ventilation requirements are met. Correct this violation no later than May 22, 2016. – 5.80.090

Room 254 – See violation #2 (c) regarding current use as a common room lounge.

30. Room 254 – Repair or replace bathroom faucet knobs which are not functioning or missing no later than May 22, 2016. – 15.24.030 (b) 5
31. Room 254 – Repair or replace the damaged west-facing window sill no later than May 22, 2016. – 15.24.030 (b) 3
32. Room 255 – Window must open and close. Repair or replace current window installation to ensure all ventilation requirements are met. Correct this violation no later than May 22, 2016. – 5.80.090
33. Room 255 – Repair or replace the damaged/missing deadbolt striker plate on the front door no later than May 22, 2016. – 15.24.030 (b) 9
34. Room 256 – Repair or replace window latch/handle so that window can open, close and secure appropriately. Correct this violation no later than May 22, 2016. – 5.80.090

- 35. Room 256 – Repair or replace the improperly installed thermostat no later than May 22, 2016. – 15.24.030 (b) 6
- 36. Room 256 – Repair the clogged bathroom sink no later than May 22, 2016. – 15.24.030 (b) 3
- 37. Room 257 – Properly seal around shower unit to protect from water intrusion no later than May 22, 2016. – 15.24.030 (b) 5

Room 258 – no known violations at this time.

- 38. Room 259 – Repair or replace the clogged bathroom sink drain no later than May 22, 2016. – 15.24.030 (b) 5
- 39. Room 259 – Window must open and close. Repair or replace current window installation to ensure all ventilation requirements are met. Correct this violation no later than May 22, 2016. – 5.80.090
- 40. Room 259 – Remove the interior graffiti no later than May 22, 2016. – 5.80.090

Room 260 – no known violations at this time.

- 41. Room 261 – Repair or replace leaking shower knobs in bathroom no later than May 22, 2016. – 15.24.030 (b) 5
- 42. Room 262 – Window must open and close. Repair or replace current window installation to ensure all ventilation requirements are met. Correct this violation no later than May 22, 2016. – 5.80.090
- 43. Room 262 – Repair or replace the missing/damaged exterior door threshold no later than May 22, 2016. – 15.24.030 (b) 9
- 44. Room 262 – Properly seal around bathroom sink and countertop to secure to the wall. Brace countertop to provide appropriate support no later than May 22, 2016. – 15.24.030 (b) 3

Room 263 – no known violations at this time.

- 45. Room 264 – Properly seal around bathroom sink and countertop to secure to the wall. Brace countertop to provide appropriate support no later than May 22, 2016. – 15.24.030 (b) 3
- 46. Room 264 – Repair or replace the damaged/missing shower control knobs no later than May 22, 2016. – 15.24.030 (b) 5
- 47. Room 264 – Window must open and close. Repair or replace current window installation to ensure all ventilation requirements are met. Correct this violation no later than May 22, 2016. – 5.80.090
- 48. Room 265 – Properly repair shower door so as to close securely no later than May 22, 2016. – 15.24.030 (b) 3

Building C:

Room 266 – See violation #2 (a) regarding the alterations from a banquet hall to a conference room.

- 49. Room 266 – Ensure all exits meet current Stockton Municipal and California Fire codes in regards to exit signs and doors. Correct this violation no later than May 22, 2016. – 5.80.090
- 50. Room 266 - Provide adequate heating facilities. If required, obtain a permit from Permit Center and have all work inspected and approved by Building Division. Correct this violation no later than May 22, 2016. – 15.24.030 (b) 1

Room 267 – See violation #2 (c) regarding violations relating to altering room into a common lounge area.

51. Room 267 – Treat mold located in the bathroom in an approved manner. Determine the source of water intrusion and repair accordingly. If required, obtain permit from Permit Center and have all work inspected and approved by Building Division. Correct this violation no later than May 22, 2016. – 15.24.030 (b) 3

Room 268 – no known violations at this time.

52. Room 269 – Remove the flex pipe from the bathroom sink and install approved plumbing materials no later than May 22, 2016. – 15.24.030 (b) 5
53. Room 269 – Repair or replace the damaged front door casing and hardware (i.e. knobs, handles and/or hinges) no later than May 22, 2016. – 15.24.030 (b) 7
54. Room 270 – Replace ill-fitted tank lid on toilet in bathroom no later than May 22, 2016. – 15.24.030 (b) 5
55. Room 270 – Repair or replace flusher mechanism so toilet flushes correctly no later than May 22, 2016. – 15.24.03 (b) 5
56. Room 270 – Repair or replace kitchenette cabinet door no later than May 22, 2016. – 15.24.030 (b) 9
57. Room 271 - Provide adequate heating facilities. If required, obtain a permit from Permit Center and have all work inspected and approved by Building Division. Correct this violation no later than May 22, 2016. – 15.24.030 (b) 1
vi

Room 272 – no known violations at this time.

Room 273 – no known violations at this time.

Room 274 – no known violations at this time.

Room 275 – no known violations at this time.

Room 276 – no known violations at this time.

Room 277 – no known violations at this time.

Room 278 – no known violations at this time.

Room 279 – no known violations at this time.

Building D:

58. Room 280 – Properly seal around bathroom sink and countertop to secure to the wall. Brace countertop to provide appropriate support no later than May 22, 2016. – 15.24.030 (b) 3
59. Room 281 - Provide adequate heating facilities. If required, obtain a permit from Permit Center and have all work inspected and approved by Building Division. Correct this violation no later than May 22, 2016. – 15.24.030 (b) 1
vi
60. Room 282 – Repair or replace damaged/deteriorated and/or inoperable front door hardware (i.e. locks, knobs and/or hinges) no later than May 22, 2016. – 15.24.030 (b) 3

Room 283 – no known violations at this time.

Room 284 – no known violations at this time.

Room 285 – no known violations at this time.

61. Room 286 – Repair or replace damaged/deteriorated and/or inoperable front door hardware (i.e. locks, knobs and/or hinges) no later than May 22, 2016. – 15.24.030 (b) 3
62. Room 287 – Repair or replace the non-operational bathroom ventilation system no later than May 22, 2016. If required obtain permit and have all work inspected and approved by Building Division. – 15.24.030 (b) 6
63. Room 287 – Repair or replace the interior light fixture which is not functioning no later than May 22, 2016. – 15.24.030 (b) 4
64. Room 287 – Repair or replace damaged/deteriorated and/or inoperable front door hardware (i.e. locks, knobs and/or hinges) and door casing no later than May 22, 2016. – 15.24.030 (b) 3

Room 288 – no known violations at this time.

65. Room 289 – Repair or replace the leaking bathroom sink drain no later than May 22, 2016. – 15.24.030 (b) 5
66. Room 290 – Repair or replace damaged/deteriorated and/or inoperable front door hardware (i.e. locks, knobs and/or hinges) and door casing no later than May 22, 2016. – 15.24.030 (b) 3
67. Room 290 – Repair damaged/deteriorated window blinds no later than May 22, 2016. – 15.24.030 (b) 3
68. Room 291 – Repair or replace missing toilet supply knob in bathroom no later than May 22, 2016. – 15.24.030 (b) 5
69. Room 292 – Window must open and close. Repair or replace current window installation to ensure all ventilation requirements are met. Correct this violation no later than May 22, 2016. – 5.80.090
70. Room 293 - Provide adequate heating facilities. If required, obtain a permit from Permit Center and have all work inspected and approved by Building Division. Correct this violation no later than May 22, 2016. – 15.24.030 (b) 1 vi
71. Room 293 – Properly seal around bathroom sink and countertop to secure to the wall. Brace countertop to provide appropriate support no later than May 22, 2016. – 15.24.030 (b) 3
72. Room 294 - Provide adequate heating facilities. If required, obtain a permit from Permit Center and have all work inspected and approved by Building Division. Correct this violation no later than May 22, 2016. – 15.24.030 (b) 1 vi
73. Room 294 – Repair or replace the damaged kitchenette cabinetry door no later than May 22, 2016. – 15.24.030 (b) 3
74. Room 295 – Properly install the baseboard in the bathroom and seal along the bathroom floor no later than May 22, 2016. – 15.24.030 (b) 3