



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

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

**NOTICE OF VIOLATION**

Notice of Intent to Record this Notice of Violation

Violation Warning Notice     Administrative Citation / Fine \$    NSS# GD101420-839

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

Violation Address: 839 KNICKERBOCKER DR    Parcel #: 08820013

Person Cited:  Property owner     Tenant     Other

Name: STOCKTON MERIDIAN POINTE LP

Mailing Address: 3128 WILLOW AVE 101 CLOVIS CA 93612

SMC Section Violated	Violation/Correction Required
15.04.250-310 15.24.030(b)5	<p><u>Unit #79</u>            Install a shower faucet that is missing in the tub.            Properly seal the shower walls and the holes in the bathroom.</p> <p>The bathroom floor is warp due to the underground plumbing problem. Obtain a license plumber to assess the leak and replace any damage plumbing line under the concrete slab. Obtain all required permit(s) from the Building Department. Provide the scope of work to Neighborhood Services Section or contact Code Officer G. Dith.</p>

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

Violations must be corrected no later than October 17, 2020. In order to avoid additional citations or other actions, **including recording of this Notice**, the violation(s) must be corrected or a possible fine and/or fee may be charged.

**NOTICE OF INTENT TO ABATE**

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

Issuing Officer signature: G. Dith    Print Name: G. Dith

Phone: 209 937-5502    Date: 10/14/2020    Time: 2:01 PM    Case #: 20-167260

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

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

CC: \_\_\_\_\_

## **NOTICE OF VIOLATION**

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

### **Rights of Appeal**

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

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

### **Payment**

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

### **Consequences of Failure to Pay**

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

### **Consequences of Failure to Correct Violations**

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

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

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
Assessor's Parcel Number ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
A - HOUSING CODE 088 200 13 839 KNICKERBOCKER DR STOCKTON CA 95210	9/10/20 GNIM DITH	IN COMPLIANCE	10/22/20

CASE DATA: COMPLAINT INFORMATION ELECTRICAL ISSUE, WALL PLUG  
 COMPLAINT INFORMATION CAME OUT OF WALL, MOLD ISSUE  
 COMPLAINT INFORMATION  
 INSIDE/OUTSIDE CITY LIMITS STOCKTON  
 REPORTING/POLICE DISTRICT 346 VN  
 AR ACCOUNT NUMBER  
 USE CODE DESCRIPTION 1104  
 OWNER INFORMATION CHANGE-DEED  
 OWNER INFORMATION CHANGE-DATE  
 OWNER INFORMATION CHANGE  
 ASK STOCKTON CASE NUMBER

NOTICE NAMES: STOCKTON MERIDIAN POINTE LP OWNER  
 [REDACTED] TENANT NAME [REDACTED]

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	9/10/20	NEW CASE INFO	ISSUED	9/10/20		
Respond to:			Date: 0/00/00			
Send to:		OWNER				
Mail tracking #:						
Name/address:		STOCKTON MERIDIAN POINTE LP 3128 WILLOW AVE #101 CLOVIS, CA 93612				
Telephone:						
Fax:						
EMail:						
	9/10/20	C-COMPLAINT	COMPLETED	9/10/20		
NARRATIVE:		Time Stamp: 09/10/2020 03:00 PM GRAMIREZ -----				9/10/20
		ELECTRICAL ISSUE, WALL PLUG CAME OUT OF WALL, MOLD ISSUE				9/10/20
		Time Stamp: 09/10/2020 03:32 PM TPHAM -----				9/10/20
	9/11/20	C-PRELIMINARY ACTION	COMPLETED	10/02/20	GNIM DITH	
RQST TEXT:		Time Stamp: 09/10/2020 03:00 PM GRAMIREZ -----				9/10/20
RSLT TEXT:		10-02-2020: I made contact with maintenance worker who				10/14/20
		allowed access to inspect unit 79. A plumber replaced the				10/14/20
		plumbing line less than 3 ft under the slab. Worker stated				10/14/20
		he will forward the pictures. Follow up on 10-06-2020				10/14/20
		10/02/2020 02:41 PM GDITH -----				10/14/20
		10-14-2020: the shower head is missing and shower wall				10/14/20
		needs to be sealed.Issued VWN NSS#GD101420-839 and ITR. II				10/14/20
		On 10-19-2020				10/14/20
		10/14/2020 02:46 PM GDITH -----				10/14/20

CASE TYPE	DATE ESTABLISHED	STATUS	STATUS DATE
Assessor's Parcel Number ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR
A - HOUSING CODE 088 200 13 839 KNICKERBOCKER DR STOCKTON CA 95210	9/10/20	IN COMPLIANCE	10/22/20
	GNIM DITH		

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	INSPECTOR	TIME
	10/14/20	C-VIOLATION WARNING (OWNER) NARRATIVE: 10-14-2020: the shower head is missing and shower wall needs to be sealed. Issued VWN NSS#GD101420-839 and ITR. II On 10-19-2020 10/14/2020 02:46 PM GDITH ----- Time Stamp: 10/14/2020 02:47 PM GDITH ----- **** MAILED CERT & REG TO P/O CERT 9314 8699 0430 0076 2939 28 Time Stamp: 10/21/2020 10:07 AM BEYISON -----	COMPLETED	10/14/20		10/14/20 10/14/20 10/14/20 10/14/20 10/14/20 10/14/20 10/14/20 10/14/20
	10/19/20	C-INITIAL INSPECTION RQST TEXT: Time Stamp: 10/14/2020 02:47 PM GDITH ----- RSLT TEXT: 10-20-2020: I confirmed with RP the worker sealed the shower wall and everything is working properly. Close in compliance. 10/22/2020 07:51 AM GDITH -----	COMPLETED	10/20/20	GNIM DITH	10/14/20 10/22/20 10/22/20 10/22/20 10/22/20
	10/14/20	C-TELEPHONE CALL NARRATIVE: 10-14-2020: I attempted to call PM but no answer. 10/14/2020 02:48 PM GDITH -----	COMPLETED	10/14/20		10/14/20 10/14/20
	10/22/20	C-CLOSE CE CASE (both sides)	COMPLETED	10/22/20		
	12/01/20	C-REQUEST FOR INFORMATION NARRATIVE: * [REDACTED] * copies of citation, gave to ts 12/1/2020 * Time Stamp: 12/01/2020 04:08 PM LIGUBAN ----- Time Stamp: 12/03/2020 03:57 PM LIGUBAN ----- * called [REDACTED] to inform [REDACTED], request for info is rdy to be picked up	COMPLETED	12/01/20		12/01/20 12/01/20 12/01/20 12/01/20 12/01/20 12/01/20 12/01/20

TOTAL TIME: