



Office of the City Manager

PUBLIC HEARING

March 11, 2025

To: Honorable Mayor and Members of the City Council

From: Paul Buddenhagen, City Manager

Submitted by: Jordan Klein, Director, Planning and Development Department

Subject: Appeal of Special Assessment Tax Lien – 1806 Walnut St

RECOMMENDATION

Conduct a public hearing and, upon conclusion, adopt a Resolution rejecting the property owners' appeal, and allowing the special assessment lien for 1806 Walnut Street (APN 057-2049-004) to be recorded with the County of Alameda as written and approved by the City Manager.

FISCAL IMPACTS OF RECOMMENDATION

The proposed lien of \$6,450 reflects the inspection service fees charged to Peter and Philip Wright for failure to have housing violations corrected at the time of each reinspection. The lien amounts include a \$250 administrative lien fee for each case. The owners filed an appeal request before the lien was processed.

1806 Walnut St	Unit 1 Amount	Unit A Amount	Unit 10 Amount	Total
2023 Lien	\$400	\$400	-	
2024 Lien	\$1,820	\$1,820	\$1,260	
Administrative lien fee	\$250	\$250	\$250	
Total Lien	\$2,470	\$2,470	\$1,510	\$6,450

CURRENT SITUATION AND ITS EFFECTS

On May 16, 2023, the Rental Housing Safety Program (RHSP) sent Philip and Peter Wright a letter notifying them liens would be placed for unpaid inspection service fees at 1806 Walnut St. This property is managed by the K&S Company, which manages numerous rental properties in Berkeley. The unpaid fees covered Unit 1 for \$650, Unit A for \$650 and the common area case for \$650. Each lien amount comprised the first reinspection service fee of \$400 and an administrative lien fee of \$250. On May 26, 2023, owner Peter Wright sent an appeal of the special assessment lien at 1806 Walnut

St. The fees for the common area case were subsequently paid, leaving the Unit 1 and Unit A fees outstanding.

Re-inspections continued at the property and additional fees were accrued that were not paid. RHSP sent lien notices to Philip and Peter Wright on April 17, 2024. After receiving the 2024 lien notices, property manager Jonathan Hicks of K&S Company emailed the City on April 22, 2024 to request that a decision be made regarding their 2023 appeal. Upon review, staff discovered the first reinspection fees for Unit 1 and Unit A had been included in the 2024 lien amount and sent a corrected lien letter to the owner on April 30, 2024. Jonathan Hicks emailed RHSPbilling@berkeleyca.gov on May 1, 2024 asking to appeal the 2024 lien amounts for 1806 Walnut St. A City Council hearing is required to resolve the appeal.

The appeal by the property owner's agent is included as Attachment 2 to this staff report. The issues raised, and staff's responses, are summarized below:

ISSUE 1:

In his May 26, 2023 letter, owner Peter Wright stated "I believe the amount of the fines is incorrect due to an apparent change in City of Berkeley staff personnel handling the inspections/reinspections during the process. The resulting miscommunication/misunderstanding with the property manager, K&S, caused excessive and unnecessary fines to be levied."

RESPONSE 1:

Claim of Incorrect Fees and Miscommunications Due to Staff Changes

Staff changes are a normal part of business operations. During the case, there was a change in inspectors, but inspection procedures remained consistent, and each inspector followed protocols and fees were assessed according to the adopted fee schedule. Housing supervisors and staff ensured inspections were scheduled and completed accurately. This case has been thoroughly reviewed by multiple levels of management, confirming the accuracy and appropriateness of all fees involved.

ISSUE 2:

On May 1, 2024, property manager Jonathan Hicks appealed the 2024 lien for additional unpaid fees, stating "We would like to appeal all fees highlighted in yellow on the attached excel sheet, as we were in compliance for unit #10 and #1 as of the inspection on 3/13/23 and were appealing the violation charges from thereafter. Those penalty charges continued past the date the city wrote off the units in compliance, which we don't feel is fair to ownership since the appeal was in-place and the violations were cleared."

RESPONSE 2:

If owners do not pay inspection services fees, penalty fees accrue per the fee scheduled established by City Council with resolution 68,940-N.S. Penalty fees accrue because balances are unpaid, not because violations have or have not been corrected.

PENALTY FEES		
FEE TYPE	FEE DESCRIPTION	AMOUNT OF FEE
Late Payment Fee	Penalty fees will be assessed for every reinspection or annual flat fee delinquent 1-30 days.	10% of the delinquent amount when 1-30 days late
	Additional penalty fees will be assessed for every reinspection or annual flat fee delinquent 31+ days.	40% of the delinquent amount when 31+ days late

BACKGROUND

The Rental Housing Safety Program randomly selected 1806 Walnut St for proactive inspections. Five units out of 13, along with the common area, were chosen for inspection. Units 1, 5, 7, 10, Unit A, and the common areas were inspected on 10/13/2022, and housing violations were identified in all inspected areas. A representative from the property management company was present and accompanied the inspector during the initial inspection.

The first re-inspections were scheduled for December 20, 2022. Representatives of the owner or property management company were not present. The tenants in Units 5 and 7 were available, allowing the inspector to verify and close the corrected violations in these units. No one answered at Unit 1 and Unit A, so the inspector left door tags. The tenant in Unit 10 requested a reschedule, which was granted. Some common area violations were accessible and verified as corrected, while others could not be confirmed.

Second re-inspections for Units 1, 10, Unit A, and the common areas were scheduled for February 8, 2023. Again, no representatives of the owner or property management company were present, and a door tag was left on the front door of the building. Third re-inspections were scheduled for March 13, 2024. The owner’s representative was present, and violations in Units 1, 10, and Unit A were verified as corrected, closing these cases. Some common area violations were corrected, but issues such as the missing Carbon Monoxide alarm in the Laundry Room and required ground fault circuit interruption protection remained unresolved. A fourth re-inspection was scheduled for May 2, 2023. The owner’s representative was present, and the remaining common area violations were corrected, closing the case.

Fees Assessed

- Units 1 and Unit A: Assessed \$400, \$600, and \$800 each for three re-inspections.
- Unit 10: Assessed \$400 and \$600 for the first and second re-inspections.
- Penalty fees were applied for unpaid re-inspection fees.
- Common area case: Fees paid and not included in the lien.

Notification of Owners

The intent to inspect letter was mailed to the owner's legal address, notifying them of the proactive inspections. A property manager was present during the initial inspection, indicating the notice was received. All subsequent notices were sent to this address and there was no returned mail from the owner. The owner did not request to have copies of notices sent to additional mailing addresses.

Reinspections and Fees Justification

Tenants occupied the units during the period violations were observed, raising safety concerns. The re-inspections and fees incentivize timely correction of violations to ensure tenant safety. Despite ample time, the owners failed to address the violations promptly.

ENVIRONMENTAL SUSTAINABILITY AND CLIMATE IMPACTS

There are no identifiable environmental effects or opportunities associated with the subject of this report.

RATIONALE FOR RECOMMENDATION

Inspection Service fees and penalties allow the enforcement of the Berkeley Housing Code and protect the safety of tenants. They should not be reduced unless they were assessed incorrectly.

ALTERNATIVE ACTIONS CONSIDERED

None.

CONTACT PERSON

Jenny McNulty, Resilient Buildings Program Manager, Planning and Development Department, (510) 981-7451

Attachments:

- 1: Resolution
- 2: Appeal letter
3. Detail of Lien Amounts
- 4: Administrative Record
- 5: Public Hearing Notice

RESOLUTION NO. ##,###-N.S.

DENIAL OF OWNER'S APPEAL AND IMPOSITION OF LIEN FOR UNPAID INSPECTION SERVICE FEES AT 1806 WALNUT STREET

WHEREAS, Council established the Rental Housing Safety Program (RHSP) on August 23, 2001 with Ordinance No. 6,651-N.S.; and

WHEREAS, per BMC Chapter 19.40.080, the City Manager or their designee may periodically inspect every residential rental unit in any real property in the City; and

WHEREAS, Council adopted the current inspection service fees per Resolution No. 68,940-N.S. on May 28, 2019; and

WHEREAS, 1806 Walnut St were randomly selected for proactive housing inspections at Units #1, #5, #7, #10, #A and the common area, and the owners were mailed an Intent to Inspect letter on August 18, 2022; and

WHEREAS, violations were identified that were not corrected by the second re-inspection, and inspection service fees were assessed that were not paid for units #1, #10, and #A; and

WHEREAS, Philip and Peter Wright are the Owners of said rental property at 1806 Walnut Street, Berkeley, California; and

WHEREAS, the owners were served with Notices of Proposed Lien and Hearing Rights on May 16, 2023 and April 30, 2024, and on May 1, 2024 the City received a timely objection to the proposed liens by the Owner; and

WHEREAS, a hearing on property owners' objections was conducted on March 11, 2025 by the Council of the City of Berkeley; and

WHEREAS, in evaluating the testimony given during the hearing, the Council of the City of Berkeley considered and made determinations as to the credibility of the witnesses, the weight of the evidence, and the extent to which the evidence was cumulative and/or probative.

NOW THEREFORE, BE IT RESOLVED by the Council of the City of Berkeley that the Council finds that the proposed lien amount totaling \$6,450 is an accurate sum of the inspection fees and associated costs, and dismisses the appeal and upholds the proposed liens, and authorizes the City Manager or their designee to effectuate the recording of said liens with the County of Alameda.

CITY OF BERKELEY - CITY CLERK
2023 MAY 30 PM12:12

May 26, 2023

City of Berkeley Planning and Development Division
% City Clerk
2180 Milvia Street - 1st Floor
Berkeley, CA 94704

RE: Request for Hearing Cases # 22-939, # 22-943, # 22-692 and all pending cases for 1806 Walnut St cust #58119-256485, #58119-256160, #58119-256161, #58119-256162

Dear City Council,

Please accept this letter as an official request (within the 10 day notice period) for a hearing for the cases listed above with regard to the Housing Code Enforcement inspections and fees for the property located at 1806 Walnut Street in Berkeley.

I believe the amount of the fines, reinspection fees, and liens is incorrect due to an apparent change in City of Berkeley staff personnel handling the inspections/reinspections during the process. The resulting miscommunication/misunderstanding with the property manager, K&S, caused excessive and unnecessary fines to be levied.

Our property has never had a previous fine or violation and we have worked toward operating in a safe manner in compliance with all City of Berkeley agencies.

Thank you for your time and effort to help resolve this issue.

Sincerely,



Peter Wright
1580 Hawthorne Terrace
Berkeley, CA 94708
peterwright1963@gmail.com
(510) 334-6936

CC K&S Property Management, 1035 San Pablo Ave St 12, Albany CA 94706

From: [McNulty, Jenny](#)
To: [Jonathan Hicks](#)
Cc: [RHSPBilling](#)
Subject: RE: 1806 Walnut St. - RHSP Fines
Date: Wednesday, May 01, 2024 12:48:19 PM

Dear Jonathan,

You can submit your appeal by email to clerk@cityofberkeley.info and copy RHSPbilling@berkeleyca.gov.

Sincerely,

Jenny McNulty, Resilient Buildings Program Manager
Rental Housing Safety Program / Building & Safety Division

Phone: (510) 981-7451

Email: jmcnulty@berkeleyca.gov

From: Jonathan Hicks <jhicks@kands.com>
Sent: Wednesday, May 1, 2024 12:26 PM
To: McNulty, Jenny <JMcNulty@berkeleyca.gov>
Cc: RHSPBilling <RHSPBilling@berkeleyca.gov>
Subject: Re: 1806 Walnut St. - RHSP Fines

WARNING: This is not a City of Berkeley email. Do not click links or attachments unless you trust the sender and know the content is safe.

Good Afternoon Jenny,

Thanks for the response to my email.

We would like to appeal all fees highlighted in yellow on the attached excel sheet, as we were in compliance for unit #10 and #1 as of the inspection on 3/13/23 and were appealing the violation chargers from thereafter. Those penalty charges continued past the date the city wrote off the units in compliance, which we don't feel is fair to ownership since the appeal was in-place and the violations were cleared.

-Please let me know if you need me to fill an additional appeal form and if so, please provide that form so I can submit within the 10 days per your email.

Thanks,

Jonathan Hicks

Property Manager

K&S Company Inc.

1035 San Pablo Ave. Suite #12

Albany, CA 94706

(p) 510-528-1900

<http://www.kands.com/>

CONFIDENTIALITY NOTICE: This e-mail message including attachments, if any, is intended only for the person(s) or entity(ies) to which it is addressed and may contain confidential and /or privileged material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.

Customer Number: 58119-256485
Case Number: H2022-00942
Address: 1806 WALNUT St 10

Transaction Date	Transaction	Amount
3/14/2023	Inspection Fee for 02/08/2023	\$ 400.00
4/13/2023	Inspection Fee for 03/13/2023	\$ 600.00
4/17/2023	Penalty Fee	\$ 40.00
5/15/2023	Penalty Fee	\$ 160.00
6/15/2023	Penalty Fee	\$ 60.00
Balance Due		\$ 1,260.00

Customer Number 58119-256160
Case Number H2022-00692
Address 1806 WALNUT St (Common)

Transaction Date	Transaction	Amount
1/10/2023	Inspection Fee for 12/12/2022	\$ 400.00
3/14/2023	Inspection Fee for 02/08/2023	\$ 600.00
3/15/2023	Penalty Fee	\$ 40.00
4/13/2024	Inspection Fee for 03/13/2023	\$ 800.00
4/17/2023	Penalty Fee	\$ 60.00
5/15/2023	Penalty Fee	\$ 240.00
6/9/2023	Inspection Fee for 05/02/2023	\$ 800.00
6/15/2023	Penalty Fee	\$ 80.00
6/29/2023	Payment	\$ (3,020.00)
Balance Due		\$ -

Customer Number 58119-256161
Case Number H2022-00939
Address 1806 WALNUT St #1

Transaction Date	Transaction	Amount
1/10/2023	Inspection Fee for 12/12/2022	\$ 400.00
3/14/2023	Inspection Fee for 02/08/2023	\$ 600.00
3/15/2023	Penalty Fee	\$ 40.00
4/13/2023	Inspection Fee for 03/13/2023)	\$ 800.00
4/17/2023	Penalty Fee	\$ 60.00
5/15/2023	Penalty Fee	\$ 240.00
6/15/2023	Penalty Fee	\$ 80.00
Balance Due		\$ 2,220.00

Customer Number 58119-256162
Case Number H2022-00943
Address 1806 WALNUT St #A

Transaction Date	Transaction	Amount
1/10/2023	Inspection Fee for 12/12/2022	\$ 400.00
3/14/2023	Inspection Fee for 02/08/2023	\$ 600.00
3/15/2023	Penalty Fee	\$ 40.00
4/13/2023	Inspection Fee for 03/13/2023	\$ 800.00
4/17/2023	Penalty Fee	\$ 60.00
5/15/2023	Penalty Fee	\$ 240.00
6/15/2023	Penalty Fee	\$ 80.00
	Balance Due	\$ 2,220.00

Summary	
Total Charges:	\$ 8,720.00
Total Payments:	\$ (3,020.00)
Net Amount Due:	\$ 5,700.00

Case Number H2022-00939
Address 1806 WALNUT St #1

Transaction	Amount
2023 Lien	400
2024 Lien	1,820
Administrative lien fee	250
Total Lien	2,470

Case Number H2022-00943
Address 1806 WALNUT St #A

Transaction	Amount
2023 Lien	400
2024 Lien	1,820
Administrative lien fee	250
Total Lien	2,470

Case Number: H2022-00942
Address: 1806 WALNUT St 10

Transaction	Amount
2023 Lien	-
2024 Lien	1,260
Administrative lien fee	250
Total Lien	1,510

Total Lien	6450
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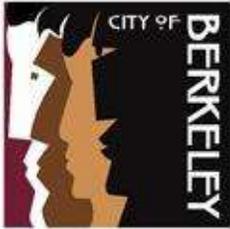
Index for Administrative Record for 1806 Walnut St

Unit 1 Case H2022-00939	Pages
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Log Notes for H2022-00939

Date	Content	Status	Action By	Type	Comments	Include in PRA?
10/06/2022	Intent Letter	Completed	Martha Ramos	Activity	Notice of Intent to Inspect letter dated 8/18/22 can be found in common case #H2022-00692.	Y
10/06/2022	Initial Action	N/A	Martha Ramos	Workflow History	Code Enforcement	
10/13/2022	Initial Inspection	Complete	Jay Marlette	Inspection	Property manager present. Violations found.	
10/18/2022	Supervisor Approved Violations	Completed	Angel Sindayen	Activity		Y
10/18/2022	Investigation	RHSP Notice of Investigation	Martha Ramos	Workflow History	Code Enforcement	
10/18/2022	Notice of Initial Inspection Results 10-18-22.pdf	Uploaded	Martha Ramos	Document	application/pdf	
12/07/2022	Verify RealQuest	Completed	Andre Kidd	Activity	No change.	Y
12/12/2022	Re-inspection	Complete with \$400 fee	Jay Marlette	Inspection	No Entry. Left Door Hanger. Scheduled next reinspection.	
12/20/2022	Transfer Case - New inspector	Completed	Angel Sindayen	Activity	Transfer to Inspector Fidler.	Y
12/21/2022	Enforcement	Notice of Violation - 2nd	Martha Ramos	Workflow History	Code Enforcement	
12/21/2022	Office Review	Complete	Sloan Fidler	Inspection	Inspector Fidler accepts transfer of this case from Inspector Marlette. Next reinspection scheduled for 2-8-23 PM.	
12/21/2022	Second Notice of Violation 12-21-22.pdf	Uploaded	Martha Ramos	Document	application/pdf	
02/07/2023	Verify RealQuest	Completed	Andre Kidd	Activity	No change.	Y
02/08/2023	Re-inspection	Complete with \$600 fee	Sloan Fidler	Inspection	Tenant and owner contact absent. Left door tag.	
02/08/2023	20230208130227000.jpg	Uploaded	Sloan Fidler	Document	image/jpeg	
02/09/2023	Enforcement	Notice of Violation	Bounthip Fuentecilla	Workflow History	Code Enforcement	
02/09/2023	Notice of Violation 2-09-23.pdf	Uploaded	Bounthip Fuentecilla	Document	application/pdf	
03/06/2023	Verify RealQuest	Completed	Andre Kidd	Activity	No change.	Y

03/13/2023	CASE CLOSURE	Completed	Sloan Fidler	Activity	Tenant absent. Owner contact present. All violations corrected. Close case.	Y
03/13/2023	Re-inspection	Complete with \$800 fee	Sloan Fidler	Inspection	Tenant absent. Owner contact present. All violations corrected. Close case.	
03/15/2023	Enforcement	RHSP Certificate of Compliance	Martha Ramos	Workflow History	Code Enforcement	
03/15/2023	Resolution	Compliance	Martha Ramos	Workflow History	Code Enforcement	
03/15/2023	Certificate of Closure-Compliance 03-15-23.pdf	Uploaded	Martha Ramos	Document	application/pdf	
04/30/2024	1806 Walnut St_ - RHSP Fines.msg	Uploaded	Jenny McNulty	Document	application/vnd.ms-outlook	



Planning & Development Department
Building & Safety Division
Housing Code Enforcement

August 18, 2022

Notice of Intent to Inspect
APN: 057 204900400
Case #: H2022-00692

PHILIP & PETER WRIGHT
FIONNUA WRIGHT
1580 HAWTHORNE TER
BERKELEY, CA 94708

Subject: **1806 WALNUT St #1, #5, #7, #10 & A
1806 WALNUT St COMMON
Berkeley, California**

Dear Owner(s):

The above-referenced property has been scheduled for an inspection as part of the City of Berkeley's Rental Housing Safety Program (RHSP). The Program's purpose is to ensure that Berkeley's rental housing stock is safe and habitable. The RHSP inspection also provides a service to the property owner by identifying other items the owner should be aware of to avoid further deterioration, which might result in code violations and reduction in the value of the building. The RHSP program is part of a City effort to help improve rental housing throughout the City. The cooperation of both owner(s) and tenant(s) is crucial in achieving these goals.

The inspection schedule for this property has been set as follows:

Inspector: Jay Marlette
Date: Thursday, October 13, 2022
Time Window: AM = 9:00 am - 12:00 noon
 PM = 12:30 pm - 4:00 pm

The inspector will arrive to conduct the scheduled inspection during the time window. The inspector's actual arrival time will be determined by their daily schedule. You may contact the inspector before 9:00am the day of the inspection for a narrower time window.

Owner responsibilities and information include the following:

- You must provide the inspector access to all interior, exterior, and common areas of the building. You need not be present during the inspection, however, your presence would be desirable to ensure access for a thorough inspection of the property.
- If code violations are identified you must obtain all necessary permits and make all repairs needed to bring your property into code compliance within the timeframes established by the City (usually 30 days from date of notice).
- You must pay appropriate inspection service fees per Resolution 68,940-N.S. Enclosed is the fee

schedule for all inspections conducted by the Rental Housing Safety Program staff. **A fee will be charged for each reinspection if repairs are not made by the scheduled reinspection date.**

- Upon the Housing Inspector's arrival at the property, property owners are required to produce a copy of the completed Rental Housing Safety Program (RHSP) Self-Certification Safety Checklist (Schedule A) form for the unit or room identified above. **Failure to do so may result in the issuance of an Administrative citation to the property owner for non compliance with Berkeley Municipal Code 12.48. Administrative Citations carry a minimum fine of \$200 per unit or room. Therefore it is strongly recommended the property owner be present for the inspection.**

Tenant responsibilities and information include the following:

- It is not mandatory that tenants be present during the scheduled inspection. However, tenants are encouraged to be present in order to ensure that their units are included in the property inspection and meet minimum Berkeley Housing Code requirements.
- If code violations are identified, tenants will be required to allow the owner access to make the necessary repairs. The owner is required to undertake any repairs during normal business hours. If necessary, the tenant can make arrangements with the owners for the times and days which may be mutually convenient.

Inspection process:

1. An inspection will be made of common areas and unit interiors.
2. The inspection results will be mailed to the owner with a copy to the tenant, which include any code violations and the next scheduled reinspection date.
3. The owner obtains necessary permits and makes arrangements for repairs with the tenant.
4. A reinspection is performed. If all repairs are made correctly, violations are cleared and the case is closed with the unit receiving a Certificate of Compliance exempting it from having to complete the RHSP Self-certification Safety Checklist (Schedule A) form for three years. If all repairs are not corrected, the owner is notified of remaining deficiencies and another reinspection is scheduled.

How long the process takes varies according to the type of repairs needed and how quickly the owner can find a contractor to do the work. The process requires the timely coordination and cooperation of all parties involved. Owners, tenants, neighbors and community all benefit from the identification and correction of code violations.

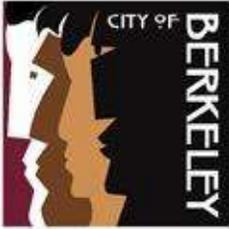
If you have questions regarding the inspection, please contact the Housing Inspector at (510) 981-5444.

Enclosure(s)

cc: TENANT

STANLEY WRIGHT TRUST, 1035 SAN PABLO AVE STE 12, BERKELEY, CA 94706-2277

Note: As a cost-saving measure, many City offices and services will be closed on the 2nd Friday of the month. For a full list of holiday and reduced services days please visit the City's web site at www.cityofberkeley.info.



Planning & Development Department
Building & Safety Division
Housing Code Enforcement

October 18, 2022

First Notice of Violation
Initial Inspection Results
APN: 057 204900400
Case #: H2022-00939

PHILIP & PETER WRIGHT
FIONNUA WRIGHT
1580 HAWTHORNE TER
BERKELEY, CA 94708

Subject: **NOTICE OF VIOLATION PURSUANT TO THE RENTAL HOUSING SAFETY PROGRAM (RHSP); BMC12.48; BUILDING AT 1806 WALNUT St #1, BERKELEY, CALIFORNIA**

Dear Owner(s):

The above subject property was inspected on October 13, 2022 as part of the City of Berkeley's Rental Housing Safety Program (RHSP) to determine compliance with the Uniform Housing Code as adopted by the City of Berkeley (BMC Chapter 19.40). Attached to this letter is a list of the violations that were identified during this inspection.

To determine compliance with this Notice of Violation, a reinspection has been scheduled. At the time of the reinspection we expect to have access into the building and where applicable, the unit.

Date: Monday, December 12, 2022
Time Window: AM = 9:00 am - 12:00 noon
 PM = 12:30 pm - 4:00 pm

The inspector will arrive to conduct the scheduled inspection during the time window. The inspector's actual arrival time will be determined by their daily schedule. You may contact the inspector before 9:00am the day of the inspection for a narrower time window.

Please note: This letter is not a substitute for the requirements set forth in California Civil Code 19.54 for entering the unit and you are still required to provide your tenant proper notification.

Be advised that if all defects have been corrected, there will be no fee for the reinspection and you will be given a Certificate of Compliance. If you receive a Certificate of Compliance you will then be exempt from the City's Annual Safety Self-Certification (Schedule A) requirement for a three-year period.

If all defects have not been corrected by the time of the reinspection, the City of Berkeley Housing Code allows for subsequent reinspections until all repairs have been corrected and verified. You will be charged in accordance with the enclosed fee schedule for the reinspections. If you do not complete the repairs required, you may be subject to a Notice of Violation filed with the county, and ultimately served with a citation, which can result in the imposition of fines. Therefore, it is in your best interest to obtain any necessary permits and complete the repairs within this grace period. Permits can be obtained at:

Permit Service Center
1947 Center Street, 3rd floor
Berkeley, CA 94704
Phone: (510) 981-7500
www.cityofberkeley.info/permitservicecenter

If either you or the applicable tenant(s) wish to request an informal review by the Building Official of the determination as set forth in chapter 12.48.080 of the Berkeley Municipal Code, please contact our office. Failure to request an informal review within ten (10) days of the date of issuance of this notice shall constitute a waiver of any objection to said determination and the order shall therefore be final and binding.

If you have any questions concerning this Notice of Violation, please contact me at (510) 981-5444.

Sincerely,



Jay Marlette
Housing Inspector

Enclosure(s)

cc: Tenant
STANLEY WRIGHT TRUST, 1035 SAN PABLO AVE STE 12, BERKELEY, CA 94706-2277

Note: As a cost-saving measure, many City offices and services will be closed on the 2nd Friday of the month. For a full list of holiday and reduced services days please visit the City's web site at www.cityofberkeley.info.

CITY OF BERKELEY
Housing Code Enforcement
1947 Center Street, 3rd floor
Berkeley, CA 94704
(510) 981-5444

Case Details

Page 1

Date: 10/18/2022

Case Number: H2022-00939

Subject: 1806 WALNUT St 1

Of the original 5 violations, 0 have been cleared.
The remaining violations are:

1. Hallway, Alarm - Smoke, Missing
The smoke alarm in the hallway is missing. To correct, follow manufacturers installation manual and ensure operating smoke alarms are installed in required locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on every occupiable level of the dwelling including basement. BMC 19.28, SEC. 907.2.11.2 & BMC 19.29, SEC. R314.3
2. Hallway, Alarm - Carbon Monoxide, Missing
The carbon monoxide alarm is missing. To correct, follow manufacturers installation manual and ensure operating carbon monoxide alarms are installed in required locations: outside of each separate sleeping area in the immediate vicinity of the bedrooms, on every occupiable level of a dwelling unit, including basements and where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. BMC 19.28, SEC. 420.6 & BMC 19.29, SEC. R315.2
3. Bedroom, Alarm - Smoke, Missing
The smoke alarm in the bedroom is missing. To correct, follow manufacturers installation manual and ensure operating smoke alarms are installed in required locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on every occupiable level of the dwelling including basement. BMC 19.28, SEC. 907.2.11.2 & BMC 19.29, SEC. R314.3
4. Bedroom, Electrical Receptacle, Not Grounded
The three prong electrical receptacle was tested and is not grounded. Three prong receptacles are required to be grounded. To correct, properly ground the receptacles or install one of the two prong type or install GFCI receptacles marked "No Equipment Ground". Note: If rough electrical work will be necessary to make the repair, the owner or his/her representative is required to obtain an electrical permit and a final approval by a building inspector. BMC 19.30, SEC.406(D)(2) & BMC 19.40, SEC. 701.2
5. Kitchen, Electrical Receptacle, GFCI - Missing

Case Details

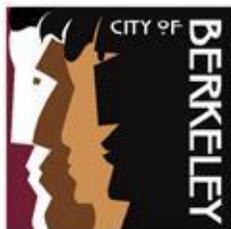
Page 2

Date: 10/18/2022

Case Number: H2022-00939

Subject: 1806 WALNUT St 1

The kitchen receptacle does not have the required ground fault circuit interrupter (GFCI) protection. To correct, replace the receptacle(s) with GFCI receptacle(s) or install GFCI protection devices and ensure proper operation. NOTE: If rough electrical work is necessary to make the repair, the owner or his/her representative is required to obtain an electrical permit and a final approval from a building inspector. BMC 19.30, SEC. 210.8 & BMC 19.40, SEC. 701.2



Planning & Development Department
Building & Safety Division
Housing Code Enforcement

December 21, 2022

Second Notice of Violation
APN: 057 204900400
Case #: H2022-00939

PHILIP & PETER WRIGHT
FIONNUA WRIGHT
1580 HAWTHORNE TER
BERKELEY, CA 94708

Subject: **1806 WALNUT St #1
Berkeley, California**

Dear Owner:

The City of Berkeley informed you in writing that the subject property was found to be in violation of the Berkeley Housing Code (BMC Section 19.40). At the time of the reinspection/office review conducted on December 12, 2022, you had not corrected all the conditions required to close your case. The remaining violations are identified on the enclosed list and a reinspection has been scheduled for:

Date: **Wednesday, February 08, 2023**
Time Window: **AM = 9:00 am - 12:00 noon**
 PM = 12:30 pm - 4:00 pm

The inspector will arrive to conduct the scheduled inspection during the time window. The inspector's actual arrival time will be determined by their daily schedule. You may contact the inspector before 9:00am the day of the inspection for a narrower time window.

It is the owner's responsibility to obtain the tenant's approval for entry on the scheduled date of the reinspection. You will be charged an inspection fee if the inspector cannot gain entry or if violations are not corrected at the time of the scheduled inspection.

Please note: This letter is not a substitute for the requirements set forth in California Civil Code 19.54 for entering the unit and you are still required to provide your tenant proper notification.

As the owner of the property, you are liable for all inspection service fees charged. You will continue to incur additional inspection service fees including the final reinspection, which closes this case. All fees charged while the building and/or unit(s) remain in noncompliance are the responsibility of the owner and remain as assessments until the fees have been paid. The City may use any and all actions at its disposal to collect these fees, which may include a civil suit, a Notice of Violation filed with the county and delinquent fees placed on your property tax bill.

Please be further advised that the Rent Stabilization Board has requested a copy of this notice sent by our office. Berkeley tenants who are covered by the Rent Stabilization Ordinance may petition the Rent Stabilization Board for rent reductions if the property owner(s) fails to correct violations. The Rent Stabilization Board will be similarly notified with a copy of the Notice of Compliance as soon as all repairs are made and verified.

If you have any questions regarding this Notice of Violation, please contact me at (510) 981-5444.

Sincerely,
Sloan Fidler
Housing Inspector

Enclosure(s)

cc: TENANT
CITY OF BERKELEY RENT STABILIZATION BOARD
STANLEY WRIGHT TRUST; 1035 SAN PABLO AVE STE 12; ; BERKELEY, CA
94706-2277

Note: As a cost-saving measure, many City offices and services will be closed on the 2nd Friday of the month. For a full list of holiday and reduced services days please visit the City's web site at www.cityofberkeley.info.

CITY OF BERKELEY
Housing Code Enforcement
1947 Center Street, 3rd floor
Berkeley, CA 94704
(510) 981-5444

Case Details

Page 1

Date: 12/21/2022

Case Number: H2022-00939

Subject: 1806 WALNUT St 1

Of the original 5 violations, 0 have been cleared.
The remaining violations are:

1. Hallway, Alarm - Smoke, Missing
The smoke alarm in the hallway is missing. To correct, follow manufacturers installation manual and ensure operating smoke alarms are installed in required locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on every occupiable level of the dwelling including basement. BMC 19.28, SEC. 907.2.11.2 & BMC 19.29, SEC. R314.3
2. Hallway, Alarm - Carbon Monoxide, Missing
The carbon monoxide alarm is missing. To correct, follow manufacturers installation manual and ensure operating carbon monoxide alarms are installed in required locations: outside of each separate sleeping area in the immediate vicinity of the bedrooms, on every occupiable level of a dwelling unit, including basements and where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. BMC 19.28, SEC. 420.6 & BMC 19.29, SEC. R315.2
3. Bedroom, Alarm - Smoke, Missing
The smoke alarm in the bedroom is missing. To correct, follow manufacturers installation manual and ensure operating smoke alarms are installed in required locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on every occupiable level of the dwelling including basement. BMC 19.28, SEC. 907.2.11.2 & BMC 19.29, SEC. R314.3
4. Bedroom, Electrical Receptacle, Not Grounded
The three prong electrical receptacle was tested and is not grounded. Three prong receptacles are required to be grounded. To correct, properly ground the receptacles or install one of the two prong type or install GFCI receptacles marked "No Equipment Ground". Note: If rough electrical work will be necessary to make the repair, the owner or his/her representative is required to obtain an electrical permit and a final approval by a building inspector. BMC 19.30, SEC.406(D)(2) & BMC 19.40, SEC. 701.2
5. Kitchen, Electrical Receptacle, GFCI - Missing

Case Details

Page 2

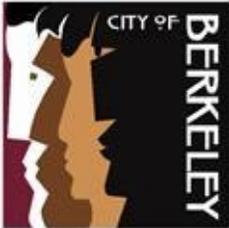
Date: 12/21/2022

Case Number: H2022-00939

Subject: 1806 WALNUT St 1

The kitchen receptacle does not have the required ground fault circuit interrupter (GFCI) protection. To correct, replace the receptacle(s) with GFCI receptacle(s) or install GFCI protection devices and ensure proper operation. NOTE: If rough electrical work is necessary to make the repair, the owner or his/her representative is required to obtain an electrical permit and a final approval from a building inspector. BMC 19.30, SEC. 210.8 & BMC 19.40, SEC. 701.2





Planning & Development Department
Building & Safety Division
Housing Code Enforcement

February 9, 2023

Notice of Violation
APN: 057 204900400
Case #: H2022-00939

PHILIP & PETER WRIGHT
FIONNUA WRIGHT
1580 HAWTHORNE TER
BERKELEY, CA 94708

Subject: **1806 WALNUT St 1**
Berkeley, California

Dear Owner:

You were informed in writing that the subject property was found to be in violation of the Berkeley Housing Code (BMC Chapter 19.40). At the time of the reinspection/office review conducted on February 8, 2023, you had not corrected all the conditions required to close your case. The remaining violations are identified on the enclosed list and a reinspection has been scheduled for:

Date: **Monday, March 13, 2023**
Time Window: **AM = 9:00 am - 12:00 noon**
 PM = 12:30 pm - 4:00 pm

The inspector will arrive to conduct the scheduled inspection during the time window. The inspector's actual arrival time will be determined by their daily schedule. You may contact the inspector before 9:00am the day of the inspection for a narrower time window.

It is the owner's responsibility to obtain the tenant's approval for entry on the scheduled date of the reinspection. You will be charged an inspection fee if the inspector cannot gain entry or if violations are not corrected at the time of the scheduled inspection.

Please note: This letter is not a substitute for the requirements set forth in California Civil Code 19.54 for entering the unit and you are still required to provide your tenant proper notification.

As the owner of the property, you are liable for all inspection service fees charged. You will continue to incur additional inspection service fees including the final reinspection, which closes this case. All fees charged while the building and/or unit(s) remain in noncompliance are the responsibility of the owner and remain as assessments until the fees have been paid. The City may use any and all actions at its disposal to collect these fees, which may include the placement of a special assessment lien on your property that may be collected at the same time and in the same manner as property taxes are collected.

If you have any questions regarding this Notice of Violation, please contact me at (510) 981-5444.

Sincerely,

Sloan Fidler
Housing Inspector

Enclosure(s)

cc: TENANT
STANLEY WRIGHT TRUST, 1035 SAN PABLO AVE STE 12, BERKELEY, CA 94706-2277

Note: As a cost-saving measure, many City offices and services will be closed on the 2nd Friday of the month. For a full list of holiday and reduced services days please visit the City's web site at www.cityofberkeley.info.

CITY OF BERKELEY
Housing Code Enforcement
1947 Center Street, 3rd floor
Berkeley, CA 94704
(510) 981-5444

Case Details

Page 1

Date: 2/9/2023

Case Number: H2022-00939

Subject: 1806 WALNUT St 1

Of the original 5 violations, 0 have been cleared.
The remaining violations are:

1. Hallway, Alarm - Smoke, Missing

The smoke alarm in the hallway is missing. To correct, follow manufacturers installation manual and ensure operating smoke alarms are installed in required locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on every occupiable level of the dwelling including basement. BMC 19.28, SEC. 907.2.11.2 & BMC 19.29, SEC. R314.3

2. Hallway, Alarm - Carbon Monoxide, Missing

The carbon monoxide alarm is missing. To correct, follow manufacturers installation manual and ensure operating carbon monoxide alarms are installed in required locations: outside of each separate sleeping area in the immediate vicinity of the bedrooms, on every occupiable level of a dwelling unit, including basements and where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. BMC 19.28, SEC. 420.6 & BMC 19.29, SEC. R315.2

3. Bedroom, Alarm - Smoke, Missing

The smoke alarm in the bedroom is missing. To correct, follow manufacturers installation manual and ensure operating smoke alarms are installed in required locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on every occupiable level of the dwelling including basement. BMC 19.28, SEC. 907.2.11.2 & BMC 19.29, SEC. R314.3

4. Bedroom, Electrical Receptacle, Not Grounded

The three prong electrical receptacle was tested and is not grounded. Three prong receptacles are required to be grounded. To correct, properly ground the receptacles or install one of the two prong type or install GFCI receptacles marked "No Equipment Ground". Note: If rough electrical work will be necessary to make the repair, the owner or his/her representative is required to obtain an electrical permit and a final approval by a building inspector. BMC 19.30, SEC.406(D)(2) & BMC 19.40, SEC. 701.2

5. Kitchen, Electrical Receptacle, GFCI - Missing

Case Details

Page 2

Date: 2/9/2023

Case Number: H2022-00939

Subject: 1806 WALNUT St 1

The kitchen receptacle does not have the required ground fault circuit interrupter (GFCI) protection. To correct, replace the receptacle(s) with GFCI receptacle(s) or install GFCI protection devices and ensure proper operation. NOTE: If rough electrical work is necessary to make the repair, the owner or his/her representative is required to obtain an electrical permit and a final approval from a building inspector. BMC 19.30, SEC. 210.8 & BMC 19.40, SEC. 701.2



Planning & Development Department
Building & Safety Division
Housing Code Enforcement

March 15, 2023

Certificate of Closure/Compliance
APN: 057 204900400
Case #: H2022-00939

PHILIP & PETER WRIGHT
FIONNUA WRIGHT
1580 HAWTHORNE TER
BERKELEY, CA 94708

Subject: **1806 WALNUT St #1**
Berkeley, California

Dear Owner(s):

The above-referenced property was inspected on March 13, 2023 as part of the City of Berkeley's Rental Housing Safety Program (RHSP) and in accordance with housing code requirements. Based upon this inspection:

- Certificate of Compliance: No housing code violations or deficiencies were observed. As a result, this letter serves as the requisite Certificate of Compliance under the RHSP.
- Certificate of Compliance: RHSP staff has determined that each of the housing code violations noted in a previous inspection of the subject property has been corrected. As a result, this letter serves as the requisite Certificate of Compliance under the RHSP. (You are encouraged to monitor the property periodically and to perform preventive maintenance as needed.)
- Notice of Closure: The City was unable to gain authorized access to the above referenced unit to conduct an inspection. No further action is planned with regard to the City attempting to inspect this rental unit, however should the tenant wish to request an inspection of the unit, they may do so by submitting a Request for Service form to our office. This form may be obtained either by coming into our office, it can be mailed or it may be submitted electronically through the City's website.

RHSP staff has determined that there may be noncompliance of safety code requirements that are not under the purview of the Planning and Development Department's Housing Code Enforcement Section. Consequently, you are advised that the matter has been referred to the City Department checked below:

- | | |
|--------------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> Fire -- 981-5585 | <input type="checkbox"/> Health -- 981-5310 |
| <input type="checkbox"/> Public Works -- 981-6300 | <input type="checkbox"/> Zoning -- 981-7410 |
| <input type="checkbox"/> Building & Safety -- 981-7440 | <input type="checkbox"/> Code Enforcement Unit -- 981-2489 |

There is no charge for either the initial City housing inspection or for a first reinspection where all code violations cited have been cleared. However, there will be a charge for reinspections when violations remain (pursuant to Resolution No. 68,940-N.S.). As the owner of the subject property and despite the issuance of this Certificate of Compliance, you remain liable for all outstanding inspection fees charged and not yet paid. The City may use any and all actions at its disposal to collect these fees, which may include the placement of a special assessment lien on your property that may be collected at the same time and in the same manner as property taxes are collected. Furthermore, you remain responsible for resolving all other outstanding issues that might be pending which are under the jurisdiction of another City Department or program.

If either you or the applicable tenant(s) wish to appeal the determination as set forth in chapter 19.44 of the Berkeley Municipal Code, please feel free to contact our office. Failure to file the referenced appeal within 30 days of this notice shall constitute a waiver of any objection to said determination and of the right to an administrative hearing and adjudication, and the order shall therefore be final and binding.

If you have any questions regarding this Certificate of Compliance or require further follow up, you can reach me, Monday - Friday, 8:00 am – 9:00 am at (510) 981 5444.

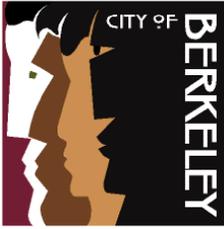
Sincerely,

Sloan Fidler
Housing Inspector

cc: TENANT
CITY OF BERKELEY RENT STABILIZATION BOARD
STANLEY WRIGHT TRUST, 1035 SAN PABLO AVE STE 12, ALBANY, CA 94706-2277
STANLEY WRIGHT TRUST, 1035 SAN PABLO AVE STE 12, BERKELEY, CA 94706-2277

Note: As a cost-saving measure, many City offices and services will be closed on the 2nd Friday of the month. For a full list of holiday and reduced services days please visit the City's web site at www.cityofberkeley.info.

SENT CERTIFIED AND REGULAR MAIL



Planning & Development Department
Building & Safety Division – Housing Code Enforcement

May 16, 2023

RI58119-256160

WRIGHT, PETER & PHILIP
FIONNUA WRIGHT
1580 HAWTHORNE TR
BERKELEY, CA 94708

RE: NOTICE OF PROPOSED LIEN AND HEARING RIGHTS

Dear Property Owner(s):

According to records on file with the City of Berkeley Finance Department, you are delinquent in providing payments for inspection service fees. These Housing Code Enforcement inspections were performed on your rental property after you were notified of housing code violations that needed correction and the schedule for reinspecting your property. Additionally, during the enforcement process, the Finance Department billed you were billed for each reinspection pursuant to the fee schedule adopted by the Berkeley City Council. (Resolution No. 68,940-N.S., May 28, 2019)

The subject rental property is identified as follows:

Property Address: 1806 WALNUT ST (COMMON)
Parcel Number: 057-2049-004
Case Number: 22-692
Customer Number: 58119-256160

As a result of your failure to remit payment, the City is hereby notifying you as well as any other owner of record of its intent to attach a *special assessment lien* against the above subject property. The total amount of delinquent and late payment fees owed is shown below, along with a \$250 administrative lien fee which will be applied if the City of Berkeley files a lien to collect monies owed.

TOTAL FEES OWED	\$	400.00
Administrative Lien Fee:	\$	250.00
TOTAL AMOUNT TO BE LIENED:	\$	650.00
(amount of lien if total fees owed are not paid prior to lien processing)		=====

RI

Pursuant to BMC 19.40.140 Section 1401.4, you are also hereby notified that you have 30 days from the date of this Notice to pay the total delinquent fines, costs and fees listed on the previous page to avoid issuance of a special assessment lien.

Payment of the total fees owed is due upon receipt of this notice. Payment can be made in the following ways:

- Mail payment to the Finance Department (City of Berkeley; PO Box 1910; Berkeley, CA 94701-1910)
- Visit the Finance Customer Service Center located at 1947 Center Street, 1st floor in Berkeley (Monday – Thursday, 8:30am-4:00pm)

Pursuant to BMC 19.40.140 Section 1401.4.1.A, you have 10 calendar days from the date of this Notice to request a hearing before the Berkeley City Council and to file objections to the amount owed. Failure to request an appeal within 10 days from the date of this Notice constitutes a waiver of your right to appeal the amount specified above.

Please be aware that this hearing does not provide you the opportunity to challenge the underlying basis for the fee-related inspections. Rather, the City Council will only determine the reasonableness of the fees or fines. To file a hearing request, submit your appeal to the City Clerk in writing, stating the reason why you believe the amount of the proposed lien is incorrect. Requests must be postmarked within 10 days of the date of this Notice and sent to the City Clerk's office at 2180 Milvia Street, 1st floor Berkeley, CA 94704.

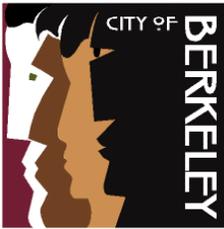
If you wish to request additional time to pay due to financial hardship, please submit a detailed written statement, explaining why an extension should be granted and the length of time for which an extension is needed. Please include specific information on building rents, operating expenses, existing debt, projected rents on the building, your latest tax return and any other information needed to assess the request. Hardship requests should be sent to Housing Code Enforcement at 1947 Center Street, 3rd floor Berkeley, CA 94704.

If you fail to remit the total fees owed or submit for financial hardship within 30 days of this notice or to request a hearing within 10 days of the date of this notice, the City will notify the office of the County Recorder and direct it to place a *special assessment lien* on your property for the total lien amount set forth above. The amount of the lien may then be collected at the same time and in the same manner as property taxes are collected.

If you have any questions regarding the contents of this notice, please contact this office at (510) 981-5445 or by email at rhsbilling@berkeleyca.gov.

CC: Stanley Wright Trust, 1035 San Pablo Ave Ste 12; Berkeley, CA 94706
Stanley Wright Trust, K & S Company Inc. 1035 San Pablo Ave Ste 12, Albany, CA 94706

SENT CERTIFIED AND REGULAR MAIL



Planning & Development Department
Building & Safety Division – Housing Code Enforcement

May 16, 2023

RI58119-256161

WRIGHT, PETER & PHILIP
FIONNUA WRIGHT
1580 HAWTHORNE TR
BERKELEY, CA 94708

RE: NOTICE OF PROPOSED LIEN AND HEARING RIGHTS

Dear Property Owner(s):

According to records on file with the City of Berkeley Finance Department, you are delinquent in providing payments for inspection service fees. These Housing Code Enforcement inspections were performed on your rental property after you were notified of housing code violations that needed correction and the schedule for reinspecting your property. Additionally, during the enforcement process, the Finance Department billed you were billed for each reinspection pursuant to the fee schedule adopted by the Berkeley City Council. (Resolution No. 68,940-N.S., May 28, 2019)

The subject rental property is identified as follows:

Property Address: 1806 WALNUT ST #1
Parcel Number: 057-2049-004
Case Number: 22-939
Customer Number: 58119-256161

As a result of your failure to remit payment, the City is hereby notifying you as well as any other owner of record of its intent to attach a *special assessment lien* against the above subject property. The total amount of delinquent and late payment fees owed is shown below, along with a \$250 administrative lien fee which will be applied if the City of Berkeley files a lien to collect monies owed.

TOTAL FEES OWED	\$	400.00
Administrative Lien Fee:	\$	250.00
TOTAL AMOUNT TO BE LIENED:	\$	650.00
(amount of lien if total fees owed are not paid prior to lien processing)		=====

RI

Pursuant to BMC 19.40.140 Section 1401.4, you are also hereby notified that you have 30 days from the date of this Notice to pay the total delinquent fines, costs and fees listed on the previous page to avoid issuance of a special assessment lien.

Payment of the total fees owed is due upon receipt of this notice. Payment can be made in the following ways:

- Mail payment to the Finance Department (City of Berkeley; PO Box 1910; Berkeley, CA 94701-1910)
- Visit the Finance Customer Service Center located at 1947 Center Street, 1st floor in Berkeley (Monday – Thursday, 8:30am-4:00pm)

Pursuant to BMC 19.40.140 Section 1401.4.1.A, you have 10 calendar days from the date of this Notice to request a hearing before the Berkeley City Council and to file objections to the amount owed. Failure to request an appeal within 10 days from the date of this Notice constitutes a waiver of your right to appeal the amount specified above.

Please be aware that this hearing does not provide you the opportunity to challenge the underlying basis for the fee-related inspections. Rather, the City Council will only determine the reasonableness of the fees or fines. To file a hearing request, submit your appeal to the City Clerk in writing, stating the reason why you believe the amount of the proposed lien is incorrect. Requests must be postmarked within 10 days of the date of this Notice and sent to the City Clerk's office at 2180 Milvia Street, 1st floor Berkeley, CA 94704.

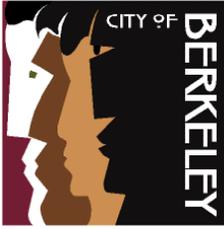
If you wish to request additional time to pay due to financial hardship, please submit a detailed written statement, explaining why an extension should be granted and the length of time for which an extension is needed. Please include specific information on building rents, operating expenses, existing debt, projected rents on the building, your latest tax return and any other information needed to assess the request. Hardship requests should be sent to Housing Code Enforcement at 1947 Center Street, 3rd floor Berkeley, CA 94704.

If you fail to remit the total fees owed or submit for financial hardship within 30 days of this notice or to request a hearing within 10 days of the date of this notice, the City will notify the office of the County Recorder and direct it to place a *special assessment lien* on your property for the total lien amount set forth above. The amount of the lien may then be collected at the same time and in the same manner as property taxes are collected.

If you have any questions regarding the contents of this notice, please contact this office at (510) 981-5445 or by email at rhsbilling@berkeleyca.gov.

CC: Stanley Wright Trust; 1035 San Pablo Ave Ste 12; Berkeley, CA 94706
Stanley Wright Trust; K & S Company Inc; 1035 San Pablo Ave Ste 12;
Berkeley, CA 94706

SENT CERTIFIED AND REGULAR MAIL



Planning & Development Department
Building & Safety Division – Housing Code Enforcement

May 16, 2023

RI58119-256162

WRIGHT, PETER & PHILIP
FIONNUA WRIGHT
1580 HAWTHORNE TR
BERKELEY, CA 94708

RE: NOTICE OF PROPOSED LIEN AND HEARING RIGHTS

Dear Property Owner(s):

According to records on file with the City of Berkeley Finance Department, you are delinquent in providing payments for inspection service fees. These Housing Code Enforcement inspections were performed on your rental property after you were notified of housing code violations that needed correction and the schedule for reinspecting your property. Additionally, during the enforcement process, the Finance Department billed you were billed for each reinspection pursuant to the fee schedule adopted by the Berkeley City Council. (Resolution No. 68,940-N.S., May 28, 2019)

The subject rental property is identified as follows:

Property Address: 1806 WALNUT ST #A
Parcel Number: 057-2049-004
Case Number: 22-943
Customer Number: 58119-256162

As a result of your failure to remit payment, the City is hereby notifying you as well as any other owner of record of its intent to attach a *special assessment lien* against the above subject property. The total amount of delinquent and late payment fees owed is shown below, along with a \$250 administrative lien fee which will be applied if the City of Berkeley files a lien to collect monies owed.

TOTAL FEES OWED	\$	400.00
Administrative Lien Fee:	\$	250.00
TOTAL AMOUNT TO BE LIENED:	\$	650.00

RI

1908 CALIFORNIA STREET
#3
May 16, 2023
Page 2

(amount of lien if total fees owed are not paid prior to lien processing) =====

Pursuant to BMC 19.40.140 Section 1401.4, you are also hereby notified that you have 30 days from the date of this Notice to pay the total delinquent fines, costs and fees listed on the previous page to avoid issuance of a special assessment lien.

Payment of the total fees owed is due upon receipt of this notice. Payment can be made in the following ways:

- Mail payment to the Finance Department (City of Berkeley; PO Box 1910; Berkeley, CA 94701-1910)
- Visit the Finance Customer Service Center located at 1947 Center Street, 1st floor in Berkeley (Monday – Thursday, 8:30am-4:00pm)

Pursuant to BMC 19.40.140 Section 1401.4.1.A, you have 10 calendar days from the date of this Notice to request a hearing before the Berkeley City Council and to file objections to the amount owed. Failure to request an appeal within 10 days from the date of this Notice constitutes a waiver of your right to appeal the amount specified above.

Please be aware that this hearing does not provide you the opportunity to challenge the underlying basis for the fee-related inspections. Rather, the City Council will only determine the reasonableness of the fees or fines. To file a hearing request, submit your appeal to the City Clerk in writing, stating the reason why you believe the amount of the proposed lien is incorrect. Requests must be postmarked within 10 days of the date of this Notice and sent to the City Clerk’s office at 2180 Milvia Street, 1st floor Berkeley, CA 94704.

If you wish to request additional time to pay due to financial hardship, please submit a detailed written statement, explaining why an extension should be granted and the length of time for which an extension is needed. Please include specific information on building rents, operating expenses, existing debt, projected rents on the building, your latest tax return and any other information needed to assess the request. Hardship requests should be sent to Housing Code Enforcement at 1947 Center Street, 3rd floor Berkeley, CA 94704.

If you fail to remit the total fees owed or submit for financial hardship within 30 days of this notice or to request a hearing within 10 days of the date of this notice, the City will notify the office of the County Recorder and direct it to place a *special assessment lien* on your property for the total lien amount set forth above. The amount of the lien may then be collected at the same time and in the same manner as property taxes are collected.

If you have any questions regarding the contents of this notice, please contact this office at (510) 981-5445 or by email at rhsbilling@berkeleyca.gov.

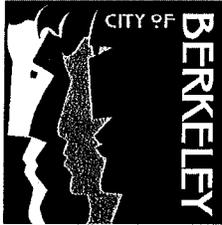
SENT CERTIFIED AND REGULAR MAIL



Planning & Development Department
Building & Safety Division – Housing Code Enforcement

CC: Stanley Wright Trust; 1035 San Pablo Ste 12; Berkeley, CA 94706
Stanley Wright Trust, K & S Company Inc. Albany, CA 94706

RI



Planning & Development Department
Building & Safety Division – Housing Code Enforcement
Building & Safety Division – Rental Housing Safety Program

APPEAL OF ACCRUED FINES/FEES

APN: 057-2049-004
1806 Walnut Street #10
Case #: H2022-00942
Customer #: 58119-256185

June 27, 2023

Peter Wright
1580 Hawthorne Terrace
Berkeley, CA 94708

Dear Mr. Wright:

We are in receipt of your request for an appeal before the City Council regarding fees or fines accrued for the property located at 1806 Walnut Street #10. The City Clerk's office has forwarded your request to the Housing Code Enforcement/Rental Housing Safety Program office for additional review of the case. Research will be performed and potentially an office review arranged with you prior to a City Council date appearance being scheduled. In either event you will again be notified via written notification.

In the meantime the fees in question have been removed from the list of delinquent accounts to be forwarded to Alameda County pending the outcome of the City Council hearing. You will, however, continue to receive billing statements. Please note that no penalty or late fees will be assessed on the fees in question from the date the City Clerk received your appeal letter.

If you have any questions, please contact me at (510) 981-5444.

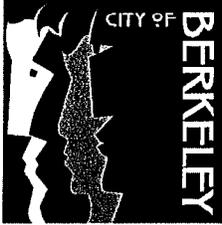
Sincerely,

A handwritten signature in black ink that reads "Julie Slivinski".

JULIE SLIVINSKI
Assistant Management Analyst

cc: Berkeley City Clerk's Office

K&S Property Management
1035 San Pablo Avenue #12
Albany, CA 94706



Planning & Development Department
Building & Safety Division – Housing Code Enforcement
Building & Safety Division – Rental Housing Safety Program

APPEAL OF ACCRUED FINES/FEES

APN: 057-2049-004
1806 Walnut Street #A
Case #: H2022-00943
Customer #: 58119-256162

June 27, 2023

Peter Wright
1580 Hawthorne Terrace
Berkeley, CA 94708

Dear Mr. Wright:

We are in receipt of your request for an appeal before the City Council regarding fees or fines accrued for the property located at 1806 Walnut Street #A. The City Clerk's office has forwarded your request to the Housing Code Enforcement/Rental Housing Safety Program office for additional review of the case. Research will be performed and potentially an office review arranged with you prior to a City Council date appearance being scheduled. In either event you will again be notified via written notification.

In the meantime the fees in question have been removed from the list of delinquent accounts to be forwarded to Alameda County pending the outcome of the City Council hearing. You will, however, continue to receive billing statements. Please note that no penalty or late fees will be assessed on the fees in question from the date the City Clerk received your appeal letter.

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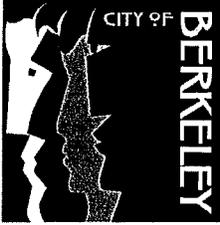
Sincerely,

A handwritten signature in cursive script that reads "Julie Slivinski".

JULIE SLIVINSKI
Assistant Management Analyst

cc: Berkeley City Clerk's Office

K&S Property Management
1035 San Pablo Avenue #12
Albany, CA 94706



Planning & Development Department
Building & Safety Division – Housing Code Enforcement
Building & Safety Division – Rental Housing Safety Program

APPEAL OF ACCRUED FINES/FEES

APN: 057-2049-004
1806 Walnut Street (Common)
Case #: H2022-00692
Customer #: 58119-256160

June 27, 2023

Peter Wright
1580 Hawthorne Terrace
Berkeley, CA 94708

Dear Mr. Wright:

We are in receipt of your request for an appeal before the City Council regarding fees or fines accrued for the property located at 1806 Walnut Street (Common). The City Clerk's office has forwarded your request to the Housing Code Enforcement/Rental Housing Safety Program office for additional review of the case. Research will be performed and potentially an office review arranged with you prior to a City Council date appearance being scheduled. In either event you will again be notified via written notification.

In the meantime the fees in question have been removed from the list of delinquent accounts to be forwarded to Alameda County pending the outcome of the City Council hearing. You will, however, continue to receive billing statements. Please note that no penalty or late fees will be assessed on the fees in question from the date the City Clerk received your appeal letter.

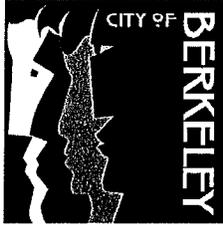
If you have any questions, please contact me at (510) 981-5444.

Sincerely,

Julie Slivinski
JULIE SLIVINSKI
Assistant Management Analyst

cc: Berkeley City Clerk's Office

K&S Property Management
1035 San Pablo Avenue #12
Albany, CA 94706



Planning & Development Department
Building & Safety Division – Housing Code Enforcement
Building & Safety Division – Rental Housing Safety Program

APPEAL OF ACCRUED FINES/FEES

APN: 057-2049-004
1806 Walnut Street #1
Case #: H2022-00939
Customer #: 58119-256161

June 27, 2023

Peter Wright
1580 Hawthorne Terrace
Berkeley, CA 94708

Dear Mr. Wright:

We are in receipt of your request for an appeal before the City Council regarding fees or fines accrued for the property located at 1806 Walnut Street #1. The City Clerk's office has forwarded your request to the Housing Code Enforcement/Rental Housing Safety Program office for additional review of the case. Research will be performed and potentially an office review arranged with you prior to a City Council date appearance being scheduled. In either event you will again be notified via written notification.

In the meantime the fees in question have been removed from the list of delinquent accounts to be forwarded to Alameda County pending the outcome of the City Council hearing. You will, however, continue to receive billing statements. Please note that no penalty or late fees will be assessed on the fees in question from the date the City Clerk received your appeal letter.

If you have any questions, please contact me at (510) 981-5444.

Sincerely,

A handwritten signature in black ink that reads "Julie Slivinski". The signature is written in a cursive, flowing style.

JULIE SLIVINSKI
Assistant Management Analyst

cc: Berkeley City Clerk's Office

K&S Property Management
1035 San Pablo Avenue #12
Albany, CA 94706

From: [McNulty, Jenny](#)
To: jhicks@kands.com
Cc: [RHSPBilling](#)
Bcc: [Klein, Jordan](#); [Pearson, Alene](#)
Subject: 1806 Walnut St. - RHSP Fines
Date: Tuesday, April 30, 2024 4:50:00 PM
Attachments: [2024-04-30 Revised Lien Letter - 1806 Walnut.pdf](#)
[1806 Walnut St Charges and Payments.xlsx](#)
Importance: High

Dear Jonathan,

Thank you for your correspondence. In 2023, the Rental Housing Safety Program notified you that liens would be placed for 1806 Walnut St for unpaid inspection service fees for reinspections which took place in December 2022, and you submitted an appeal request. A hearing has not yet been scheduled before City Council for this appeal.

2023 Lien Notice 1806 Walnut St				
Unit or Common Area	Case Number	Amount of Unpaid Fee included in 2023 Lien Letter	Administrative Lien Fee	Total
#1	22-939	400	250	650
#A	22-943	400	250	650
Common	22-692	400	250	650

Additional fees were assessed for reinspections which occurred in February, March and May of 2023 that were not included in the 2023 lien notice. All fees were paid for the common area case (#22-692).

Our team made an error when we generated lien notices for 1806 Walnut Street unit 1 and unit A in April 2024 and included the \$400 for each of these units that you appealed last year. Consequently, we have revised our lien notices and mailed the attached updated notices to you today with the corrected amounts for unit 1 and unit A.

2024 Lien Notice 1806 Walnut St					
Unit	Case Number	Amount of Unpaid Fee included in 2024 Lien Letter	Corrected Amount (removing what was appealed in 2023)	Administrative Lien Fee	Total
#1	22-939	2,220	1,820	250	2,070
#A	22-943	2,220	1,820	250	2,070
#10	22-942	1,260	No Change	250	1,510

You will have ten days from today to submit an appeal request to the City Clerk’s office, as explained in the letters. If you appeal, we will schedule the hearings for all of your appeals at the same City Council meeting, since they relate to the same cases. Staff will be in touch with you to notify you of

the date of the hearing.

I have attached the billing and payment information for inspection service fees at 1806 Walnut St.

Sincerely,

Jenny McNulty, Resilient Buildings Program Manager
Rental Housing Safety Program / Building & Safety Division
Phone: (510) 981-7451
Email: jmcnulty@berkeleyca.gov

From: Jonathan Hicks <jhicks@kands.com>
Sent: Monday, April 22, 2024 11:05 AM
To: Klein, Jordan <JKlein@berkeleyca.gov>; Bellow, LaTanya <LBellow@berkeleyca.gov>; Pearson, Alene <apearson@berkeleyca.gov>; RHSPBilling <RHSPBilling@berkeleyca.gov>
Cc: Harrison, Kate <KHarrison@berkeleyca.gov>; Peter Wright <peterwright1963@gmail.com>
Subject: Re: 1806 Walnut St. - RHSP Fines

Good Morning,

I am following up on the on-going appeal for the property 1806 Walnut St. for the fines ownership received last year based on a RHSP inspection. An appeal was filed for the fines and we have not received any response on the appeal to this date.

-Attached are notices we received where the city is threatening to put a lien on the property and we were under the impression that a decision was to be made on the appeal before ownership would be held responsible for the fines.

-Please review the appeal and give us an update on the matter ASAP.

Thanks for your time.

Jonathan Hicks

Property Manager

K&S Company Inc.

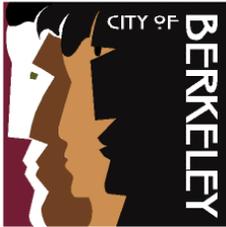
1035 San Pablo Ave. Suite #12

Albany, CA 94706

(p) 510-528-1900

<http://www.kands.com/>

CONFIDENTIALITY NOTICE: This e-mail message including attachments, if any, is intended only for the person(s) or entity(ies) to which it is addressed and may contain confidential and /or privileged material. Any unauthorized review, use, disclosure or distribution is prohibited. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message.



SENT CERTIFIED AND REGULAR MAIL

Planning & Development Department
Building & Safety Division – Housing Code Enforcement

April 30, 2024

RI 58119-256161

WRIGHT, PETER & PHILIP
1580 HAWTHORNE TR
BERKELEY, CA 94708

RE: NOTICE OF PROPOSED LIEN AND HEARING RIGHTS

Dear Property Owner(s):

According to records on file with the City of Berkeley Finance Department, you are delinquent in providing payments for inspection service fees. These Housing Code Enforcement inspections were performed on your property after you were notified of housing code violations that needed correction and the schedule for reinspecting your property. Additionally, during the enforcement process, you were billed for each reinspection pursuant to the fee schedule adopted by the Berkeley City Council. (Resolution No. 68,940-N.S., May 28, 2019)

The subject rental property is identified as follows:

Property Address: 1806 WALNUT ST #1
Parcel Number: 057-2049-004
Case Number: 22-939
Customer Number: 58119-256161

As a result of your failure to remit payment, the City is hereby notifying you as well as any other owner of record of its intent to attach a *special assessment lien* against the above subject property. The total amount of delinquent and late payment fees owed is shown on the following page, along with a \$250 administrative lien fee which will be applied if the City of Berkeley files a lien to collect monies owed.

TOTAL FEES OWED	\$	1820.00
Administrative Lien Fee:	\$	250.00
TOTAL AMOUNT TO BE LIENED:	\$	2070.00
(amount of lien if total fees owed are not paid prior to lien processing)		=====

Pursuant to BMC 19.40.140 Section 1401.4 , you are also hereby notified that you have 30 days from the date of this Notice to pay the total delinquent fines, costs and fees listed above to avoid issuance of a special assessment lien.

RI

Payment of the total amount owed is due upon receipt of this notice. Payment can be made in the following ways:

- Mail payment to Rental Housing Safety Program (1947 Center Street, 3rd floor; Berkeley, CA 94704)
- A drop box is available for in person check drop off Monday-Thursday from 8:30am-2:00pm at 1947 Center Street, 3rd Floor

Pursuant to BMC 19.40.140 Section 1401.4.1.A, you have 10 calendar days from the date of this Notice to request a hearing before the Berkeley City Council and to file objections to the amount owed. Failure to request an appeal within 10 days from the date of this Notice constitutes a waiver of your right to appeal the amount specified above.

Please be aware that this hearing does not provide you the opportunity to challenge the underlying basis for the fee-related inspections. Rather, the City Council will only determine the reasonableness of the fees or fines. To file a hearing request, submit your appeal to the City Clerk in writing, stating the reason why you believe the amount of the proposed lien is incorrect. Requests must be postmarked within 10 days of the date of this Notice and sent to the City Clerk's office at 2180 Milvia Street, 1st floor Berkeley, CA 94704.

If you wish to request additional time to pay due to financial hardship, please submit a detailed written statement, explaining why an extension should be granted and the length of time for which an extension is needed. Please include specific information on building rents, operating expenses, existing debt, projected rents on the building, your latest tax return and any other information needed to assess the request. Hardship requests should be sent to Housing Code Enforcement at 1947 Center Street, 3rd floor Berkeley, CA 94704.

If you fail to either remit the total fees owed demanded above within 30 days of this notice or request a hearing within 10 days of the date of this notice, the City will notify the office of the County Recorder and direct it to place a *special assessment lien* on your property for the total lien amount set forth above. The amount of the lien may then be collected at the same time and in the same manner as property taxes are collected.

If you have any questions regarding the contents of this notice, please contact this office at (510) 981-5445 or by email at rhsbilling@berkeleyca.gov.

CC: Philip, Peter & Fionnua Wright; 1580 Hawthorne Ter, Berkeley, CA 94708
Stanley Wright Trust; 1035 San Pablo Avenue Ste 12; Berkeley, CA 94706
Stanley Wright Trust; K&S Company Inc, 1035 San Pablo Ave Ste 12, Albany, CA 94706



SENT CERTIFIED AND REGULAR MAIL

Planning & Development Department
Building & Safety Division – Housing Code Enforcement

April 30, 2024

RI 58119-256162

WRIGHT, PETER & PHILIP
1580 HAWTHORNE TR
BERKELEY, CA 94708

RE: NOTICE OF PROPOSED LIEN AND HEARING RIGHTS

Dear Property Owner(s):

According to records on file with the City of Berkeley Finance Department, you are delinquent in providing payments for inspection service fees. These Housing Code Enforcement inspections were performed on your property after you were notified of housing code violations that needed correction and the schedule for reinspecting your property. Additionally, during the enforcement process, you were billed for each reinspection pursuant to the fee schedule adopted by the Berkeley City Council. (Resolution No. 68,940-N.S., May 28, 2019)

The subject rental property is identified as follows:

Property Address: 1806 WALNUT ST #A
Parcel Number: 057-2049-004
Case Number: 22-943
Customer Number: 58119-256162

As a result of your failure to remit payment, the City is hereby notifying you as well as any other owner of record of its intent to attach a *special assessment lien* against the above subject property. The total amount of delinquent and late payment fees owed is shown on the following page, along with a \$250 administrative lien fee which will be applied if the City of Berkeley files a lien to collect monies owed.

TOTAL FEES OWED	\$	1820.00
Administrative Lien Fee:	\$	250.00
TOTAL AMOUNT TO BE LIENED:	\$	2070.00
(amount of lien if total fees owed are not paid prior to lien processing)		=====

Pursuant to BMC 19.40.140 Section 1401.4 , you are also hereby notified that you have 30 days from the date of this Notice to pay the total delinquent fines, costs and fees listed above to avoid issuance of a special assessment lien.

RI

Payment of the total amount owed is due upon receipt of this notice. Payment can be made in the following ways:

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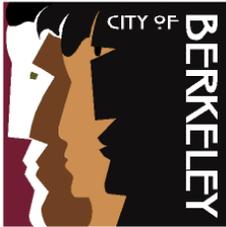
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SENT CERTIFIED AND REGULAR MAIL

Planning & Development Department
Building & Safety Division – Housing Code Enforcement

April 30, 2024

RI 58119-256161

WRIGHT, PETER & PHILIP
1580 HAWTHORNE TR
BERKELEY, CA 94708

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The subject rental property is identified as follows:

Property Address: 1806 WALNUT ST #1
Parcel Number: 057-2049-004
Case Number: 22-939
Customer Number: 58119-256161

As a result of your failure to remit payment, the City is hereby notifying you as well as any other owner of record of its intent to attach a *special assessment lien* against the above subject property. The total amount of delinquent and late payment fees owed is shown on the following page, along with a \$250 administrative lien fee which will be applied if the City of Berkeley files a lien to collect monies owed.

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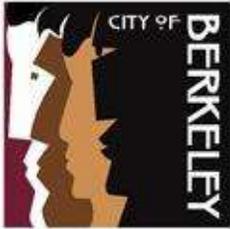
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Stanley Wright Trust; 1035 San Pablo Avenue Ste 12; Berkeley, CA 94706
Stanley Wright Trust; K&S Company Inc, 1035 San Pablo Ave Ste 12, Albany, CA 94706

Log Notes for H2022-00943

Date	Content	Status	Action By	Type	Comments	Include in PRA?
10/06/2022	Intent Letter	Completed	Martha Ramos	Activity	Notice of Intent to Inspect letter dated 8/18/22 can be found in common case #H2022-00692.	Y
10/06/2022	Initial Action	N/A	Martha Ramos	Workflow History	Code Enforcement	
10/13/2022	Initial Inspection	Complete	Jay Marlette	Inspection	Tenant present. Property manager present. Violations found.	
10/18/2022	Supervisor Approved Violations	Completed	Angel Sindayen	Activity		Y
10/19/2022	Investigation	RHSP Notice of Investigation	Martha Ramos	Workflow History	Code Enforcement	
10/19/2022	Notice of Initial Inspection Results 10-19-22.pdf	Uploaded	Martha Ramos	Document	application/pdf	
12/07/2022	Verify RealQuest	Completed	Andre Kidd	Activity	No change.	Y
12/12/2022	Re-inspection	Complete with \$400 fee	Jay Marlette	Inspection	No entry. Left door tag. Scheduled next reinspection.	
12/20/2022	Transfer Case - New inspector	Completed	Angel Sindayen	Activity	Transfer to Inspector Fidler.	Y
12/21/2022	Enforcement	Notice of Violation - 2nd	Martha Ramos	Workflow History	Code Enforcement	
12/21/2022	Office Review	Complete	Sloan Fidler	Inspection	Inspector Fidler accepts transfer of this case from Inspector Marlette. Next reinspection scheduled for 2-8-23 PM.	
12/21/2022	Second Notice of Violation 12-21-22.pdf	Uploaded	Martha Ramos	Document	application/pdf	
02/07/2023	Verify RealQuest	Completed	Andre Kidd	Activity	No change.	Y
02/08/2023	Re-inspection	Complete with \$600 fee	Sloan Fidler	Inspection	Tenant and owner contact absent. Left door tag.	
02/09/2023	Enforcement	Notice of Violation	Bounthip Fuentecilla	Workflow History	Code Enforcement	
02/09/2023	Notice of Violation 2-09-23.pdf	Uploaded	Bounthip Fuentecilla	Document	application/pdf	
03/06/2023	Verify RealQuest	Completed	Andre Kidd	Activity	No change.	Y
03/13/2023	CASE CLOSURE	Completed	Sloan Fidler	Activity	Tenant and owner contact present. All violations corrected. Close case.	Y

03/13/2023	Re-inspection	Complete with \$800 fee	Sloan Fidler	Inspection	Tenant and owner contact present. All violations corrected. Close case.	
03/21/2023	Enforcement	RHSP Certificate of Compliance	Martha Ramos	Workflow History	Code Enforcement	
03/21/2023	Resolution	Compliance	Martha Ramos	Workflow History	Code Enforcement	
03/21/2023	Certificate of Closure-Compliance 03-21-23.pdf	Uploaded	Martha Ramos	Document	application/pdf	
04/04/2023	Mail Return	Completed	Georgina Madrigal	Activity	Tenant mail return received 04/04/23	Y
04/21/2023	Mail return Received 04-04-23.pdf	Uploaded	Georgina Madrigal	Document	application/pdf	



Planning & Development Department
Building & Safety Division
Housing Code Enforcement

August 18, 2022

Notice of Intent to Inspect
APN: 057 204900400
Case #: H2022-00692

PHILIP & PETER WRIGHT
FIONNUA WRIGHT
1580 HAWTHORNE TER
BERKELEY, CA 94708

Subject: **1806 WALNUT St #1, #5, #7, #10 & A**
1806 WALNUT St COMMON
Berkeley, California

Dear Owner(s):

The above-referenced property has been scheduled for an inspection as part of the City of Berkeley's Rental Housing Safety Program (RHSP). The Program's purpose is to ensure that Berkeley's rental housing stock is safe and habitable. The RHSP inspection also provides a service to the property owner by identifying other items the owner should be aware of to avoid further deterioration, which might result in code violations and reduction in the value of the building. The RHSP program is part of a City effort to help improve rental housing throughout the City. The cooperation of both owner(s) and tenant(s) is crucial in achieving these goals.

The inspection schedule for this property has been set as follows:

Inspector: Jay Marlette
Date: Thursday, October 13, 2022
Time Window: AM = 9:00 am - 12:00 noon
 PM = 12:30 pm - 4:00 pm

The inspector will arrive to conduct the scheduled inspection during the time window. The inspector's actual arrival time will be determined by their daily schedule. You may contact the inspector before 9:00am the day of the inspection for a narrower time window.

Owner responsibilities and information include the following:

- You must provide the inspector access to all interior, exterior, and common areas of the building. You need not be present during the inspection, however, your presence would be desirable to ensure access for a thorough inspection of the property.
- If code violations are identified you must obtain all necessary permits and make all repairs needed to bring your property into code compliance within the timeframes established by the City (usually 30 days from date of notice).
- You must pay appropriate inspection service fees per Resolution 68,940-N.S. Enclosed is the fee

schedule for all inspections conducted by the Rental Housing Safety Program staff. **A fee will be charged for each reinspection if repairs are not made by the scheduled reinspection date.**

- Upon the Housing Inspector's arrival at the property, property owners are required to produce a copy of the completed Rental Housing Safety Program (RHSP) Self-Certification Safety Checklist (Schedule A) form for the unit or room identified above. **Failure to do so may result in the issuance of an Administrative citation to the property owner for non compliance with Berkeley Municipal Code 12.48. Administrative Citations carry a minimum fine of \$200 per unit or room. Therefore it is strongly recommended the property owner be present for the inspection.**

Tenant responsibilities and information include the following:

- It is not mandatory that tenants be present during the scheduled inspection. However, tenants are encouraged to be present in order to ensure that their units are included in the property inspection and meet minimum Berkeley Housing Code requirements.
- If code violations are identified, tenants will be required to allow the owner access to make the necessary repairs. The owner is required to undertake any repairs during normal business hours. If necessary, the tenant can make arrangements with the owners for the times and days which may be mutually convenient.

Inspection process:

1. An inspection will be made of common areas and unit interiors.
2. The inspection results will be mailed to the owner with a copy to the tenant, which include any code violations and the next scheduled reinspection date.
3. The owner obtains necessary permits and makes arrangements for repairs with the tenant.
4. A reinspection is performed. If all repairs are made correctly, violations are cleared and the case is closed with the unit receiving a Certificate of Compliance exempting it from having to complete the RHSP Self-certification Safety Checklist (Schedule A) form for three years. If all repairs are not corrected, the owner is notified of remaining deficiencies and another reinspection is scheduled.

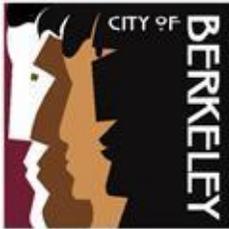
How long the process takes varies according to the type of repairs needed and how quickly the owner can find a contractor to do the work. The process requires the timely coordination and cooperation of all parties involved. Owners, tenants, neighbors and community all benefit from the identification and correction of code violations.

If you have questions regarding the inspection, please contact the Housing Inspector at (510) 981-5444.

Enclosure(s)

cc: TENANT
STANLEY WRIGHT TRUST, 1035 SAN PABLO AVE STE 12, BERKELEY, CA 94706-2277

Note: As a cost-saving measure, many City offices and services will be closed on the 2nd Friday of the month. For a full list of holiday and reduced services days please visit the City's web site at www.cityofberkeley.info.



Planning & Development Department
Building & Safety Division
Housing Code Enforcement

October 19, 2022

First Notice of Violation
Initial Inspection Results
APN: 057 204900400
Case #: H2022-00943

PHILIP & PETER WRIGHT
FIONNUA WRIGHT
1580 HAWTHORNE TER
BERKELEY, CA 94708

Subject: **NOTICE OF VIOLATION PURSUANT TO THE RENTAL HOUSING SAFETY PROGRAM (RHSP); BMC12.48; BUILDING AT 1806 WALNUT St #A, BERKELEY, CALIFORNIA**

Dear Owner(s):

The above subject property was inspected on October 13, 2022 as part of the City of Berkeley's Rental Housing Safety Program (RHSP) to determine compliance with the Uniform Housing Code as adopted by the City of Berkeley (BMC Chapter 19.40). Attached to this letter is a list of the violations that were identified during this inspection.

To determine compliance with this Notice of Violation, a reinspection has been scheduled. At the time of the reinspection we expect to have access into the building and where applicable, the unit.

Date: Monday, December 12, 2022
Time Window: AM = 9:00 am - 12:00 noon
 PM = 12:30 pm - 4:00 pm

The inspector will arrive to conduct the scheduled inspection during the time window. The inspector's actual arrival time will be determined by their daily schedule. You may contact the inspector before 9:00am the day of the inspection for a narrower time window.

Please note: This letter is not a substitute for the requirements set forth in California Civil Code 19.54 for entering the unit and you are still required to provide your tenant proper notification.

Be advised that if all defects have been corrected, there will be no fee for the reinspection and you will be given a Certificate of Compliance. If you receive a Certificate of Compliance you will then be exempt from the City's Annual Safety Self-Certification (Schedule A) requirement for a three-year period.

If all defects have not been corrected by the time of the reinspection, the City of Berkeley Housing Code allows for subsequent reinspections until all repairs have been corrected and verified. You will be charged in accordance with the enclosed fee schedule for the reinspections. If you do not complete the repairs required, you may be subject to a Notice of Violation filed with the county, and ultimately served with a citation, which can result in the imposition of fines. Therefore, it is in your best interest to obtain any necessary permits and complete the repairs within this grace period. Permits can be obtained at:

Permit Service Center
1947 Center Street, 3rd floor
Berkeley, CA 94704
Phone: (510) 981-7500
www.cityofberkeley.info/permitservicecenter

If either you or the applicable tenant(s) wish to request an informal review by the Building Official of the determination as set forth in chapter 12.48.080 of the Berkeley Municipal Code, please contact our office. Failure to request an informal review within ten (10) days of the date of issuance of this notice shall constitute a waiver of any objection to said determination and the order shall therefore be final and binding.

If you have any questions concerning this Notice of Violation, please contact me at (510) 981-5444.

Sincerely,



Jay Marlette
Housing Inspector

Enclosure(s)

cc: Tenant

STANLEY WRIGHT TRUST, 1035 SAN PABLO AVE STE 12, BERKELEY, CA 94706-2277

Note: As a cost-saving measure, many City offices and services will be closed on the 2nd Friday of the month. For a full list of holiday and reduced services days please visit the City's web site at www.cityofberkeley.info.

CITY OF BERKELEY
Housing Code Enforcement
1947 Center Street, 3rd floor
Berkeley, CA 94704
(510) 981-5444

Case Details

Page 1

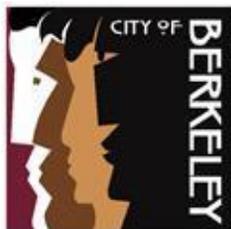
Date: 10/19/2022

Case Number: H2022-00943

Subject: 1806 WALNUT St A

Of the original 5 violations, 0 have been cleared.
The remaining violations are:

1. Kitchen [Shut off valve], Sink, Damaged
The kitchen sink's shut off valve handle is missing. To correct, repair or replace plumbing component. If replacement of the sink assembly is required, the owner or his/her representative is required to obtain a plumbing permit and a final approval from a building inspector. BMC 19.40, SEC. 505.4
2. Bedroom, Alarm - Smoke, Missing
The smoke alarm in the bedroom is missing. To correct, follow manufacturers installation manual and ensure operating smoke alarms are installed in required locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on every occupiable level of the dwelling including basement. BMC 19.28, SEC. 907.2.11.2 & BMC 19.29, SEC. R314.3
3. Hallway, Alarm - Carbon Monoxide, Missing
The carbon monoxide alarm is missing. To correct, follow manufacturers installation manual and ensure operating carbon monoxide alarms are installed in required locations: outside of each separate sleeping area in the immediate vicinity of the bedrooms, on every occupiable level of a dwelling unit, including basements and where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. BMC 19.28, SEC. 420.6 & BMC 19.29, SEC. R315.2
4. Hallway, Alarm - Smoke, Missing
The smoke alarm in the hallway is missing. To correct, follow manufacturers installation manual and ensure operating smoke alarms are installed in required locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on every occupiable level of the dwelling including basement. BMC 19.28, SEC. 907.2.11.2 & BMC 19.29, SEC. R314.3
5. Bedroom [Not resetting], Electrical GFCI Receptacle, Damaged
The bedroom GFCI receptacle(s) is damaged. To correct, repair or replace the receptacle(s) with a GFCI receptacle(s) or install GFCI protection devices and ensure proper operation. NOTE: If rough electrical work is necessary to make the repair, the owner or his/her representative is required to obtain an electrical permit and a final approval from a building inspector. BMC 19.30, SEC. 210.8 & BMC 19.40, SEC. 701.2



Planning & Development Department
Building & Safety Division
Housing Code Enforcement

December 21, 2022

Second Notice of Violation
APN: 057 204900400
Case #: H2022-00943

PHILIP & PETER WRIGHT
FIONNUA WRIGHT
1580 HAWTHORNE TER
BERKELEY, CA 94708

Subject: **1806 WALNUT St #A**
Berkeley, California

Dear Owner:

The City of Berkeley informed you in writing that the subject property was found to be in violation of the Berkeley Housing Code (BMC Section 19.40). At the time of the reinspection/office review conducted on December 12, 2022, you had not corrected all the conditions required to close your case. The remaining violations are identified on the enclosed list and a reinspection has been scheduled for:

Date: **Wednesday, February 08, 2023**
Time Window: **AM = 9:00 am - 12:00 noon**
 PM = 12:30 pm - 4:00 pm

The inspector will arrive to conduct the scheduled inspection during the time window. The inspector's actual arrival time will be determined by their daily schedule. You may contact the inspector before 9:00am the day of the inspection for a narrower time window.

It is the owner's responsibility to obtain the tenant's approval for entry on the scheduled date of the reinspection. You will be charged an inspection fee if the inspector cannot gain entry or if violations are not corrected at the time of the scheduled inspection.

Please note: This letter is not a substitute for the requirements set forth in California Civil Code 19.54 for entering the unit and you are still required to provide your tenant proper notification.

As the owner of the property, you are liable for all inspection service fees charged. You will continue to incur additional inspection service fees including the final reinspection, which closes this case. All fees charged while the building and/or unit(s) remain in noncompliance are the responsibility of the owner and remain as assessments until the fees have been paid. The City may use any and all actions at its disposal to collect these fees, which may include a civil suit, a Notice of Violation filed with the county and delinquent fees placed on your property tax bill.

Please be further advised that the Rent Stabilization Board has requested a copy of this notice sent by our office. Berkeley tenants who are covered by the Rent Stabilization Ordinance may petition the Rent Stabilization Board for rent reductions if the property owner(s) fails to correct violations. The Rent Stabilization Board will be similarly notified with a copy of the Notice of Compliance as soon as all repairs are made and verified.

If you have any questions regarding this Notice of Violation, please contact me at (510) 981-5444.

Sincerely,
Sloan Fidler
Housing Inspector

Enclosure(s)

cc: TENANT
CITY OF BERKELEY RENT STABILIZATION BOARD
STANLEY WRIGHT TRUST; 1035 SAN PABLO AVE STE 12; ; BERKELEY, CA
94706-2277

Note: As a cost-saving measure, many City offices and services will be closed on the 2nd Friday of the month. For a full list of holiday and reduced services days please visit the City's web site at www.cityofberkeley.info.

CITY OF BERKELEY
Housing Code Enforcement
1947 Center Street, 3rd floor
Berkeley, CA 94704
(510) 981-5444

Case Details

Page 1

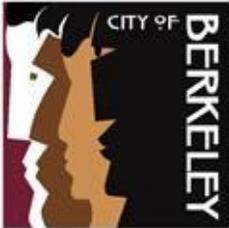
Date: 12/21/2022

Case Number: H2022-00943

Subject: 1806 WALNUT St A

Of the original 5 violations, 0 have been cleared.
The remaining violations are:

1. Kitchen [Shut off valve], Sink, Damaged
The kitchen sink's shut off valve handle is missing. To correct, repair or replace plumbing component. If replacement of the sink assembly is required, the owner or his/her representative is required to obtain a plumbing permit and a final approval from a building inspector. BMC 19.40, SEC. 505.4
2. Bedroom, Alarm - Smoke, Missing
The smoke alarm in the bedroom is missing. To correct, follow manufacturers installation manual and ensure operating smoke alarms are installed in required locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on every occupiable level of the dwelling including basement. BMC 19.28, SEC. 907.2.11.2 & BMC 19.29, SEC. R314.3
3. Hallway, Alarm - Carbon Monoxide, Missing
The carbon monoxide alarm is missing. To correct, follow manufacturers installation manual and ensure operating carbon monoxide alarms are installed in required locations: outside of each separate sleeping area in the immediate vicinity of the bedrooms, on every occupiable level of a dwelling unit, including basements and where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. BMC 19.28, SEC. 420.6 & BMC 19.29, SEC. R315.2
4. Hallway, Alarm - Smoke, Missing
The smoke alarm in the hallway is missing. To correct, follow manufacturers installation manual and ensure operating smoke alarms are installed in required locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on every occupiable level of the dwelling including basement. BMC 19.28, SEC. 907.2.11.2 & BMC 19.29, SEC. R314.3
5. Bedroom [Not resetting], Electrical GFCI Receptacle, Damaged
The bedroom GFCI receptacle(s) is damaged. To correct, repair or replace the receptacle(s) with a GFCI receptacle(s) or install GFCI protection devices and ensure proper operation. NOTE: If rough electrical work is necessary to make the repair, the owner or his/her representative is required to obtain an electrical permit and a final approval from a building inspector. BMC 19.30, SEC. 210.8 & BMC 19.40, SEC. 701.2



Planning & Development Department
Building & Safety Division
Housing Code Enforcement

February 9, 2023

Notice of Violation
APN: 057 204900400
Case #: H2022-00943

PHILIP & PETER WRIGHT
FIONNUA WRIGHT
1580 HAWTHORNE TER
BERKELEY, CA 94708

Subject: **1806 WALNUT St A**
Berkeley, California

Dear Owner:

You were informed in writing that the subject property was found to be in violation of the Berkeley Housing Code (BMC Chapter 19.40). At the time of the reinspection/office review conducted on February 8, 2023, you had not corrected all the conditions required to close your case. The remaining violations are identified on the enclosed list and a reinspection has been scheduled for:

Date: **Monday, March 13, 2023**
Time Window: **AM = 9:00 am - 12:00 noon**
 PM = 12:30 pm - 4:00 pm

The inspector will arrive to conduct the scheduled inspection during the time window. The inspector's actual arrival time will be determined by their daily schedule. You may contact the inspector before 9:00am the day of the inspection for a narrower time window.

It is the owner's responsibility to obtain the tenant's approval for entry on the scheduled date of the reinspection. You will be charged an inspection fee if the inspector cannot gain entry or if violations are not corrected at the time of the scheduled inspection.

Please note: This letter is not a substitute for the requirements set forth in California Civil Code 19.54 for entering the unit and you are still required to provide your tenant proper notification.

As the owner of the property, you are liable for all inspection service fees charged. You will continue to incur additional inspection service fees including the final reinspection, which closes this case. All fees charged while the building and/or unit(s) remain in noncompliance are the responsibility of the owner and remain as assessments until the fees have been paid. The City may use any and all actions at its disposal to collect these fees, which may include the placement of a special assessment lien on your property that may be collected at the same time and in the same manner as property taxes are collected.

If you have any questions regarding this Notice of Violation, please contact me at (510) 981-5444.

Sincerely,

Sloan Fidler
Housing Inspector

Enclosure(s)

cc: TENANT
STANLEY WRIGHT TRUST, 1035 SAN PABLO AVE STE 12, BERKELEY, CA 94706-2277

Note: As a cost-saving measure, many City offices and services will be closed on the 2nd Friday of the month. For a full list of holiday and reduced services days please visit the City's web site at www.cityofberkeley.info.

CITY OF BERKELEY
Housing Code Enforcement
1947 Center Street, 3rd floor
Berkeley, CA 94704
(510) 981-5444

Case Details

Page 1

Date: 2/9/2023

Case Number: H2022-00943

Subject: 1806 WALNUT St A

Of the original 5 violations, 0 have been cleared.
The remaining violations are:

1. Kitchen [Shut off valve], Sink, Damaged
The kitchen sink's shut off valve handle is missing. To correct, repair or replace plumbing component. If replacement of the sink assembly is required, the owner or his/her representative is required to obtain a plumbing permit and a final approval from a building inspector. BMC 19.40, SEC. 505.4
2. Bedroom, Alarm - Smoke, Missing
The smoke alarm in the bedroom is missing. To correct, follow manufacturers installation manual and ensure operating smoke alarms are installed in required locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on every occupiable level of the dwelling including basement. BMC 19.28, SEC. 907.2.11.2 & BMC 19.29, SEC. R314.3
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The bedroom GFCI receptacle(s) is damaged. To correct, repair or replace the receptacle(s) with a GFCI receptacle(s) or install GFCI protection devices and ensure proper operation. NOTE: If rough electrical work is necessary to make the repair, the owner or his/her representative is required to obtain an electrical permit and a final approval from a building inspector. BMC 19.30, SEC. 210.8 & BMC 19.40, SEC. 701.2



Planning & Development Department
Building & Safety Division
Housing Code Enforcement

March 21, 2023

Certificate of Closure/Compliance
APN: 057 204900400
Case #: H2022-00943

PHILIP & PETER WRIGHT
FIONNUA WRIGHT
1580 HAWTHORNE TER
BERKELEY, CA 94708

Subject: **1806 WALNUT St A**
Berkeley, California

Dear Owner(s):

The above-referenced property was inspected on March 13, 2023 as part of the City of Berkeley's Rental Housing Safety Program (RHSP) and in accordance with housing code requirements. Based upon this inspection:

- Certificate of Compliance: No housing code violations or deficiencies were observed. As a result, this letter serves as the requisite Certificate of Compliance under the RHSP.
- Certificate of Compliance: RHSP staff has determined that each of the housing code violations noted in a previous inspection of the subject property has been corrected. As a result, this letter serves as the requisite Certificate of Compliance under the RHSP. (You are encouraged to monitor the property periodically and to perform preventive maintenance as needed.)
- Notice of Closure: The City was unable to gain authorized access to the above referenced unit to conduct an inspection. No further action is planned with regard to the City attempting to inspect this rental unit, however should the tenant wish to request an inspection of the unit, they may do so by submitting a Request for Service form to our office. This form may be obtained either by coming into our office, it can be mailed or it may be submitted electronically through the City's website.

- RHSP staff has determined that there may be noncompliance of safety code requirements that are not under the purview of the Planning and Development Department's Housing Code Enforcement Section. Consequently, you are advised that the matter has been referred to the City Department checked below:

- | | |
|--------------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> Fire -- 981-5585 | <input type="checkbox"/> Health -- 981-5310 |
| <input type="checkbox"/> Public Works -- 981-6300 | <input type="checkbox"/> Zoning -- 981-7410 |
| <input type="checkbox"/> Building & Safety -- 981-7440 | <input type="checkbox"/> Code Enforcement Unit -- 981-2489 |

There is no charge for either the initial City housing inspection or for a first reinspection where all code violations cited have been cleared. However, there will be a charge for reinspections when violations remain (pursuant to Resolution No. 68,940-N.S.). As the owner of the subject property and despite the issuance of this Certificate of Compliance, you remain liable for all outstanding inspection fees charged and not yet paid. The City may use any and all actions at its disposal to collect these fees, which may include the placement of a special assessment lien on your property that may be collected at the same time and in the same manner as property taxes are collected. Furthermore, you remain responsible for resolving all other outstanding issues that might be pending which are under the jurisdiction of another City Department or program.

If either you or the applicable tenant(s) wish to appeal the determination as set forth in chapter 19.44 of the Berkeley Municipal Code, please feel free to contact our office. Failure to file the referenced appeal within 30 days of this notice shall constitute a waiver of any objection to said determination and of the right to an administrative hearing and adjudication, and the order shall therefore be final and binding.

If you have any questions regarding this Certificate of Compliance or require further follow up, you can reach me, Monday - Friday, 8:00 am – 9:00 am at (510) 981 5444.

Sincerely,

Sloan Fidler
Housing Inspector

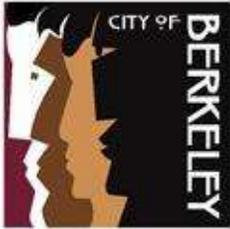
cc: TENANT
CITY OF BERKELEY RENT STABILIZATION BOARD
STANLEY WRIGHT TRUST, 1035 SAN PABLO AVE STE 12, ALBANY, CA 94706-2277
STANLEY WRIGHT TRUST, 1035 SAN PABLO AVE STE 12, BERKELEY, CA 94706-2277

Note: As a cost-saving measure, many City offices and services will be closed on the 2nd Friday of the month. For a full list of holiday and reduced services days please visit the City's web site at www.cityofberkeley.info.

Log Notes for H2022-00942

Date	Content	Status	Action By	Type	Comments	Include in PRA?
10/06/2022	Intent Letter	Completed	Martha Ramos	Activity	Notice of Intent to Inspect letter dated 8/18/22 can be found in common case #H2022-00692.	Y
10/06/2022	Initial Action	N/A	Martha Ramos	Workflow History	Code Enforcement	
10/13/2022	Initial Inspection	Complete	Jay Marlette	Inspection	Tenant present. Property manager present. Violations found.	
10/18/2022	Supervisor Approved Violations	Completed	Angel Sindayen	Activity		Y
10/19/2022	Investigation	RHSP Notice of Investigation	Martha Ramos	Workflow History	Code Enforcement	
10/19/2022	Notice of Initial Inspection Results 10-19-22.pdf	Uploaded	Martha Ramos	Document	application/pdf	
12/07/2022	Verify RealQuest	Completed	Andre Kidd	Activity	No change.	Y
12/12/2022	Re-inspection	Complete No Fee	Jay Marlette	Inspection	Tenant called and requested the inspection be rescheduled. Scheduled next reinspection.	
12/20/2022	Transfer Case - New inspector	Completed	Angel Sindayen	Activity	Transfer to Inspector Fidler.	Y
12/21/2022	Enforcement	Notice of Violation - 2nd	Martha Ramos	Workflow History	Code Enforcement	
12/21/2022	Enforcement	Notice of Violation - 2nd	Martha Ramos	Workflow History	Code Enforcement	
12/21/2022	Office Review	Complete	Sloan Fidler	Inspection	Inspector Fidler accepts transfer of this case from Inspector Marlette. Next reinspection scheduled for 2-8-23 PM.	
12/21/2022	Second Notice of Violation 12-21-22.pdf	Uploaded	Martha Ramos	Document	application/pdf	
02/07/2023	Verify RealQuest	Completed	Andre Kidd	Activity	No change.	Y
02/08/2023	Re-inspection	Complete with \$400 fee	Sloan Fidler	Inspection	Tenant and owner contact absent. Left door tag.	
02/08/2023	20230208130240000.jpg	Uploaded	Sloan Fidler	Document	image/jpeg	
02/09/2023	Enforcement	Notice of Violation - 2nd	Bounthip Fuentesilla	Workflow History	Code Enforcement	
02/09/2023	Second Notice of Violation 2-09-23.pdf	Uploaded	Bounthip Fuentesilla	Document	application/pdf	

03/06/2023	Verify RealQuest	Completed	Andre Kidd	Activity	No change.	Y
03/13/2023	CASE CLOSURE	Completed	Sloan Fidler	Activity	Tenant absent. Owner contact present. All violations corrected. Close case.	Y
03/13/2023	Re-inspection	Complete with \$600 fee	Sloan Fidler	Inspection	Tenant absent. Owner contact present. All violations corrected. Close case.	
03/15/2023	Enforcement	RHSP Certificate of Compliance	Martha Ramos	Workflow History	Code Enforcement	
03/15/2023	Resolution	Compliance	Martha Ramos	Workflow History	Code Enforcement	
03/15/2023	Certificate of Closure-Compliance 03-15-23.pdf	Uploaded	Martha Ramos	Document	application/pdf	



Planning & Development Department
Building & Safety Division
Housing Code Enforcement

August 18, 2022

Notice of Intent to Inspect
APN: 057 204900400
Case #: H2022-00692

PHILIP & PETER WRIGHT
FIONNUA WRIGHT
1580 HAWTHORNE TER
BERKELEY, CA 94708

Subject: **1806 WALNUT St #1, #5, #7, #10 & A**
1806 WALNUT St COMMON
Berkeley, California

Dear Owner(s):

The above-referenced property has been scheduled for an inspection as part of the City of Berkeley's Rental Housing Safety Program (RHSP). The Program's purpose is to ensure that Berkeley's rental housing stock is safe and habitable. The RHSP inspection also provides a service to the property owner by identifying other items the owner should be aware of to avoid further deterioration, which might result in code violations and reduction in the value of the building. The RHSP program is part of a City effort to help improve rental housing throughout the City. The cooperation of both owner(s) and tenant(s) is crucial in achieving these goals.

The inspection schedule for this property has been set as follows:

Inspector: Jay Marlette
Date: Thursday, October 13, 2022
Time Window: AM = 9:00 am - 12:00 noon
 PM = 12:30 pm - 4:00 pm

The inspector will arrive to conduct the scheduled inspection during the time window. The inspector's actual arrival time will be determined by their daily schedule. You may contact the inspector before 9:00am the day of the inspection for a narrower time window.

Owner responsibilities and information include the following:

- You must provide the inspector access to all interior, exterior, and common areas of the building. You need not be present during the inspection, however, your presence would be desirable to ensure access for a thorough inspection of the property.
- If code violations are identified you must obtain all necessary permits and make all repairs needed to bring your property into code compliance within the timeframes established by the City (usually 30 days from date of notice).
- You must pay appropriate inspection service fees per Resolution 68,940-N.S. Enclosed is the fee

schedule for all inspections conducted by the Rental Housing Safety Program staff. **A fee will be charged for each reinspection if repairs are not made by the scheduled reinspection date.**

- Upon the Housing Inspector's arrival at the property, property owners are required to produce a copy of the completed Rental Housing Safety Program (RHSP) Self-Certification Safety Checklist (Schedule A) form for the unit or room identified above. **Failure to do so may result in the issuance of an Administrative citation to the property owner for non compliance with Berkeley Municipal Code 12.48. Administrative Citations carry a minimum fine of \$200 per unit or room. Therefore it is strongly recommended the property owner be present for the inspection.**

Tenant responsibilities and information include the following:

- It is not mandatory that tenants be present during the scheduled inspection. However, tenants are encouraged to be present in order to ensure that their units are included in the property inspection and meet minimum Berkeley Housing Code requirements.
- If code violations are identified, tenants will be required to allow the owner access to make the necessary repairs. The owner is required to undertake any repairs during normal business hours. If necessary, the tenant can make arrangements with the owners for the times and days which may be mutually convenient.

Inspection process:

1. An inspection will be made of common areas and unit interiors.
2. The inspection results will be mailed to the owner with a copy to the tenant, which include any code violations and the next scheduled reinspection date.
3. The owner obtains necessary permits and makes arrangements for repairs with the tenant.
4. A reinspection is performed. If all repairs are made correctly, violations are cleared and the case is closed with the unit receiving a Certificate of Compliance exempting it from having to complete the RHSP Self-certification Safety Checklist (Schedule A) form for three years. If all repairs are not corrected, the owner is notified of remaining deficiencies and another reinspection is scheduled.

How long the process takes varies according to the type of repairs needed and how quickly the owner can find a contractor to do the work. The process requires the timely coordination and cooperation of all parties involved. Owners, tenants, neighbors and community all benefit from the identification and correction of code violations.

If you have questions regarding the inspection, please contact the Housing Inspector at (510) 981-5444.

Enclosure(s)

cc: TENANT

STANLEY WRIGHT TRUST, 1035 SAN PABLO AVE STE 12, BERKELEY, CA 94706-2277

Note: As a cost-saving measure, many City offices and services will be closed on the 2nd Friday of the month. For a full list of holiday and reduced services days please visit the City's web site at www.cityofberkeley.info.



Planning & Development Department
Building & Safety Division
Housing Code Enforcement

October 19, 2022

First Notice of Violation
Initial Inspection Results
APN: 057 204900400
Case #: H2022-00942

PHILIP & PETER WRIGHT
FIONNUA WRIGHT
1580 HAWTHORNE TER
BERKELEY, CA 94708

Subject: **NOTICE OF VIOLATION PURSUANT TO THE RENTAL HOUSING SAFETY PROGRAM (RHSP); BMC12.48; BUILDING AT 1806 WALNUT St #10, BERKELEY, CALIFORNIA**

Dear Owner(s):

The above subject property was inspected on October 13, 2022 as part of the City of Berkeley's Rental Housing Safety Program (RHSP) to determine compliance with the Uniform Housing Code as adopted by the City of Berkeley (BMC Chapter 19.40). Attached to this letter is a list of the violations that were identified during this inspection.

To determine compliance with this Notice of Violation, a reinspection has been scheduled. At the time of the reinspection we expect to have access into the building and where applicable, the unit.

Date: Monday, December 12, 2022
Time Window: AM = 9:00 am - 12:00 noon
 PM = 12:30 pm - 4:00 pm

The inspector will arrive to conduct the scheduled inspection during the time window. The inspector's actual arrival time will be determined by their daily schedule. You may contact the inspector before 9:00am the day of the inspection for a narrower time window.

Please note: This letter is not a substitute for the requirements set forth in California Civil Code 19.54 for entering the unit and you are still required to provide your tenant proper notification.

Be advised that if all defects have been corrected, there will be no fee for the reinspection and you will be given a Certificate of Compliance. If you receive a Certificate of Compliance you will then be exempt from the City's Annual Safety Self-Certification (Schedule A) requirement for a three-year period.

If all defects have not been corrected by the time of the reinspection, the City of Berkeley Housing Code allows for subsequent reinspections until all repairs have been corrected and verified. You will be charged in accordance with the enclosed fee schedule for the reinspections. If you do not complete the repairs required, you may be subject to a Notice of Violation filed with the county, and ultimately served with a citation, which can result in the imposition of fines. Therefore, it is in your best interest to obtain any necessary permits and complete the repairs within this grace period. Permits can be obtained at:

Permit Service Center
1947 Center Street, 3rd floor
Berkeley, CA 94704
Phone: (510) 981-7500
www.cityofberkeley.info/permitservicecenter

If either you or the applicable tenant(s) wish to request an informal review by the Building Official of the determination as set forth in chapter 12.48.080 of the Berkeley Municipal Code, please contact our office. Failure to request an informal review within ten (10) days of the date of issuance of this notice shall constitute a waiver of any objection to said determination and the order shall therefore be final and binding.

If you have any questions concerning this Notice of Violation, please contact me at (510) 981-5444.

Sincerely,



Jay Marlette
Housing Inspector

Enclosure(s)

cc: Tenant

STANLEY WRIGHT TRUST, 1035 SAN PABLO AVE STE 12, BERKELEY, CA 94706-2277

Note: As a cost-saving measure, many City offices and services will be closed on the 2nd Friday of the month. For a full list of holiday and reduced services days please visit the City's web site at www.cityofberkeley.info.

CITY OF BERKELEY
Housing Code Enforcement
1947 Center Street, 3rd floor
Berkeley, CA 94704
(510) 981-5444

Case Details

Page 1

Date: 10/19/2022

Case Number: H2022-00942

Subject: 1806 WALNUT St 10

Of the original 6 violations, 0 have been cleared.
The remaining violations are:

1. Kitchen, Electrical Receptacle, GFCI - Missing
The kitchen receptacle does not have the required ground fault circuit interrupter (GFCI) protection. To correct, replace the receptacle(s) with GFCI receptacle(s) or install GFCI protection devices and ensure proper operation. NOTE: If rough electrical work is necessary to make the repair, the owner or his/her representative is required to obtain an electrical permit and a final approval from a building inspector. BMC 19.30, SEC. 210.8 & BMC 19.40, SEC. 701.2
2. Kitchen [Dinette Area], Electrical Receptacle, Not Grounded
The three prong electrical receptacle was tested and is not grounded. Three prong receptacles are required to be grounded. To correct, properly ground the receptacles or install one of the two prong type or install GFCI receptacles marked "No Equipment Ground". Note: If the receptacle requires to be GFCI protected, please install the required GFCI protection device. If rough electrical work will be necessary to make the repair, the owner or his/her representative is required to obtain an electrical permit and a final approval by a building inspector. BMC 19.30, SEC.406(D)(2) & BMC 19.40, SEC. 701.2
3. Hallway, Alarm - Smoke, Missing
The smoke alarm in the hallway is missing. To correct, follow manufacturers installation manual and ensure operating smoke alarms are installed in required locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on every occupiable level of the dwelling including basement. BMC 19.28, SEC. 907.2.11.2 & BMC 19.29, SEC. R314.3
4. Hallway, Alarm - Carbon Monoxide, Missing
The carbon monoxide alarm is missing. To correct, follow manufacturers installation manual and ensure operating carbon monoxide alarms are installed in required locations: outside of each separate sleeping area in the immediate vicinity of the bedrooms, on every occupiable level of a dwelling unit, including basements and where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. BMC 19.28, SEC. 420.6 & BMC 19.29, SEC. R315.2
5. Bedroom [Adjacent to bathroom], Alarm - Smoke, Missing

Case Details

Page 2

Date: 10/19/2022

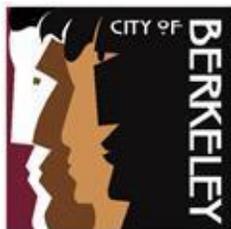
Case Number: H2022-00942

Subject: 1806 WALNUT St 10

The smoke alarm in the bedroom is missing. To correct, follow manufacturers installation manual and ensure operating smoke alarms are installed in required locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on every occupiable level of the dwelling including basement. BMC 19.28, SEC. 907.2.11.2 & BMC 19.29, SEC. R314.3

6. Living Room, Electrical Receptacle, Damaged

The living room receptacle(s) is damaged. The junction box is not secured and pulls out. To correct, repair or replace the receptacle(s) and ensure proper operation. NOTE: If rough electrical work is necessary to make the repair, the owner or his/her representative is required to obtain an electrical permit and a final approval from a building inspector. BMC 19.30, SEC. 210.8 & BMC 19.40, SEC. 701.2



Planning & Development Department
Building & Safety Division
Housing Code Enforcement

December 21, 2022

Second Notice of Violation
APN: 057 204900400
Case #: H2022-00942

PHILIP & PETER WRIGHT
FIONNUA WRIGHT
1580 HAWTHORNE TER
BERKELEY, CA 94708

Subject: **1806 WALNUT St #10**
Berkeley, California

Dear Owner:

The City of Berkeley informed you in writing that the subject property was found to be in violation of the Berkeley Housing Code (BMC Section 19.40). At the time of the reinspection/office review conducted on December 12, 2022, you had not corrected all the conditions required to close your case. The remaining violations are identified on the enclosed list and a reinspection has been scheduled for:

Date: **Wednesday, February 08, 2023**
Time Window: **AM = 9:00 am - 12:00 noon**
 PM = 12:30 pm - 4:00 pm

The inspector will arrive to conduct the scheduled inspection during the time window. The inspector's actual arrival time will be determined by their daily schedule. You may contact the inspector before 9:00am the day of the inspection for a narrower time window.

It is the owner's responsibility to obtain the tenant's approval for entry on the scheduled date of the reinspection. You will be charged an inspection fee if the inspector cannot gain entry or if violations are not corrected at the time of the scheduled inspection.

Please note: This letter is not a substitute for the requirements set forth in California Civil Code 19.54 for entering the unit and you are still required to provide your tenant proper notification.

As the owner of the property, you are liable for all inspection service fees charged. You will continue to incur additional inspection service fees including the final reinspection, which closes this case. All fees charged while the building and/or unit(s) remain in noncompliance are the responsibility of the owner and remain as assessments until the fees have been paid. The City may use any and all actions at its disposal to collect these fees, which may include a civil suit, a Notice of Violation filed with the county and delinquent fees placed on your property tax bill.

Please be further advised that the Rent Stabilization Board has requested a copy of this notice sent by our office. Berkeley tenants who are covered by the Rent Stabilization Ordinance may petition the Rent Stabilization Board for rent reductions if the property owner(s) fails to correct violations. The Rent Stabilization Board will be similarly notified with a copy of the Notice of Compliance as soon as all repairs are made and verified.

If you have any questions regarding this Notice of Violation, please contact me at (510) 981-5444.

Sincerely,
Sloan Fidler
Housing Inspector

Enclosure(s)

cc: TENANT
CITY OF BERKELEY RENT STABILIZATION BOARD
STANLEY WRIGHT TRUST; 1035 SAN PABLO AVE STE 12; ; BERKELEY, CA
94706-2277

Note: As a cost-saving measure, many City offices and services will be closed on the 2nd Friday of the month. For a full list of holiday and reduced services days please visit the City's web site at www.cityofberkeley.info.

CITY OF BERKELEY
Housing Code Enforcement
1947 Center Street, 3rd floor
Berkeley, CA 94704
(510) 981-5444

Case Details

Page 1

Date: 12/21/2022

Case Number: H2022-00942

Subject: 1806 WALNUT St 10

Of the original 6 violations, 0 have been cleared.
The remaining violations are:

1. Kitchen, Electrical Receptacle, GFCI - Missing
The kitchen receptacle does not have the required ground fault circuit interrupter (GFCI) protection. To correct, replace the receptacle(s) with GFCI receptacle(s) or install GFCI protection devices and ensure proper operation. NOTE: If rough electrical work is necessary to make the repair, the owner or his/her representative is required to obtain an electrical permit and a final approval from a building inspector. BMC 19.30, SEC. 210.8 & BMC 19.40, SEC. 701.2
2. Kitchen [Dinette Area], Electrical Receptacle, Not Grounded
The three prong electrical receptacle was tested and is not grounded. Three prong receptacles are required to be grounded. To correct, properly ground the receptacles or install one of the two prong type or install GFCI receptacles marked "No Equipment Ground". Note: If the receptacle requires to be GFCI protected, please install the required GFCI protection device. If rough electrical work will be necessary to make the repair, the owner or his/her representative is required to obtain an electrical permit and a final approval by a building inspector. BMC 19.30, SEC.406(D)(2) & BMC 19.40, SEC. 701.2
3. Hallway, Alarm - Smoke, Missing
The smoke alarm in the hallway is missing. To correct, follow manufacturers installation manual and ensure operating smoke alarms are installed in required locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on every occupiable level of the dwelling including basement. BMC 19.28, SEC. 907.2.11.2 & BMC 19.29, SEC. R314.3
4. Hallway, Alarm - Carbon Monoxide, Missing
The carbon monoxide alarm is missing. To correct, follow manufacturers installation manual and ensure operating carbon monoxide alarms are installed in required locations: outside of each separate sleeping area in the immediate vicinity of the bedrooms, on every occupiable level of a dwelling unit, including basements and where a fuel-burning appliance is located within a bedroom or its attached bathroom, a carbon monoxide alarm shall be installed within the bedroom. BMC 19.28, SEC. 420.6 & BMC 19.29, SEC. R315.2
5. Bedroom [Adjacent to bathroom], Alarm - Smoke, Missing

Case Details

Page 2

Date: 12/21/2022

Case Number: H2022-00942

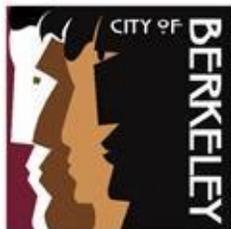
Subject: 1806 WALNUT St 10

The smoke alarm in the bedroom is missing. To correct, follow manufacturers installation manual and ensure operating smoke alarms are installed in required locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on every occupiable level of the dwelling including basement. BMC 19.28, SEC. 907.2.11.2 & BMC 19.29, SEC. R314.3

6. Living Room, Electrical Receptacle, Damaged

The living room receptacle(s) is damaged. The junction box is not secured and pulls out. To correct, repair or replace the receptacle(s) and ensure proper operation. NOTE: If rough electrical work is necessary to make the repair, the owner or his/her representative is required to obtain an electrical permit and a final approval from a building inspector. BMC 19.30, SEC. 210.8 & BMC 19.40, SEC. 701.2





Planning & Development Department
Building & Safety Division
Housing Code Enforcement

February 09, 2023

Second Notice of Violation
APN: 057 204900400
Case #: H2022-00942

PHILIP & PETER WRIGHT
FIONNUA WRIGHT
1580 HAWTHORNE TER
BERKELEY, CA 94708

Subject: **1806 WALNUT St 10**
Berkeley, California

Dear Owner:

The City of Berkeley informed you in writing that the subject property was found to be in violation of the Berkeley Housing Code (BMC Section 19.40). At the time of the reinspection/office review conducted on February 8, 2023, you had not corrected all the conditions required to close your case. The remaining violations are identified on the enclosed list and a reinspection has been scheduled for:

Date: **Monday, March 13, 2023**
Time Window: **AM = 9:00 am - 12:00 noon**
 PM = 12:30 pm - 4:00 pm

The inspector will arrive to conduct the scheduled inspection during the time window. The inspector's actual arrival time will be determined by their daily schedule. You may contact the inspector before 9:00am the day of the inspection for a narrower time window.

It is the owner's responsibility to obtain the tenant's approval for entry on the scheduled date of the reinspection. You will be charged an inspection fee if the inspector cannot gain entry or if violations are not corrected at the time of the scheduled inspection.

Please note: This letter is not a substitute for the requirements set forth in California Civil Code 19.54 for entering the unit and you are still required to provide your tenant proper notification.

As the owner of the property, you are liable for all inspection service fees charged. You will continue to incur additional inspection service fees including the final reinspection, which closes this case. All fees charged while the building and/or unit(s) remain in noncompliance are the responsibility of the owner and remain as assessments until the fees have been paid. The City may use any and all actions at its disposal to collect these fees, which may include a civil suit, a Notice of Violation filed with the county and delinquent fees placed on your property tax bill.

Please be further advised that the Rent Stabilization Board has requested a copy of this notice sent by our office. Berkeley tenants who are covered by the Rent Stabilization Ordinance may petition the Rent Stabilization Board for rent reductions if the property owner(s) fails to correct violations. The Rent Stabilization Board will be similarly notified with a copy of the Notice of Compliance as soon as all repairs are made and verified.

If you have any questions regarding this Notice of Violation, please contact me at (510) 981-5444.

Sincerely,
Sloan Fidler
Housing Inspector

Enclosure(s)

cc: TENANT
CITY OF BERKELEY RENT STABILIZATION BOARD
STANLEY WRIGHT TRUST; 1035 SAN PABLO AVE STE 12; ; BERKELEY, CA
94706-2277

Note: As a cost-saving measure, many City offices and services will be closed on the 2nd Friday of the month. For a full list of holiday and reduced services days please visit the City's web site at www.cityofberkeley.info.

CITY OF BERKELEY
Housing Code Enforcement
1947 Center Street, 3rd floor
Berkeley, CA 94704
(510) 981-5444

Case Details

Page 1

Date: 2/9/2023

Case Number: H2022-00942

Subject: 1806 WALNUT St 10

Of the original 6 violations, 0 have been cleared.
The remaining violations are:

1. Kitchen, Electrical Receptacle, GFCI - Missing
The kitchen receptacle does not have the required ground fault circuit interrupter (GFCI) protection. To correct, replace the receptacle(s) with GFCI receptacle(s) or install GFCI protection devices and ensure proper operation. NOTE: If rough electrical work is necessary to make the repair, the owner or his/her representative is required to obtain an electrical permit and a final approval from a building inspector. BMC 19.30, SEC. 210.8 & BMC 19.40, SEC. 701.2
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3. Hallway, Alarm - Smoke, Missing
The smoke alarm in the hallway is missing. To correct, follow manufacturers installation manual and ensure operating smoke alarms are installed in required locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on every occupiable level of the dwelling including basement. BMC 19.28, SEC. 907.2.11.2 & BMC 19.29, SEC. R314.3
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5. Bedroom [Adjacent to bathroom], Alarm - Smoke, Missing

Case Details

Page 2

Date: 2/9/2023

Case Number: H2022-00942

Subject: 1806 WALNUT St 10

The smoke alarm in the bedroom is missing. To correct, follow manufacturers installation manual and ensure operating smoke alarms are installed in required locations: in each sleeping room, outside each separate sleeping area in the immediate vicinity of the bedroom, on every occupiable level of the dwelling including basement. BMC 19.28, SEC. 907.2.11.2 & BMC 19.29, SEC. R314.3

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Planning & Development Department
Building & Safety Division
Housing Code Enforcement

March 15, 2023

Certificate of Closure/Compliance
APN: 057 204900400
Case #: H2022-00942

PHILIP & PETER WRIGHT
FIONNUA WRIGHT
1580 HAWTHORNE TER
BERKELEY, CA 94708

Subject: **1806 WALNUT St ##10**
Berkeley, California

Dear Owner(s):

The above-referenced property was inspected on March 13, 2023 as part of the City of Berkeley's Rental Housing Safety Program (RHSP) and in accordance with housing code requirements. Based upon this inspection:

- Certificate of Compliance: No housing code violations or deficiencies were observed. As a result, this letter serves as the requisite Certificate of Compliance under the RHSP.
- Certificate of Compliance: RHSP staff has determined that each of the housing code violations noted in a previous inspection of the subject property has been corrected. As a result, this letter serves as the requisite Certificate of Compliance under the RHSP. (You are encouraged to monitor the property periodically and to perform preventive maintenance as needed.)
- Notice of Closure: The City was unable to gain authorized access to the above referenced unit to conduct an inspection. No further action is planned with regard to the City attempting to inspect this rental unit, however should the tenant wish to request an inspection of the unit, they may do so by submitting a Request for Service form to our office. This form may be obtained either by coming into our office, it can be mailed or it may be submitted electronically through the City's website.

- RHSP staff has determined that there may be noncompliance of safety code requirements that are not under the purview of the Planning and Development Department's Housing Code Enforcement Section. Consequently, you are advised that the matter has been referred to the City Department checked below:

- | | |
|--------------------------------------------------------|------------------------------------------------------------|
| <input type="checkbox"/> Fire -- 981-5585 | <input type="checkbox"/> Health -- 981-5310 |
| <input type="checkbox"/> Public Works -- 981-6300 | <input type="checkbox"/> Zoning -- 981-7410 |
| <input type="checkbox"/> Building & Safety -- 981-7440 | <input type="checkbox"/> Code Enforcement Unit -- 981-2489 |

There is no charge for either the initial City housing inspection or for a first reinspection where all code violations cited have been cleared. However, there will be a charge for reinspections when violations remain (pursuant to Resolution No. 68,940-N.S.). As the owner of the subject property and despite the issuance of this Certificate of Compliance, you remain liable for all outstanding inspection fees charged and not yet paid. The City may use any and all actions at its disposal to collect these fees, which may include the placement of a special assessment lien on your property that may be collected at the same time and in the same manner as property taxes are collected. Furthermore, you remain responsible for resolving all other outstanding issues that might be pending which are under the jurisdiction of another City Department or program.

If either you or the applicable tenant(s) wish to appeal the determination as set forth in chapter 19.44 of the Berkeley Municipal Code, please feel free to contact our office. Failure to file the referenced appeal within 30 days of this notice shall constitute a waiver of any objection to said determination and of the right to an administrative hearing and adjudication, and the order shall therefore be final and binding.

If you have any questions regarding this Certificate of Compliance or require further follow up, you can reach me, Monday - Friday, 8:00 am – 9:00 am at (510) 981 5444.

Sincerely,

Sloan Fidler
Housing Inspector

cc: TENANT
CITY OF BERKELEY RENT STABILIZATION BOARD
STANLEY WRIGHT TRUST, 1035 SAN PABLO AVE STE 12, ALBANY, CA 94706-2277
STANLEY WRIGHT TRUST, 1035 SAN PABLO AVE STE 12, BERKELEY, CA 94706-2277

Note: As a cost-saving measure, many City offices and services will be closed on the 2nd Friday of the month. For a full list of holiday and reduced services days please visit the City's web site at www.cityofberkeley.info.

**NOTICE OF PUBLIC HEARING
BERKELEY CITY COUNCIL
LIEN APPEAL: 1806 WALNUT STREET**

The public may participate in this hearing by remote video or in-person.

Notice is hereby given by the City Council of the City of Berkeley that on **TUESDAY, MARCH 11, 2025 at 6:00 P.M.** a public hearing will be conducted to consider an appeal of the decision by the Rental Housing Safety Program to place liens on the property at 1806 Walnut Street for unpaid fees and penalties for failure to make timely corrections to housing code violations.

The hearing will be held at the Berkeley Unified School District Board Room located at 1231 Addison Street, Berkeley CA 94702.

A copy of the agenda material for this hearing will be available on the City’s website at <https://berkeleyca.gov/> as of February 27, 2025. **Once posted, the agenda for this meeting will include a link for public participation using Zoom video technology, as well as any health and safety requirements for in-person attendance.**

For further information, please contact Jenny McNulty at (510) 981-7451. Written comments should be mailed or delivered directly to the City Clerk, 2180 Milvia Street, Berkeley, CA 94704, or e-mailed to council@berkeleyca.gov in order to ensure delivery to all Councilmembers and inclusion in the agenda packet.

Communications to the Berkeley City Council are public record and will become part of the City’s electronic records, which are accessible through the City’s website. **Please note: e-mail addresses, names, addresses, and other contact information are not required, but if included in any communication to the City Council, will become part of the public record.** If you do not want your e-mail address or any other contact information to be made public, you may deliver communications via U.S. Postal Service or in person to the City Clerk. If you do not want your contact information included in the public record, please do not include that information in your communication. Please contact the City Clerk at (510) 981-6900 or clerk@berkeleyca.gov for further information.

Published: February 28, 2025 – The Berkeley Voice
Hearing conducted pursuant to BMC 19.40.140

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I hereby certify that the Notice for this Public Hearing of the Berkeley City Council was posted at the display case located near the walkway in front of the Maudelle Shirek Building, 2134 Martin Luther King Jr. Way, as well as on the City’s website, on February 27, 2025.

\_\_\_\_\_  
Mark Numainville, City Clerk

