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PROCEDURES MANUAL

ARTICLE:       L
SECTION:       8
POLICY DATE:   JULY 27, 2017
SUBJECT:       FIRE INVESTIGATION PROCEDURES

POLICY

It is the policy of the SFD to ensure that all fires are investigated to establish origin and cause. Fires that are determined to be arson or incendiary will require careful documentation, evidence gathering and follow-up by trained arson investigators.

PURPOSE

The Stockton Fire Department (SFD) investigates all fires for their origin and cause. The primary purpose for these investigations is as follows:

1. Establish if the crime of arson has been committed.

2. If the fire is determined to be accidental, to develop codes and ordinances and/or fire prevention practices to prevent the recurrence of those fires.

PROCEDURE

I. SCENE INVESTIGATION

A. All fires will be investigated for origin and cause by the responding Company Officer.

   1. All structure fire investigations are to be completed by the Truck Company Captain and Engineer.

B. The basic methodology of an investigation should rely on a systematic approach as identified in NFPA 921 “Guide to Fire and Explosion” investigations.

   1. NFPA 921 is available in SharePoint.
C. After extinguishment and BEFORE overhaul:
   1. The point or area of origin must be determined.
   2. Photos must be taken BEFORE overhaul of the structure is allowed.
   3. Photo requirements are described in ‘Section E’ below.

D. A Fire Investigation Packet (FD171) WILL BE completed on ALL structure and vehicle fires.
   1. The FD171 is available on Sharepoint, SFD Online, FD forms.
   2. The packet is a note-taking tool that will assist in writing of the NFIRS Reporting System at a later time.
   3. All information from the packet will be entered into the NFIRS Reporting System report.
   4. Completed packets will be routed to Fire Investigations Division through the interoffice mail ASAP.
      a. Fire Investigation Division will review the packet and the NFIRS Reporting System report.
      b. After review, the packets will be destroyed and will not be retained.

E. Taking of photos before overhaul
   1. Photos will be taken of ALL FIRES by the investigating Captain before overhaul using the Department issued digital camera.
   2. Keep Fire Department tools and personnel out of photos, i.e., hose, shovels, pike poles, and salvage carriers. Use the “Fire Photos and Evidence Collection” page of the FD 171 as a guide for what photos must be taken.
   3. To load your photos into Sharepoint:
      a. Go to Sharepoint.
      b. Go to ‘Fire’.
      c. Go to ‘Arson’ folder.
      d. Create a new folder.
      e. Name new folder with the seven (7) digit incident number and
responsible Captain first initial and last name...i.e. 1035170 Smith.

f. Download your photos into this new folder.

4. Photos are EVIDENCE and will NOT be shared, altered or changed.

II. REPORTS

A. It shall be the responsibility of the Captain to document, by report, the results and findings from all investigations to which assigned.

B. All gas-powered tools used on scene must have written documentation of where (location) they were used and where they were fueled, per NFPA 921.

C. All pertinent details of any fire should be included in the narrative section of NFIRS Reporting System

D. All incendiary fire reports shall be forwarded to the Fire Investigation Division by the end of the shift, along with the completed Stockton Fire Department Investigation Packet FD171.

E. All theories of the origin and cause of the fire should agree and all reports should reflect the same opinion. Agreement can be achieved by:

1. Discussing the cause at the scene.

2. Discussing the cause with the Battalion Chief prior to going off duty in order to update NFIRS report.

F. When listing the cause on reports, terms such as smoking, electrical, cooking, accidental, natural, incendiary, undetermined, etc., will be supported, WITH A WRITTEN DETAILED EXPLANATION.

G. Casualty section of NFIRS Reporting System:

1. Any incident where a Firefighter, occupant or citizen is injured WILL have a casualty section completed in NFIRS Reporting System.

2. This includes a FF with a sore back from the fire, debris in the eye or other injury.

III. EVIDENCE

A. Proper preservation and handling of evidence is critical and should only be handled by investigators with the proper training.
B. All fires requiring the presence of an a Fire/Arson investigator should be preserved to the highest degree possible after extinguishment.

C. The first step in evidence preservation is **SCENE PRESERVATION**

D. Overhaul of the fire scene should be held off until the origin and cause of the fire has been determined.

E. Containers, which may have contained flammable liquids, should be noted as to contents, locations, condition, caps or stoppers, or physical damage. If a fire is incendiary, a request for law enforcement should be made. They will have an evidence technician photo and collect the evidence. You will still need to take your own photos as described in **FD171**.

F. During the course of the investigation, all items of evidence should be photographed in place before, during and after recovery.

G. It is extremely important that chain of custody for evidence be maintained.

IV. **CONTACTING A FIRE INVESTIGATOR**

A. The Fire Investigation Division shall be notified immediately by the Emergency Communications Division (ECD), Battalion Chief and/or on scene Captain for the following:

1. All deaths or serious injuries caused by the fire.
2. Fire incidents involving political or gang activities.
3. Fire incidents where suspect(s) is/are in custody.
4. Fires in commercial or dwelling occupancies where the apparent intent was to injure the occupants.
5. Incidents involving explosives/fireworks.
6. Fires involving government property.
7. Large loss fires.

V. **FIRE DEATHS OR SERIOUS FIRE INJURIES WHICH MAY CAUSE DEATH**

In fire death situations, the Police Department has the primary jurisdiction and responsibility to conduct the investigation. They do however, look to the Fire
Department to conduct the fire scene investigation. To accomplish this, the following should be done:

A. Have two (2) scene investigators respond to the scene, when possible.

B. The **Truck Company Captain** shall be responsible for scene preservation.
   1. Secure all points of access.
   2. Restrict access to the scene to police, sheriff, and fire personnel.
   3. Forgo all overhauls and salvage operations unless a rekindle is eminent.
   4. In the case of a death, if overhaul must be accomplished, the body must first be covered. There are three steps to covering a body. These steps shall be performed in the following order:
      a. Cover body with a clean sheet.
      b. Cover the sheet with plastic.
      c. Cover the plastic with salvage cover.

B. Secure the scene with crime scene tape.

C. Log the names of all personnel that entered the occupancy during and after extinguishment.

D. Prior to any overhaul or scene disruption, the entire premise should be completely photographed.

E. If for some reason a fire investigator is unavailable or further investigation is necessary, then after the scene has been photographed and the deceased removed, the premises should be secured (preferably with a police officer left at the scene) pending the availability of a fire investigator.

VI. **CONTROL OF THE SCENE**

A. Technically, control of the fire scene ends when the emergency is finished. Firefighters on watch to maintain control of the scene must be there for the primary purpose of rekindle watch. Fires may be investigated without a warrant so long as we have not relinquished the control of the scene back to the owner and it is not known to be an intentional act.

B. Should a company release custody of the scene and attempt to return to investigate, the Fire Investigation Division will be contacted prior to
secondary contact. A search warrant may be needed to return to the fire scene after the Fire Department has released custody.

VIII. **AVAILABILITY OF INVESTIGATION REPORT TO THE PUBLIC**

A. According to the "Public Records Act", reports utilized for the purpose of investigative work relating to fire may be withheld from the public if in the opinion of the Chief or arson investigator, they might tend to compromise the case.

B. A report which the arson investigator does not want made available to the public shall be appropriately designated.

*Original signed, processed and retained in Fire Administration. jal*

**ERIK NEWMAN**  
**FIRE CHIEF**

EN/RE/TE:jal
Details

Ownership
Name: BENNITT, CHRISTOPHER J
Address: 4643 QUAIL LAKES DR STE 123
         STOCKTON, CA 95207
Owner: NULL
Business: NULL
Name: NULL
In Care Of: NULL
Deed Number: 2005R296620
Deed Date: 2005-11-29
Assessor Use: 891
Code: PARKING LOTS -NO FEE
Description: 

Land
Acres: 0.11
Sq. Ft.: 5,044.46
Zone: RM
General Plan: Medium Density Residential
Subdivision: SPERRY ADDITION
Lat/Long: 37.96886897, -121.29790047
Deed Number: 2005R296620
Deed Date: 2005-11-29
FEMA Flood: XLEV 100.00%
Zones: 
FEMA Flood: 06077C0460F
Panels: 
FEMA LOMR: 2013-07-22
Date: 
Annexation: HOMESTEAD ET AL (NORTH PORTION)
Name: NULL
Annexation: 0.00000000
Ordinance: 
Annexation: Date8/26/1914
Annexation: 0.00000000
Acreage: 

City Districts
City Limits: IN
City Council: DISTRICT 4
Garbage Service: Republic Services
Garbage PickUp: Thursday
Water Service: CALIFORNIA WATER COMPANY
School District: stockton
Census Tract: 13
Police District: Civic Center
Police RD: 0166
Fire District: STOCKTON
Fire Response (City Only): 9
Design District: ALPINE MANOR
Greater Downtown: OUT

Valuation
Structures: $63,722
Land: $159,310
Agricultural: $
Person: $0

APN History
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Last Date: NULL
Last Change: NULL

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85736 7521 PARKING LOT WALNUT ST
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ANNUAL FIRE INSPECTION

BUSINESS NAME: Chris Bennett
ADDRESS: 133 S. California St.

STOCKTON BUS LIC: □ Yes □ No Lic # _______________________
FIRE PERMIT CERTIFICATE: □ Yes □ No □ N/A

BUSINESS OWNER / REP
PHONE: ___________________  CELL PHONE: ___________________

DATE OF INSPECTION: 12/9/16  2nd Inspection: Code Compliance

HAS INFORMATION CHANGED? □ Yes □ No

OCCUPANCY INFORMATION: (Check Business Type)

☐ A - Place of Assembly
  Occupancy Load ______________

☐ B - Business/City Buildings

☐ C - Fabrication
  Storage area sq. ft. __________

☐ D - Hazardous Materials

☐ E - Merchandise/Retail Sales

☐ F - R-1 HOTEL
  Number of Units: 20
  Number of Units Checked: ______

☐ G - R-2 RESIDENCE

☐ H - High Piled Storage
  Storage Area sq. ft. __________

☐ I - S-1 - Repair Garage

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

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NOTICE OF VIOLATION: Number corresponds with violation(s) on back of this form

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<th>B: Special Hazards</th>
<th>C: Ext / Fire Protection System</th>
<th>D: Exiting</th>
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CFC Sec. 105 Permit(s) Needed

Initial Inspection: □ No Hazards Noted  □ Violation(s) Noted

Second Inspection: □ Violation(s) Corrected  □ Violation(s) not Corrected

Third Inspection: □ Violation(s) Corrected  □ Violation(s) not Corrected

Reinspection data: ___________________
Notify FPD date: ___________________

NOTES:

____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________
____________________________________________________________________________________

Inspector: Silva - 9110  ID #: 9110  Unit 2  Shift: C  Contact Phone #: 937-8552

Responsible Signature: [Signature]  Date: 12/9/16

White Original - Fire Prevention  ■ Yellow Copy - Co File  ■ Pink Copy - Property Owner
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Dignity Home Inc.  
**ADDRESS:** 1358 California St., Ste # __________

**STOCKTON BUS LIC:** Yes [ ] No [ ] Lic # ____________  
**FIRE PERMIT CERTIFICATE:** Yes [ ] No [ ] N/A

**BUSINESS OWNER / REP:** Mary Goughs  
**PHONE:** 598-0251  
**CELL PHONE:** 598-0614

**DATE OF INSPECTION:** 11/14/14  
2nd Inspection  
Code Compliance

**HAS INFORMATION CHANGED?** Yes [ ] No [ ]

**OCCUPANCY INFORMATION** (Check Business Type)

- [ ] A - Place of Assembly  
  - Occupancy Load __________
- [ ] B - Business/City Buildings
- [ ] F - Fabrication  
  - Storage area sq. ft. __________
- [ ] H - Hazardous Materials
- [ ] M - Merchandies/Retail Sales
- [ ] R-1 HOTEL  
  - Number of Units 21
- [ ] R-2 RESIDENCE
  - Number of Units Checked 2
- [ ] S-1 - Repair Garage

**OTHER:**

**LIST OPERATIONAL FIRE PERMIT(S)**

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<th>Permit Type Required</th>
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**DEC 9 2 2014**

**NOTICE OF VIOLATION:** Number corresponds with violation(s) on back of this form

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<th>E: General Housekeeping</th>
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**CFC Sec. 105 Permit(s) Needed**

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**NOTES:**

- Former Yale Act.
- #4 and 5 alarms panel 2nd floor
- Knox Key updated

**Inspector:**  
**ID #: 9058**  
**Unit #:**  
**Shift:** C  
**Contact Phone #: 931-8071**

**Responsible Signature:**  
**Date:** 11/14/14

**White Original - Fire Prevention**  
**Yellow Copy - Co File**  
**Pink Copy - Property Owner**

**FD-18 Revised 06/26/13**
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:**

**ADDRESS:** 133 S. California

**STOCKTON BUS LIC:** Yes ☐ No ☐ Llc #: ☐

**FIRE PERMIT CERTIFICATE:** Yes ☐ No ☐ N/A

**BUSINESS OWNER / REP:**

**PHONE:** ☐

**CELL PHONE:** ☐

**DATE OF INSPECTION:** 10-2-13 2nd Inspection

**HAS INFORMATION CHANGED?** Yes ☐ No ☐

**OCCUPANCY INFORMATION:**

- **A - Place of Assembly**
  - Occupancy Load: ☐

- **M - Merchandise/Retail Sales**
  - Number of Units: 2
  - Number of Units Checked: 2

- **B - Business/City Buildings**

- **F - Fabrication**
  - Storage area sq. ft.: ☐

- **H - Hazardous Materials**

- **R-1 HOTEL**
  - Storage Area sq. ft.: ☐

- **R-2 RESIDENCE**

- **S-1 - Repair Garage**

**OTHER:**

**LIST OPERATIONAL FIRE PERMIT(S):**

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**NOTICE OF VIOLATION:**

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<td>Notify FPD date:</td>
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**NOTES:** No violations noted. Working with FBP for emergency exit clarity.

---

**Inspector:** Edwards

**ID #:** 9154

**Unit:** ☐

**Contact Phone #:** 937-8552

**Responsible Signature:**

**Date:**

White Original - Fire Prevention ☑ Yellow Copy - Co File

FD-10 Revised 06/07/10
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

ANNUAL FIRE INSPECTION

BUSINESS NAME: Yale Apartments
ADDRESS: 133 S. California St.

STOCKTON BUS LIC: □ Yes □ No Lic #.
FIRE PERMIT CERTIFICATE: □ Yes □ No □ N/A

BUSINESS OWNER / REP
PHONE: 
CELL PHONE: 

DATE OF INSPECTION: 8/15/12
2nd Inspection: 
Code Compliance:

HAS INFORMATION CHANGED? □ Yes □ No

OCCUPANCY INFORMATION
(Check Business Type)

□ A - Place of Assembly
   Occupancy Load

□ B - Business/City Buildings

□ R-1 HOTEL
   Number of Units
   Number of Units Checked

□ M - Merchandise/Retail Sales

□ R-2 RESIDENCE

□ F - Fabrication
   Storage area sq. ft.

□ H - Hazardous Materials
   Storage Area sq. ft.

□ S-1 - Reprir Garage

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

Permit Type Required | Permit Type Required | Permit Type Required

NOTICE OF VIOLATION

A: Electrical
B: Special Hazards
C: Exit / Fire Protection System
D: Existing
E: General Housekeeping

CFC Sec. 165 Permit(s) Needed
Initial Inspection: □ No Hazards Noted □ Violation(s) Noted
Reinspection date:
Second Inspection: □ Violation(s) Corrected □ Violation(s) Not Corrected:
Reinspection date:
Third Inspection: □ Violation(s) Corrected □ Violation(s) Not Corrected:
Notify FPD date:

NOTES: Exit door needs panic hardware, standpipe valve locked, needs breakaway lock

WORKING WITH INSPECTOR SALLADY • NO VIOLATIONS AT THIS TIME •

Inspector: Edwards ID # 9154 Unit: E2-Shift: C Contact Phone #: 937-8552

Responsible Signature: Date:

White Original - Fire Prevention □ Yellow Copy - Co File

FD-13 Revised 08/07/10
Final Approval Requirements

Building Permit Number: 12-1533
Tenant: Dignity Alcove Veterans Housing Facility
Job Address: 133 So. California
Reviewed By: Robert Tuitavuki
Date: June 26, 2012
Proposed Work: TI to Add New Deli including installation of Hood and Duct system

COMMENTS - This plan check is not to be construed as an approval for any code items not noted, or commented on. It is the contractor's responsibility to conform to the provisions of all relevant laws, codes, ordinances, rules and regulations. Work shall not commence without approved plans unless specifically allowed by the Fire Marshal. All inspections require the "APPROVED" job copy and job card to be available on the job site.

Inspections – Unless unusual circumstances arise, the developer shall provide at least twenty-four hours notice to the Fire Department to arrange an inspection. Inspection requests may be made by calling the telephone number listed above and scheduling either an A.M. inspection (9:00 a.m. to 11:00 a.m.) or a P.M. inspection (1:30 p.m. to 4:00 p.m.).

Additional Fire Inspection Fee(s) – Additional fee(s) will be imposed for any additional fire inspections that are requested.

Additional Fire Department Notes:

1. Plan Approval – These plans have been approved for the office interior tenant improvements within a building that has an automatic fire sprinkler system or an automatic fire alarm system.

2. Exit Signs – Exit and exit access doors shall be marked by an approved exit sign readily visible from any direction of egress travel. Access to exits shall be marked by readily visible exit signs in cases where the exit or the path of egress travel is not immediately visible to the occupants. Exit sign placement shall be such that no point in a corridor is more than 100 feet or the listed viewing distance for the sign, whichever is less, from the nearest visible exit sign. 2010 CFC section 1011.

3. Fire Sprinkler System Alterations – The fire sprinkler system alterations shall be performed by a state licensed C-16 fire sprinkler contractor. In addition, the fire sprinkler system shall be central station monitored and have a current five-year state certification test performed on it. (if applicable)

4. Automatic Fire Alarm System - The fire alarm system alterations shall be performed by a state licensed C-10 electrical contractor. In addition, the alarm system shall be central station monitored. (if applicable)
5. **Portable Fire Extinguishers Required** – Install portable fire extinguishers having a minimum size of 5 lbs. and a minimum rating of 2A:10BC in centrally located and accessible locations (as approved by the Fire Department) within the tenant space.

6. **Building Address** – A minimum 6-inch address shall be installed on the front of the building/tenant spaces on a contrasting background so as to be visible from the street.

7. **Fire Lanes** - Red-curbing and fire lane signage shall be installed within the parking lot and around the entire drive lane at all landscape island curbs and/or in areas as required by the Stockton Fire Department.

8. **Cooking Appliances** – Cooking appliances are limited to warming of food. Grease laden vapors are prohibited unless a commercial hood and duct with a UL 300 rated fire suppression system are installed over cooking appliances. Residential rated cooking appliances are allowed when it is listed by Underwriter Laboratories (UL 197). A sign is required by Stockton Fire Department as stated "**WARNING; LIMITED TO WARMING OF FOODS ONLY. COOKING THAT PRODUCES GREASE LADEN VAPORS IS NOT ALLOWED BY ORDER OF STOCKTON FIRE DEPARTMENT**". Sign shall be place at the cooktop location. A grease interceptor may be required by Municipal Utilities Department (MUD) for use of cooking appliances. Contact MUD for further questions @ 209-937-8436.

**Additional Permits Required For:**
- Fire Sprinkler System Alterations (if applicable)
- Automatic Fire alarm system. (if applicable)

**Final Fire Department Inspection Required** – to verify that requirements for fire protection facilities have been met, and actual construction of all fire protection equipment has been completed in accordance with the approved plan.

**Should you have any questions contact Robert Tuitavuki at** (209) 937-8271.
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Yale Apartments  
**ADDRESS:** 133 S. California  
**STOCKTON BUS LIC:**  
**FIRE PERMIT CERTIFICATE:**  
**BUSINESS OWNER / REP:**  
**DATE OF INSPECTION:** 10-19-11  
**HAS INFORMATION CHANGED?**  

### OCCUPANCY INFORMATION

- **A - Place of Assembly**
  - Occupancy Load
- **B - Business/City Buildings**
- **F - Fabrication**
  - Storage area sq. ft.
- **H - Hazardous Materials**
- **M - Merchandise/Retail Sales**
  - Number of Units
  - Number of Units Checked
- **R-1 HOTEL**
- **R-2 RESIDENCE**
  - High Piled Storage
  - Storage Area sq. ft.

### OTHER:

### LIST OPERATIONAL FIRE PERMIT(S)

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**CFC Sec. 105 Permit(s) Needed**

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**NOTES:** VACANT

**Inspector:** Edwards  
**ID #:** 9154  
**Unit:** E2  
**Shift:** C  
**Contact Phone #:** 937-8552

**Responsible Signature:**  
**Date:**

White Original - Fire Prevention  
Yellow Copy - Co File

FPD Office Use

- Database
- Scan
- SunPro

FD-19-Revised 06/07/10
Final Approval Requirements

Building Permit Number: 11-4038
Tenant: Dignity's Alcove Veterans Housing
Job Address: 133 South California Street
Reviewed By: Robert Kubena
Date: November 9, 2011
Proposed Work: Tenant Improvement New Elevator and Stairway for West Side of Building.

COMMENTS - This plan check is not to be construed as an approval for any code items not noted, or commented on. It is the contractor's responsibility to conform to the provisions of all relevant laws, codes, ordinances, rules and regulations. Work shall not commence without approved plans unless specifically allowed by the Fire Marshal. All inspections require the "APPROVED" job copy and job card to be available on the job site.

Inspections – Unless unusual circumstances arise, the developer shall provide at least twenty-four hours notice to the Fire Department to arrange an inspection. Inspection requests may be made by calling the telephone number listed above and scheduling either an A.M. inspection (9:00 a.m. to 11:00 a.m.) or a P.M. inspection (1:30 p.m. to 4:00 p.m.).

Additional Fire Inspection Fee(s) – Additional fee(s) will be imposed for any additional fire inspections that are requested.

Additional Fire Department Notes:

1. Plan Approval – These plans have been approved for the interior tenant improvements within an existing building with an automatic fire sprinkler system and automatic fire alarm system. The addition of a second elevator that is used for both emergency egress and medical emergency egress.

2. Fire Sprinkler System – The new fire sprinkler system shall be performed by a state licensed C-16 fire sprinkler contractor. In addition, the fire sprinkler system shall be central station monitored.

3. Standpipe System – Provide a standpipe system submit plans and calculations to the stockton fire prevention division for permitting.

4. Fire Alarm System – A separate fire permit is required for the new automatic fire alarm system. All work shall be performed by a qualified fire alarm contractor possessing a C-10 license. The fire alarm system shall comply with the California Fire Code (Chapter 9) and NFPA 72 Standards and shall be installed to meet ADA requirements.

5. Fire Alarm Control Panel Room - When the fire alarm system control panel is located inside of a room (125.1) or other secured location, the Fire Department will require the exterior side of the door to be labeled and identified. The door shall have a sign that reads "Fire Alarm Control Panel Located Inside". Letters shall have a minimum 2" font height sign is white letters on red background.

6. Portable Fire Extinguishers Required – 2A:10BC type fire extinguishers having a minimum size of 5 lbs are required throughout the building at every 75' of travel or every 3,000 square feet of space or in locations approved by the Fire Department.
7. **Building Address** – A minimum 12-inch address shall be installed on the exterior of the building. If there are individual tenant spaces / suites, 6-inch address numbers shall be installed on the entrance door to the business. Address numbers shall be installed on a contrasting background so as to be visible from the street.

8. **Key Box** – It is highly recommended that a key box such as a “Knox Box” be located at the main front entrance of building for emergency access of the building in the event of an emergency during non-business hours. The location of key box shall be determined by the Stockton fire department. Contact Stockton fire prevention for Knox box/padlock purchase.

9. **Fire Lanes** - Red-curbing and fire lane signage shall be installed within the parking lot and around the entire drive lane at all landscape island curbs and/or in areas as required by the Stockton Fire Department.

10. **Electrical Room Signage** - Signage is required to identify the interior electrical rooms. Sign is white letters on red background with minimum 2" high font size.

11. **Fire Control Room** – The room contains fire sprinkler riser is considered a fire control room (148.1). Rooms containing sprinkler riser, fire alarm control panel, spare sprinkler heads etc. shall have room door identified. Label “Fire Control Room” Minimum 4" exterior and 2" interior letters contrasting in color to the background. Fire control room shall be 1 hour minimum fire resistive construction.

12. **Elevator Requirements** – Elevator recall services to be provided for the new elevator shall be installed. A separate fire permit will be required to incorporate this function as part of the fire alarm system.

13. **Mechanical Systems Labeling Guidelines** – All piping, containers and storage area for hazardous and non-hazardous material shall be appropriately identified with product labels that are to be installed at every 20 feet (linear) apart and in the direction of product flow.

14. **Mechanical Equipment Room Sign** – Door into mechanical equipment room shall be marked with a plainly visible and legible sign stating "MECHANICAL EQUIPMENT ROOM" or similar approved wording. Sign is white letters on red background with minimum 2" high font size.

15. **Duct Detectors in Air Handling Units** – Where in-duct smoke detectors are installed in air handling units that are located more than 10 feet above finished floor (a.f.f.) or in arrangements where the detection alarm indicator is not visible to responding personnel, the detectors provided with remote alarm indicators and test switch plates. Remote alarm indicators and test switch plates shall be installed in an accessible location and shall be clearly labeled to indicate both their functions and the air handling unit(s) associated with each detector and test switch plate.

16. **Duct Detectors** – Duct smoke detectors that are installed within the HVAC system (AHU's and Smoke Dampers) shall meet the California Mechanical Code for installation and the California Fire Code (Chapter 9, Section 907.12). Such detectors shall be interconnected to the buildings' main fire alarm control panel and zoned separately.

**Additional Permits Required For:**

- Fire Sprinkler System Alterations
- Automatic Fire Alarm System Alterations

**Final Fire Department Inspection Required** – to verify that requirements for fire protection facilities have been met, and actual construction of all fire protection equipment has been completed in accordance with the approved plan. **Should you have any questions contact Robert Kubena at (209) 937-8835.**
EMERGENCY NOTICE AND ORDER TO VACATE
WITH RELOCATION BENEFITS
(NOTICE OF VIOLATIONS 7 PAGES)
UNLESS ALL VIOLATIONS ARE CORRECTED AND
APPROVED BY 5 PM SEPTEMBER 14, 2011

SEPTEMBER 14, 2011

BENNITT, CHRISTOPHER
PO BOX 8346
STOCKTON, CA 95208

RE: 133 S CALIFORNIA ST (149-130-10)
CASE #07-114638

An inspection on August 31, 2011, of the above-mentioned property belonging to Christopher Bennitt, found the structure to be substandard and/or a dangerous building under Stockton Municipal Code section 15.24.030 and Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, chapter 3, section 302. The City of Stockton found the following substandard and/or hazardous condition(s) as noted on the attached list of violations.

These conditions pose such an immediate threat to the life, limb, health, safety, and welfare of the public at large and the occupants of this property and constitute an emergency. Therefore, notice is hereby given that this property must be vacated by September 14, 2011, pursuant to Health and Safety Code sections 17980 - 17990 et seq., and/or the Uniform Code for the Abatement of Dangerous Buildings section 401.2 et seq., as adopted by Stockton Municipal Code section 15.28.010; unless all violations are corrected and approved before that date. The lessor cannot retaliate against a lessee pursuant to Section 1942.5 of the Civil Code.

A copy of this Notice and Order to Vacate will be posted on the property. No person shall remain or enter the posted property unless a permit has been acquired to repair, demolish, or remove the building. No person shall remove or deface any such Notice after it is posted until the required repairs, demolition, or removal has been completed and approved by the City of Stockton. Any person violating these provisions is guilty of a misdemeanor and is subject to imprisonment in the County jail for up to six months or a fine of $1,000, or both.
Christopher Bennitt  
Case # 07-114638  
Re: 133 S CALIFORNIA ST

Any person having record title or legal interest in this property has the right to appeal the City's action by submitting the hearing fee of $83.50 with an appeal request form to this office within ten (10) days of the postmarked date of this letter, pursuant to Stockton Municipal Code (S.M.C.) section 1.44.070. Submission of an appeal does not stay the Order to Vacate the premises (Uniform Code for the Abatement of Dangerous Buildings, Section 504 and Uniform Housing Code Section 1204). Failure to file such an appeal shall constitute a waiver of all rights to an Administrative Hearing and adjudication of the Notice and Order or to any portion thereof.

Failure to abate the violations may result in reinspection fee(s) for each inspection until compliance is obtained. The amount charged for reinspection(s) is determined by the fee schedule of the individual departments. In addition, non-compliance may result in further action being taken against you, including, but not limited to, issuance of Administrative Citations, the violation(s) being abated at your expense, a charge of an Administrative fee for tenant relocation of up to $2,530.00 per unit and/or assessment of civil penalties of up to $1,000 per day. All violations listed herein must be abated by repair and approved prior to re-occupancy. Required permits for repairs or demolition must be obtained before commencing work.

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

Pursuant to Stockton Municipal Code Section Title 1, Chapter 1.52, as legal owner of said property, you may be held responsible by the City of Stockton for payment of relocation benefits for displaced tenants as a result of this Notice and Order to Vacate.

If you have any questions, contact Chuck Lamar at 209-937-8399

MIKE NIBLOCK
INTERIM DIRECTOR
COMMUNITY DEVELOPMENT

ERIC ELIAS
INTERIM DEPUTY DIRECTOR / BUILDING DIVISION

EE: ba

CC: FIRE DEPARTMENT
EMERGENCY NOTICE AND ORDER TO VACATE
SUBSTANDARD AND/OR DANGEROUS BUILDING
WITH RELOCATION BENEFITS

Christopher Bennitt
Case # 07-114638
Re: 133 S CALIFORNIA ST

Page 3 of 7

Code Enforcement List of Violations NSS #80040 APRIL 22, 2009

1. Pursuant to Building Permit #07-5835 and provisions of the 1997 Uniform Code for the
Abatement of Dangerous Buildings, Chapter 4, section 401.2.3.1, commence the repairs
of the fire damaged structure. This shall include, but not be limited to, repair and/or
replacement of the roof and any affected roof assemblies (trusses, joists, girders,
sheeting, etc.), repair and/or replacement of electrical circuits, connections, fixtures, etc.
(as may be required by the National Electrical Code and Stockton Municipal Code),
repair and/or replacement of plumbing fixtures and/or connections within those areas
affected by the fire, repair and/or replacement of wall, ceiling and/or floor materials
affected by the fire, and repair and/or replacement of any mechanical systems
(mechanical vents, heaters, etc.) that may have been affected by the fire (pursuant to
the Uniform Plumbing Code and the Uniform Mechanical Code). NOTE: Any changes,
additions, and/or alterations to existing, permitted, plumbing, electrical, mechanical
and/or structural systems and/or assemblies shall be added to the scope of the work
described within this Permit and the Building Division may require additional plan
submissions for approval. Failure to properly describe the scope of the work to be done
and/or submit plans, as may be necessary, for the rehabilitation of the structure may
result in additional Notices being issued and fines/fees to be charged as may be
appropriate.
UCADB 302.13
SMC 13-301, 302, 303, 305

2. As may be required by the City of Stockton Fire Marshall, submit plans to the
Community Development Department, Building Division, for the repair/replacement of
the fire damaged secondary emergency egress stairway/landings on the west side of the
structure. Plans shall also include any additions and/or corrections to existing, or
needed upgrades, to other fire/life/safety systems, assemblies and/or installations
required to conform with applicable fire codes. Upon plan approval, obtain the
necessary permit for the repair/replacement, correct the violation and have all work
inspected and approved by the appropriate inspecting authority.
UCADB 302.2
UCADB 302.16
SMC 13-301, 302, 303, 305

3. Remove all peeling and/or chipping paint from the exterior window frames and properly
weatherize all exterior wood members of the structure.
SMC 14-402.1(b)7iii
EMERGENCY NOTICE AND ORDER TO VACATE
SUBSTANDARD AND/OR DANGEROUS BUILDING
WITH RELOCATION BENEFITS

Christopher Bennit
Case # 07-114638
Re: 133 S CALIFORNIA ST

Code Enforcement List of Violations NSS #80040 APRIL 22, 2009

Deadline to Correct Violations

4. Repair, or replace, all 2nd and 3rd floor residential unit ventilation windows that will not properly open, close, or stay open without the use of a propping device.
   SMC 14-402.1(b)1vii
   SMC 14-402.1(b)9

A. The fire damaged westerly secondary egress stairwell shall be removed no later than May 10, 2009.

B. Plans, as may be required to satisfy the requirements for the corrections of the conditions described in Violation #2, shall be submitted to the Community Development Department and/or Fire Department (as may be procedurally appropriate), no later than May 28, 2009.

C. Upon approval of plans required for fire/life/safety conditions described in Violation #2, obtain the necessary permit, or have the scope of the work added to Permit #07-5835, and all work shall be completed, inspected and approved no later than 180 calendar days from plan approval.

BE ADVISED:
No portion of the structure that is currently vacant shall be re-occupied until all violations and/or conditions described herein have been corrected, inspected and approved. Also, should any, currently, occupied portions of the structure become vacant due to closure of the business and/or concern therein, or eviction, that portion of the structure shall not be re-occupied until all violations and/or conditions described herein have been corrected, inspected and approved.

continued
EMERGENCY NOTICE AND ORDER TO VACATE SUBSTANDARD AND/OR DANGEROUS BUILDING WITH RELOCATION BENEFITS

Christopher Bennitt
Case # 07-114638
Re: 133 S CALIFORNIA ST

Listed below are violations/conditions which do not render the building dangerous but are a component part of this Notice and Order and must be corrected by September 14, 2011 to bring this property into compliance with the Stockton Municipal Code.

Dignity Alcove (formerly Yale Apartments),

As requested by PG&E a joint inspection was made at 133 S California St. on August 31, 2011 by John Freitas, City Supervising Inspector, and a number of PG&E engineers and technicians. The request was based on an inspection made by a PG&E meter technician who observed what appeared to be electrical modifications that had been made to the electrical system.

Prior to the meeting research was conducted that indicated that a number of building permits had been issued or applied for but never completed. Two building permits had been applied for at 133 S. California St. Permit # 07-5835 for the repairs to fire damage, had been issued with only one inspection requested for partial roof framing, which was approved. No other inspections were requested and the permit was closed due to lack of activity. The second permit # 10-4038 for the construction of a new elevator and exit stair enclosure was applied for but never approved. No response to plan check comments were received. The stair enclosure was to replace the second stair case that was removed due to the fire. Also permit #98-3890 at 143 S. California St., same building, was issued for the replacement of (2)-100 amp electrical panels. A rough electrical inspection was made and approved, but no final inspection was requested. The permit was also closed due to lack of activity. Research also indicated that Neighborhood Services has an outstanding Notice of Violation that has not been addressed; a number or requirements in City Planning's USE Permit #09-95 and Fire Department Permit # 09-161 have not been addressed.

Upon the inspection, the following item were found:

1. Most of the electrical metering equipment had electrical code violations, example: incorrect wire sizes, working clearance, exposed and doubled up wiring.
2. Electrical installations done throughout the building without permits & inspections in both the residential tenant and commercial areas.
3. Work completed without permits or inspections in the 2nd & 3rd floor units, example: new gas wall heaters, bathroom upgrades, misc. electrical, etc.
EMERGENCY NOTICE AND ORDER TO VACATE
SUBSTANDARD AND/OR DANGEROUS BUILDING
WITH RELOCATION BENEFITS

Christopher Bennitt
Case # 07-114638
Re: 133 S CALIFORNIA ST

4. Kitchen facilities installed on the first floor commercial area for the preparation of meals for the occupants on the 2nd & 3rd floor.
5. Illegal & exposed electrical in the basement.
6. The second means of egress from the 2nd & 3rd floors has been removed and not replaced.
7. The plan submitted for the review of the new elevator and second stair enclosure has not been progressing toward completion.
8. Final inspections have not been completed and inspected for the now expired permits # 07-5835 and 98-3890 (new permits will be required to final).
9. The terms and conditions of USE Permit #09-95 have not been completed.
10. A number of items required in the City of Stockton Fire Department permit # 09-161 have not been complied with such as approval and inspection of the fire alarm and sprinkler system, numbering of the tenant units spaces and street building address.
11. Non-compliance with Neighborhood Services Notice of Violation #80040 issued on 4/22/09. That also included that no tenants were to occupy the residential areas for which the owner has allowed some units to be occupied with out approvals in violation of the Notice.

The Notice of Violation by Neighborhood Services was specific, direct and included time lines that had not been met by the owner. With concurrence from Fire and Neighborhood Services, Building Division recommends that Neighborhood Services notify the owner as per California Building Code Section 116 that the building is not in compliance and is deemed to be Unsafe for occupancy.

Eric G. Elias
Interim Deputy Director / Building Division
Community Development Department
City of Stockton
(209) 937-8842
EMERGENCY NOTICE AND ORDER TO VACATE
SUBSTANDARD AND/OR DANGEROUS BUILDING
WITH RELOCATION BENEFITS

Christopher Bennitt
Case # 07-114638
Re: 133 S CALIFORNIA ST

Re: Dignity Alcove (formerly Yale Apartments), 133 South California Street.

On April 6, 2011 Inspector Tim Salladay and I conducted an inspection on the fire sprinkler system at the above address. During that inspection Tim and I found numerous violations of the code with regard to the fire sprinkler installation. Christopher Bennitt, the property owner, was present at the inspection and was notified of the seriousness of the violations. Also present at the inspection was a new fire sprinkler contractor, the contractor agreed with the noted violations.

In the following months several meetings and phone conversations were conducted with no less than three fire sprinkler contractors on the topic of fixing the violations noted with the fire sprinklers. No plans were submitted to the Fire Department until 29 August 2011.

On 6 June 2011 Mr. Bennitt attended a meeting with Fire Marshal Matt Duaimie and I, at that meeting Mr. Bennitt stated that he had a tenant for the building and needed to get occupancy. Mr. Bennitt was informed that because of the violations found with the fire sprinkler installation that the Fire Department could not give him occupancy of the building until the violations were corrected. Mr. Bennitt was ask to provide a timeline for all corrections so we could work out a plan to help with getting the occupancy. He was also told that all outstanding permits needed to be finalized and the Building Department would also have to be approves before re-occupancy.

Currently the building has one approved open permit 09/10-464 for the fire alarm, one permit 10-4038 that was disapproved on 12 Jan 2011 and has not been resubmitted, and one permit that is in plan review submitted on 29 Aug 2011.

Due to the outstanding and unresolved permits and violations this building is not in compliance with the California Building Code and California Fire Code and is deemed Unsafe for Occupancy.

Michael Magee
Fire Prevention Specialist
Stockton Fire Department
209-937-8215
Details

Property
Address 135 S CALIFORNIA ST
Zipcode 95202
APN 14913010

Ownership
Name BENNITT, CHRISTOPHER
Address 4643 QUAIL LAKES DR STE
123 STOCKTON, CA 95207
Owner NULL
Business Name
In Care Of NULL
Deed 2000R086705
Number
Deed Date 2000-08-01
Assessor Use 113
Code
Assessor Use STORE W/RES UNIT OR
Description UNITS

Land
Acres 0.23
Sq. Ft. 10,107.28
Zone CD
General Plan Commercial
Subdivision EAST OF CENTER
Lat/Long 37.95186809,
-121.28434222
Deed Number 2000R086705
Deed Date 2000-08-01
FEMA Flood Zones XLEV 100.00%
FEMA Flood Panels 06077C0460F
FEMA LOMR Date 2013-07-22
Annexation Name INCORPORATION
Annexation Ordinance
Annexation Date 7/23/1850
Acreage 959.09000000

City Districts
City Limits IN
City Council DISTRICT 5
Garbage Service Waste Management
Garbage PickUp Thursday
Water Service CALIFORNIA WATER
COMPANY stockton
School District
Census Tract 1
Police District Civic Center
Police RD 0105
Fire District STOCKTON
Fire Response (City Only) 2
Design District OUT
Greater Downtown IN

Valuation
Structures $516,653
Land $82,663
Agricultural $0
Person $0

Land Management (test)
Use
Location Code 1104
Use Description MULTI-FAMILY UNIT-APTS.
Address 133 S CALIFORNIA ST

184830 5411 GROCERY STORES
147 S CALIFORNIA ST

184832 5812 EATING PLACES
433 E WASHINGTON ST

184834 7641 REUPHOLSTERY AND FURNITUR
135 S CALIFORNIA ST

184836 7241 BARBER SHOPS
137 S CALIFORNIA ST

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ANNUAL FIRE INSPECTION

BUSINESS NAME: Chris Bennett
ADDRESS: 133 S. California St., Ste #

STOCKTON BUS LIC: [ ] Yes [ ] No Lic #
FIRE PREMISES CERTIFICATE: [ ] Yes [ ] No [ ] N/A

BUSINESS OWNER / REP
PHONE:
CELL PHONE:

DATE OF INSPECTION: 12/9/16
2nd Inspection Code Compliance

HAS INFORMATION CHANGED? [ ] Yes [ ] No

OCCUPANCY INFORMATION: (Check Business Type)

[ ] A - Place of Assembly
Occupancy Load

[ ] B - Business/City Buildings

[ ] C - Food Establishment

[ ] D - Manufacturing

[ ] E - Hazardous Materials

[ ] F - Fabrication
Storage area sq. ft.

[ ] G - Storage Area sq. ft.

[ ] H - Repair Garage

[ ] M - Merchandise/Retail Sales

OTHER:
Number of Units
Number of Units Checked:

R-1 HOTEL

R-2 RESIDENCE

OCCUPANCY INFORMATION: (Check Business Type)

LIST OPERATIONAL FIRE PERMIT(S):

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NOTICE OF VIOLATION: Number corresponds with violation(s) on back of this form

A: Electrical
B: Special Hazards
C: Exit / Fire Protection System
D: Exiting
E: General Housekeeping

CFC Sec. 105 Permit(s) Needed
Initial Inspection: [ ] No Hazards Noted [ ] Violation(s) Noted
Reinspection date:

Second Inspection: [ ] Violation(s) Corrected [ ] Violation(s) not Corrected
Reinspection date:

Third Inspection: [ ] Violation(s) Corrected [ ] Violation(s) not Corrected
Notify FPD date:

NOTES:

Inspector: [ ] 9110 ID: 9110 Unit: C Shift: Contact Phone: 937-8552

Responsible Signature: Date: 12/9/16

White Original - Fire Prevention □ Yellow Copy - Co Pile □ Pink Copy - Property Owner

FD-18 Revised 06/26/13
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:**

**ADDRESS:** 133 S. California, Ste #

**STOCKTON BUS LIC:** □ Yes  □ No  Lic #: 

**FIRE PERMIT CERTIFICATE:** □ Yes  □ No  □ N/A

**BUSINESS OWNER / REP:**

**PHONE:**

**CELL PHONE:**

**DATE OF INSPECTION:** 10-2-13  2nd Inspection  Code Compliance

**HAS INFORMATION CHANGED?** □ Yes  □ No

**OCCUPANCY INFORMATION**

□ A - Place of Assembly
   Occupancy Load:

□ B - Business/City Buildings
   Storage area sq. ft.:

□ C - Fabrication
   Storage area sq. ft.:

□ D - Hazardous Materials
   Storage Area sq. ft.:

□ R-1 HOTEL  □ R-2 RESIDENCE
   Number of Units
   Number of Units Checked:

□ M - Merchandise/Retail Sales
   Number of Units:

**OTHER:**

**LIST OPERATIONAL FIRE PERMIT(S)**

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**CFC Sec. 105 Permit(s) Needed**

Initial Inspection: □ No Hazards Noted  □ Violation(s) Noted  Reinspection date:

Second Inspection: □ Violation(s) Corrected  □ Violation(s) not Corrected:  Reinspection date:

Third Inspection: □ Violation(s) Corrected  □ Violation(s) not Corrected:  Notify FPD date:

**NOTES:** No violations noted. Working to FPB for emergency reinspection.

---

Inspector: Edwards  ID #: 9154  Unit:  ED Shift:  Contact Phone: 937-8550

Responsible Signature:  Date:

White Original - Fire Prevention  Yellow Copy – Co File

FD-18 Revised 06/07/10
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

ANNUAL FIRE INSPECTION

BUSINESS NAME: Yale Apartments
ADDRESS: 133 S. California St., Sto # 

STOCKTON BUS LIC: ☐ Yes ☐ No Lic #: 
FIRE PERMIT CERTIFICATE: ☐ Yes ☐ No ☐ N/A

BUSINESS OWNER / REP: 
PHONE: 
CELL PHONE: 

DATE OF INSPECTION: 8/15/12 2nd Inspection: 

HAS INFORMATION CHANGED? ☐ Yes ☐ No

OCCUPANCY INFORMATION

☐ A - Place of Assembly
   Occupancy Load

☐ B - Business/City Buildings

☐ F - Fabrication
   Storage area sq. ft.

☐ H - Hazardous Materials

☐ M - Merchandise/Retail Sales
   Number of Units
   Number of Units Checked

☐ R-1 HOTEL ☑ R-2 RESIDENCE
   Storage Area sq. ft.

☐ S-1 - Repair Garage

OTHER:

LIST OPERATIONAL FIRE PERMIT(S):

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</table>

CFC Sec. 105 Permit(s) Needed

Initial Inspection: ☑ No Hazards Noted ☐ Violation(s) Noted
Reinspection date: 

Second Inspection: ☐ Violation(s) Corrected ☐ Violation(s) not Corrected
Reinspection date: 

Third Inspection: ☐ Violation(s) Corrected ☐ Violation(s) not Corrected
Notify FPD date: 

NOTES: Exit door needs panic hardware, stand pipe valve locked, needs breakaway lock.

WORKING WITH INSPECTOR SALLADY, NO VIOLATIONS AT THIS TIME.

Inspector: Edwards ID #: 9154 Unit: E2 Shift: C Contact Phone #: 437-8552

Responsible Signature: __________________________ Date: __________________________

White Original - Fire Prevention • Yellow Copy - Co Files

FD-18 Revised 06/07/10
# ANNUAL FIRE INSPECTION

**BUSINESS NAME:** Yale Apartments  
**ADDRESS:** 133 S. California  
**STOCKTON BUS LIC:** [ ] Yes  [ ] No  [ ] Lic #  
**FIRE PERMIT CERTIFICATE:** [ ] Yes  [ ] No  [ ] N/A  

**BUSINESS OWNER / REP:**  
**PHONE:**  
**CELL PHONE:**  
**DATE OF INSPECTION:** 10-19-11  
**HAS INFORMATION CHANGED?** [ ] Yes  [ ] No  

### OCCUPANCY INFORMATION

- [ ] A - Place of Assembly
- [ ] B - Business/City Buildings
- [ ] C - Storage
- [ ] D - Building Occupancy
- [ ] E - Fire Protection
- [ ] F - Fabrication
- [ ] G - High Piled Storage
- [ ] H - Hazardous Materials
- [ ] M - Merchandise/Retail Sales
- [ ] N - Residential
- [ ] O - Storage Area

**NUMBER OF UNITS:** 1

### LIST OPERATIONAL FIRE PERMITS(S)

<table>
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<tr>
<th>Permit Type Required</th>
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### NOTICE OF VIOLATION

A: Electrical
B: Special Hazards
C: Ext / Fire Protection System
D: Exitling
E: General Housekeeping

<table>
<thead>
<tr>
<th>Violation(s) Noted</th>
<th>Violation(s) Noted</th>
<th>Reinspection date:</th>
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<tbody>
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**CFC Sec. 105 Permit(s) Needed**

- Initial Inspection:  
  - [ ] No Hazards Noted
  - [ ] Violation(s) Noted
  - Reinspection date:  
- Second Inspection:  
  - [ ] Violation(s) Corrected
  - [ ] Violation(s) not Corrected
  - Reinspection date:  
- Third Inspection:  
  - [ ] Violation(s) Corrected
  - [ ] Violation(s) not Corrected
  - Notify FPD date:  

### NOTES:

- VACANT

**Inspector:** Edwards  
**ID #: 9154**  
**Unit:**  
**Shift:** C  
**Contact Phone #: 939-8552**

**Responsible Signature:**  
**Date:**

---

**White Original - Fire Prevention**  
**Yellow Copy - Co File**

**FD-18 Revised 06/07/10**
Details

**Property**
- Address: 137 S CALIFORNIA ST
- Zipcode: 95202
- APN: 14913010

**Ownership**
- Name: BENNITT, CHRISTOPHER
- Address: 4643 QUAIL LAKES DR STE 123 STOCKTON, CA 95207
- Owner: NULL
- Business Name: NULL
- In Care Of: NULL
- Deed: 2000R086705
- Deed Number: 2000R086705
- Deed Date: 2000-08-01
- Assessor Use: 113
- Code: NULL
- Description: STORE W/RES UNIT OR UNITS

**Land**
- Acres: 0.23
- Sq. Ft.: 10,107.28
- Zone: CD
- General Plan: Commercial
- Subdivision: EAST OF CENTER
- Lat/Long: 37.95180812, -121.28432713
- FEMA Flood Zones: XLEV 100.00%
- FEMA Flood Panels: 05077C0460F
- FEMA LOMR Date: 2013-07-22
- Annexation Name: INCORPORATION
- Annexation: 00000000
- Ordinance: NULL
- Annexation Date: 7/23/1850
- Annexation Acreage: 959.98000000

**City Districts**
- City Limits: IN
- City Council: DISTRICT 5
- Garbage Service: Waste Management
- Garbage PickUp: Thursday
- Water Service: CALIFORNIA WATER COMPANY
- School District: stockton
- Census Tract: 1
- Police District: Civic Center
- Police RD: 0105
- Fire District: STOCKTON
- Fire Response (City Only): 2
- Design District: OUT
- Greater Downtown: IN

**Valuation**
- Structures: $516,853
- Land: $82,663
- Agricultural Person: $0

**Land Management (test)**
- Use Location Code
  - 106992 1104: MULTI-FAMILY UNIT-APTS.
  - 184830 5411: GROCERY STORES
  - 184832 5812: EATING PLACES
  - 184834 7641: REUPHOLSTERY AND FURNITUR
  - 184836 7241: BARBER SHOPS

**APN History**
- APN History: NULL
- Last Date: NULL
- Last Change: NULL
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</table>
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Chris Bennett  
**ADDRESS:** 33 S. California St., Ste #  
**STOCKTON BUS LIC:** Yes  
**FIRE PERMIT CERTIFICATE:** Yes  
**BUSINESS OWNER / REP:**  
**DATE OF INSPECTION:** 12/9/16  
**HAS INFORMATION CHANGED?** No  
**OCCUPANCY INFORMATION:** (Check Business Type)

- A - Place of Assembly
  - Occupancy Load
- B - Business/City Buildings
- C - Fab-fication
- D - Hazardous Materials
- E - Miscellaneous
- F - Hazardous Materials
- G - Residential
- H - Fire Protection System
- I - Special Hazards
- J - Public Assembly
- K - Special Use
- L - Other

**R-1 HOTEL**  
**Number of Units:** 20  
**R-2 RESIDENCE**  
**Number of Units Checked:**  
**High Piled Storage:**  
**Storage Area sq. ft.:**

**OTHER:**

**LIST OPERATIONAL FIRE PERMIT(S):**

<table>
<thead>
<tr>
<th>Permit Type Required</th>
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**NOTICE OF VIOLATION:** Number corresponds with violation(s) on back of this form.

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<th>A: Electrical</th>
<th>B: Special Hazards</th>
<th>C: Ext / Fire Protection System</th>
<th>D: Exitling</th>
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<th>Third Inspection</th>
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**NOTES:**

- Inspector:  
  - S-VA - 9110  
  - ID # 9110  
  - Unit 2  
  - Shift: C  
  - Contact Phone #: 937-8552  
  - Date: 12/9/16  

**White Original - Fire Prevention  ■ Yellow Copy - Co File  ■ Pink Copy - Property Owner**

**FPD Office Use**

- Database  
- Scan  
- SunPro

**FD-18 Revised 08/28/13**
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

ANNUAL FIRE INSPECTION

BUSINESS NAME: Dignity Above Inc. ADDRESS: 1338 SCALPELIA
STOCKTON BUS LIC: Yes □ No □ Lic #0017247 FIRE PERMIT CERTIFICATE: □ Yes □ No □ N/A
BUSINESS OWNER / REP: Mary Goughs PHONE: 528-5251 CELL PHONE: 528-0414
DATE OF INSPECTION: 11/14/14 2nd Inspection Code Compliance
HAS INFORMATION CHANGED? □ Yes □ No

OCCUPANCY INFORMATION (Check Business Type)

☐ A - Place of Assembly
  Occupancy Load ______

☐ B- Business/City Buildings

☐ F - Fabrication
  Storage Area sq. ft. ______

☐ H - Hazardous Materials

☐ M - Merchandise/Retail Sales
  Number of Units ______

☐ R-1 Hotel
  Number of Units Checked ______

☐ RE Residence

☐ High Piled Storage
  Storage Area sq. ft. ______

☐ S-1 - Repair Garage

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

<table>
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<th>Permit Type Required</th>
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NOTICE OF VIOLATION: Number corresponds with violation(s) on back of this form:

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CFC Sec. 105 Permit(s) Needed

Initial Inspection: No Hazards Noted □ Violation(s) Noted □ Reinspection date:
Second Inspection: □ Violation(s) Corrected □ Violation(s) not Corrected: Reinspection date:
Third Inspection: □ Violation(s) Corrected □ Violation(s) not Corrected: Notify FPD date:

NOTES:

Former Yale Act.

#4 13 Alarm panel 2nd floor

Knox Keys updated

Inspector: Loverin ID #: 9058 Unit: 2 Shift: C Contact Phone #: 937-8017

Date: 11/14/14

FIRE PREVENTION DIV

White Original - Fire Prevention □ Yellow Copy - Co File □ Pink Copy - Property Owner

FD-18 Revised 06/25/13
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME: ___________________________ ADDRESS: 133 S. California Ste # ______**

**STOCKTON BUS LIC: [ ] Yes [ ] No Lic # ____________ FIRE PERMIT CERTIFICATE: [ ] Yes [ ] No [ ] N/A**

**BUSINESS OWNER / REP: _______________________ PHONE: ___________________ CELL PHONE: ___________________**

**DATE OF INSPECTION: 10-2-13 2nd Inspection Code Compliance: ___________________**

**HAS INFORMATION CHANGED? [ ] Yes [ ] No**

**OCCUPANCY INFORMATION (Check Business Type):**

- [ ] A - Place of Assembly
  - Occupancy Load ____________

- [ ] B - Business/City Buildings
  - Storage area sq. ft. ____________

- [ ] F - Fabrication
  - Storage area sq. ft. ____________

- [ ] H - Hazardous Materials

- [ ] M - Merchandiae/Retail Sales
  - Number of Units __22__
  - Number of Units Checked __2__

- [ ] R-1 HOTEL __2__ RESIDENCE __2__
  - High Piled Storage
  - Storage Area sq. ft. ____________

- [ ] S-1 - Repair Garage

**OTHER:**

**LIST OPERATIONAL FIRE PERMIT(S):**

<table>
<thead>
<tr>
<th>Permit Type Required</th>
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</table>

**NOTICE OF VIOLATION:**

| A: Electrical | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 |
|--------------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|
| B: Special Hazards | | | | | | | | | | | | | | | | |
| C: Ext / Fire Protection System | | | | | | | | | | | | | | | | |
| D: Exiting | | | | | | | | | | | | | | | | |
| E: General Housekeeping | | | | | | | | | | | | | | | | |

**CFC Sec. 105 Permit(s) Needed**

- Initial inspection: [X] No Hazards Noted [ ] Violation(s) Noted
- Second inspection: [ ] Violation(s) Corrected [ ] Violation(s) not Corrected
- Third inspection: [ ] Violation(s) Corrected [ ] Violation(s) not Corrected

Reinspection date: ____________

Notify FPD date: ____________

**NOTES:**

No violations noted. Working with FPB for emergency with elevators.

_________________________________________________________________________

_________________________________________________________________________

_________________________________________________________________________

_________________________________________________________________________

Inspector: Edwards

ID # 9154 Unit __FD__ Shift __C__ Contact Phone # 937-8552

Responsible Signature: ________________ Date: ____________

White Original - Fire Prevention ■ Yellow Copy - Co File

FD-18 Revised 06/07/10
**STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION**

345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

---

**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Yale Apartments

**ADDRESS:** 133 S. California St.

**STOCKTON BUS LIC:** □ Yes □ No □ NA

**Lis #**

**FIRE PERMIT CERTIFICATE:** □ Yes □ No □ N/A

**BUSINESS OWNER / REP**

**PHONE**

**CELL PHONE**

**DATE OF INSPECTION:** 8-15-12 2nd Inspection

**HAS INFORMATION CHANGED?** □ Yes □ No

---

**OCCUPANCY INFORMATION**

- □ A - Place of Assembly
- □ B - Business/City Buildings
- □ F - Fabrication
- □ H - Hazardous Materials
- □ M - Merchandise/Retail Sales
- □ R-1 HOTEL
- □ R-2 RESIDENCE
- □ High Piled Storage
- □ S-1 - Repair Garage

**Number of Units**

**Number of Units Checked**

**OTHER**

---

**LIST OPERATIONAL FIRE PERMIT(S)**

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<thead>
<tr>
<th>Permit Type Required</th>
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**NOTICE OF VIOLATION**

- A: Electrical
- B: Special Hazards
- C: Exit / Fire Protection System
- D: Exiting
- E: General Housekeeping

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<tr>
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<th>Reinspection date:</th>
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</table>

**NOTES:** Exit door needs panic hardware, standpipe valve locked, needs breakaway lock

**# WORKING WITH INSPECTOR SALLADY # NO VIOLATIONS AT THIS TIME #**

---

**Inspector:** Edwards

**ID #:** 9154

**Unit:** E2-Shift:

**Contact Phone #:** 937-0552

---

**Responsible Signature:**

**Date:**

---

**White Original – Fire Prevention**

**Yellow Copy – Co File**

---

**FD-10 Revised 09/07/10**
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Yale Apartments

**ADDRESS:** 133 S. California

**STOCKTON BUS LIC:** □ Yes  □ No  Lic #

**FIRE PERMIT CERTIFICATE:** □ Yes  □ No  □ N/A

**BUSINESS OWNER / REP**

**PHONE:**

**CELL PHONE:**

**DATE OF INSPECTION:** 10-19-11

**HAS INFORMATION CHANGED?** □ Yes  □ NO

**OCCUPANCY INFORMATION**

- A - Place of Assembly
  - Occupancy Load
- M - Merchandise/Retail Sales
  - Number of Units
  - Number of Units Checked
- B - Business/City Buildings
- R-1 HOTEL
- R-2 RESIDENCE
- F - Fabrication
  - Storage area sq. ft.
- H - Hazardous Materials
- S-1 - Repair Garage

**OTHER:**

**LIST OPERATIONAL FIRE PERMIT(S)**

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<tr>
<th>Permit Type Required</th>
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</table>

**NOTICE OF VIOLATION:** Number corresponds with violation(s) on back of this form

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|
|   |   |   |   |   |   |   |   |   | V | V | V | V | V | V | V | V |

**CFC Sec. 105 Permits(No) Nooded**

- Initial Inspection: □ No Hazards Noted  □ Violation(s) Noted
- Second Inspection: □ Violation(s) Corrected  □ Violation(s) not Corrected
- Third Inspection: □ Violation(s) Corrected  □ Violation(s) not Corrected

**NOTES:** VACANT

**Inspector:** Edwards  ID # 9154  Unit: E2-Shift: C  Contact Phone #: 937-8552

**Responsible Signature:**

**Date:**

---

*White Original - Fire Prevention  Yellow Copy - Co File*
Details

Property
Address 139 S CALIFORNIA ST
Zipcode 95202
APN 14913010

Ownership
Name BENNITT, CHRISTOPHER
Address 4643 QUAIL LAKES DR STE 123 STOCKTON, CA 95207
Owner NULL
Business Name
In Care Of NULL
Deed 2000R086705
Number
Deed Date 2000-08-01
Assessor Use 113
Code
Assessor Use STORE W/ RES UNIT OR
Description UNITS

Land
Acres 0.23
Sq. Ft. 10,107.28
Zone CD
General Plan Commercial
Subdivision EAST OF CENTER
Lat/Long 37.55175369,
-121.2843085
Deed Number 2000R086705
Deed Date 2000-08-01
FEMA Flood Zones XLEV 100.00%
FEMA Flood Panels 06077C0469F
FEMA LOMR Date 2013-07-22
Annexation Name INCORPORATION
Ordinance
Annexation Date 7/23/1850
Annexation Acreage 959.09000000

City Districts
City Limits IN
City Council DISTRICT 5
Garbage Service Waste Management
Garbage PickUp Thursday
Water Service CALIFORNIA WATER
COMPANY stockton
School District
Census Tract 1
Police District Civic Center
Police RD 0105
Fire District STOCKTON
Fire Response (City Only) 2
Design District OUT
Greater Downtown IN

Valuation
Structures $516,553
Land $82,683
Agricultural $0
Person $0

Land Management (test)
Use
Location Code Use Description Address
106992 1104 MULTI-FAMILY UNIT-APTS. 133 S CALIFORNIA ST
184830 5411 GROCERY STORES 147 S CALIFORNIA ST
184832 5812 EATING PLACES 433 E WASHINGTON ST
184834 7641 REUPHOLSTERY AND FURNITUR 135 S CALIFORNIA ST
184836 7241 BARBER SHOPS 137 S CALIFORNIA ST

APN History
APN History NULL
Last Date NULL
Last Change NULL

APN
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<td>7251</td>
<td>SHOE REPAIR AND SHOESHINE</td>
<td>139 S CALIFORNIA ST</td>
</tr>
<tr>
<td>184840</td>
<td>7622</td>
<td>RADIO AND TELEVISION REPAIR</td>
<td>141 S CALIFORNIA ST</td>
</tr>
<tr>
<td>184842</td>
<td>5411</td>
<td>GROCERY STORES</td>
<td>143 S CALIFORNIA ST</td>
</tr>
<tr>
<td>184844</td>
<td>1100</td>
<td>DWELLING WITH COMMERCIAL</td>
<td>435 E WASHINGTON ST A</td>
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<tr>
<td>204700</td>
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<td>DWELLING WITH COMMERCIAL</td>
<td>435 E WASHINGTON ST B</td>
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<tr>
<td>204702</td>
<td>5812</td>
<td>EATING PLACES</td>
<td>437 E WASHINGTON ST</td>
</tr>
</tbody>
</table>
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

ANNUAL FIRE INSPECTION

BUSINESS NAME: Dignity Home ICU, Address: 1333 California St, Ste #__________
STOCKTON BUS LIC: Yes No Lic #00711547
BUSINESS OWNER / REP: Mary Guths
PHONE: 587-5251 CELL PHONE: 587-5614
DATE OF INSPECTION: 11/14/14 2nd Inspection Code Compliance
HAS INFORMATION CHANGED? Yes No

OCCUPANCY INFORMATION (Check Business Type)

☐ A - Place of Assembly
Occupancy Load ___

☐ B - Business/City Buildings
☐ F - Fabrication
Storage area sq. ft.

☐ M - Merchandise/Retail Sales
Number of Units: 21
Number of Units Checked: 2

☐ R-1 HOTEL ☐ R-2 RESIDENCE
☐ High Filled Storage
Storage Area sq. ft.

☐ S-1 - Repair Garage

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

Permit Type Required Permit Type Required

RECEIVED DE 0 2 2014

CITY OF STOCKTON
FIRE PREVENTION DIV.

NOTICE OF VIOLATION: Number corresponds with violations on back of this page

A: Electrical
B: Special Hazards
C: Exit / Fire Protection System
D: Exiting
E: General Housekeeping

CFC Sec. 165 Permit(s) Needed

Initial Inspection: No Hazards Noted ☐ Violation(s) Noted Reinspection date:
Second Inspection: ☐ Violation(s) Corrected ☐ Violation(s) Not Corrected: Reinspection date:
Third Inspection: ☐ Violation(s) Corrected ☐ Violation(s) Not Corrected: Notify FPD date:

NOTES:

FORMER YATE ADD.

#4 513 D AZAAR [email] 2nd FLOOR
KNOCK KEYS UPDATED

Inspector: Coverin ID # 9050
Unit: 2 Shift: C Contact Phone # 937-8017

Responsible Signature: [Signature]
Date: 11/14/14

White Original - Fire Prevention Yellow Copy - Co File Pink Copy - Property Owner

FD-18 Revised 06/26/13
BUSINESS NAME: 
ADDRESS: 133 S. California

STOCKTON BUS LIC:  
□ Yes  
□ No  
Lic # 
FIRE PERMIT CERTIFICATE:  
□ Yes  
□ No  
□ N/A  

BUSINESS OWNER / REP: 
PHONE: 
CELL PHONE: 

DATE OF INSPECTION: 10-2-13  
2nd Inspection  
Code Compliance: 

HAS INFORMATION CHANGED?  
□ Yes  
□ No

OCCUPANCY INFORMATION (Specify items below):

□ A - Place of Assembly  
Occupancy Load: 
□ B - Business/City Buildings  
□ F - Fabrication  
Storage area sq. ft: 
□ H - Hazardous Materials  
□ R-1 HOTEL  
Number of Units: 22  
□ R-2 RESIDENCE  
□ High Piled Storage  
Storage Area sq. ft: 
□ S-1 - Repair Garage

OTHER:

LIST OPERATIONAL FIRE PERMIT(S):

<table>
<thead>
<tr>
<th>Permit Type Required</th>
<th>Permit Type Required</th>
<th>Permit Type Required</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
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</table>

NOTICE OF VIOLATION:

<table>
<thead>
<tr>
<th>A: Electrical</th>
<th>B: Special Hazards</th>
<th>C: Ext./Fire Protection System</th>
<th>D: Exiting</th>
<th>E: General Housekeeping</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

CFC Sec. 105 Permit(s) Needed

Initial Inspection:  
□ No Hazards Noted  
□ Violation(s) Noted
Reinspection date: 

Second Inspection:  
□ Violation(s) Corrected  
□ Violation(s) not Corrected:  
Reinspection date: 

Third inspection:  
□ Violation(s) Corrected  
□ Violation(s) not Corrected:  
Notify FPD date: 

NOTES: No violations noted. *Working w/FPB for occupancy with elevator.

Inspector: Edwards  
ID # 9154  
Unit:  
Shift:  
Contact Phone # 937-8552

Responsible Signature: 

Date: 

White Original - Fire Prevention  ❋ Yellow Copy - Co File

FD-16 Revised 06/07/10
## ANNUAL FIRE INSPECTION

**BUSINESS NAME:** Yale Apartments  
**ADDRESS:** 133 S. California St.  

**STOCKTON BUS LIC:** Yes □ No □ Lic # ________  
**FIRE PERMIT CERTIFICATE:** Yes □ No □ N/A  
**BUSINESS OWNER / REP:** ____________  
**PHONE:** ________  
**CELL PHONE:** ________  
**DATE OF INSPECTION:** 08/15/12  
**2nd Inspection** ________  
**Code Compliance** ________  
**HAS INFORMATION CHANGED?** Yes □ No □  

### OCCUPANCY INFORMATION (Check Business Type)

- □ A - Place of Assembly  
  - Occupancy Load ________  
- □ B - Business/City Buildings  
- □ C - Hospital/Residence  
  - Number of Units ________  
  - Number of Units Checked ________  
- □ D - Fabrication  
  - Storage area sq. ft. ________  
- □ E - Hazardous Materials  
- □ F - High Piled Storage  
  - Storage Area sq. ft. ________  
- □ G - Repair Garage  
- □ H - Other  

### LIST OPERATIONAL FIRE PERMIT(S)

<table>
<thead>
<tr>
<th>Permit Type Required</th>
<th>Permit Type Required</th>
<th>Permit Type Required</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### NOTICE OF VIOLATION

<table>
<thead>
<tr>
<th>A: Electrical</th>
<th>B: Special Hazards</th>
<th>C: Ext / Fire Protection System</th>
<th>D: Exiting</th>
<th>E: General Housekeeping</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
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</table>

**CFC Sec. 165 Permit(s) Needed**

<table>
<thead>
<tr>
<th>Initial Inspection</th>
<th>Second Inspection</th>
<th>Third Inspection</th>
<th>Reinspection date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>□ No Hazards Noted</td>
<td>□ Violation(s) Noted</td>
<td>□ Violation(s) Not Corrected</td>
<td>Reinspection date:</td>
</tr>
</tbody>
</table>

**NOTES:** Exit door needs panic hardware, Standpipe valve leaked, needs breakaway lock

**# WORKING WITH INSPECTOR SALLADY # NO VIOLATIONS AT THIS TIME #**

**Inspector:** Edwards  
**ID #: 9154**  
**Unit E2**  
**Shift: C**  
**Contact Phone #: 937-8552**

**Responsible Signature:** ________  
**Date:** ________  

**White Original - Fire Prevention**  
**Yellow Copy - Co File**

**FD-18 Revised 06/07/10**
## ANNUAL FIRE INSPECTION

**BUSINESS NAME:** Yale Apartments  
**ADDRESS:** 133 S. California  
**STOCKTON BUS LIC:**  
**LIC #:**  
**FIRE PERMIT CERTIFICATE:**  
**Yes**  
**No**  
**N/A**  

**BUSINESS OWNER / REP:**  
**PHONE:**  
**CELL PHONE:**  
**DATE OF INSPECTION:** 10-19-11  
**2nd Inspection**  
**Code Compliance**  
**HAS INFORMATION CHANGED?**  
**Yes**  
**No**  

### OCCUPANCY INFORMATION

<table>
<thead>
<tr>
<th>Type</th>
<th>Description</th>
<th>Code</th>
<th>Capacity</th>
</tr>
</thead>
<tbody>
<tr>
<td>A - Place of Assembly</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Occupancy Load | ☐ |  |
| B - Business/City Buildings |  
Storage area sq. ft. | ☐ |  |
| M - Merchandise/Outlets |  
Number of Units | ☐ |  |
| R-1 HOTEL |  
Number of Units Checked | ☐ |  |
| R-2 RESIDENCE |  
Storage Area sq. ft. | ☐ |  |
| S-1 - Repair Garage |  
Number of Units | ☐ |  |

### OTHER:

<table>
<thead>
<tr>
<th>Permit Type Required</th>
<th>Permit Type Required</th>
<th>Permit Type Required</th>
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</table>

### LIST OPERATIONAL FIRE PERMIT(S)

<table>
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<tr>
<th>Permit Type Required</th>
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</table>

### NOTICE OF VIOLATION:

<table>
<thead>
<tr>
<th>Section</th>
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</thead>
<tbody>
<tr>
<td>A: Electrical</td>
<td>☐ 1</td>
<td>☐ 2</td>
</tr>
<tr>
<td>B: Special Hazards</td>
<td>☐ 1</td>
<td>☐ 2</td>
</tr>
<tr>
<td>C: Extinguish/Fire Protection System</td>
<td>☐ 1</td>
<td>☐ 2</td>
</tr>
<tr>
<td>D: Exit</td>
<td>☐ 1</td>
<td>☐ 2</td>
</tr>
<tr>
<td>E: General Housekeeping</td>
<td>☐ 1</td>
<td>☐ 2</td>
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</table>

### CFC Sec. 105 Permit(s) Needed:

<table>
<thead>
<tr>
<th>Initial Inspection</th>
<th>☐ No Hazards Noted</th>
<th>☐ Violation(s) Noted</th>
<th>☐ Reinspection date:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Second Inspection</td>
<td>☐ Violation(s) Corrected</td>
<td>☐ Violation(s) not Corrected</td>
<td>☐ Reinspection date:</td>
</tr>
<tr>
<td>Third Inspection</td>
<td>☐ Violation(s) Corrected</td>
<td>☐ Violation(s) not Corrected</td>
<td>☐ Notify FPD date:</td>
</tr>
</tbody>
</table>

### NOTES:

VACANT

Inspector: Edwards  
ID #: 9154  
Unit: E2  
Shift: C  
Contact Phone #: 939-8552

Responsible Signature:  
Date:

**White Original - Fire Prevention**  
**Yellow Copy - Co File**
### Details

**Property**
- Address: 141 S CALIFORNIA ST
- Zipcode: 95202
- APN: 14913010

**Ownership**
- Name: BENNETT, CHRISTOPHER
- Address: 4643 QUAIL LAKES DR STE 123 STOCKTON, CA 95207
- Owner: NULL
- Business Name: NULL
- In Care Of: NULL
- Deed: 2000R086705
- Number: NULL
- Deed Date: 2000-08-01
- Assessor Use 113 Code: NULL
- Assessor Use STORE W/RES UNIT OR Description: NULL

**Land**
- Acres: 0.23
- Sq. Ft: 10,107.28
- Zone: CD
- General Plan: Commercial
- Subdivision: EAST OF CENTER
- Lat/Long: 37.95170026, -121.28428634
- Deed Number: 2000R086705
- Deed Date: 2000-08-01
- FEMA Flood Zones: XLEV 100.00%
- FEMA Flood Panels: 06077C0460F
- FEMA LOMR Date: 2013-07-22
- Annexation Name: INCORPORATION
- Annexation: 0.00000000
- Ordinance: NULL
- Annexation Date: 7/23/1950
- Annexation: 959.09000000

**City Districts**
- City Limits: IN
- City Council: DISTRICT 5
- Garbage Service: Waste Management
- Garbage PickUp: Thursday
- Water Service: CALIFORNIA WATER COMPANY
- School District: stockton
- Census Tract: 1
- Police District: Civic Center
- Police RD: 0105
- Fire District: STOCKTON
- Fire Response (City Only): 2
- Design District: OUT
- Greater Downtown: IN

**Valuation**
- Structures: $516,653
- Land: $82,663
- Agricultural: $
- Person: $0

**APN History**
- APN History: NULL
- Last Date: NULL
- Last Change: NULL

---

### Land Management (test)

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<td>184830</td>
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<td>184832</td>
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<td>433 E WASHINGTON ST</td>
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<td>Business</td>
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<tr>
<td>184838</td>
<td>7251</td>
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<td>1100</td>
<td>DWELLING WITH COMMERCIAL</td>
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<td>1100</td>
<td>DWELLING WITH COMMERCIAL</td>
</tr>
<tr>
<td>204702</td>
<td>5812</td>
<td>EATING PLACES</td>
</tr>
</tbody>
</table>
### Stockton Fire Department

**Occupancy:** DIGNITY'S ALCove INC  
**Occupancy ID:** 98891  
**Address:** 141 S CALIFORNIA STS  
**STOCKTON CA 95202**

**Inspection Type:** RE-INSPeCTION  
**Inspection Date:** 10/21/2020  
**By:** Keener, Pauline (12020)  
**Time In:** 09:00  
**Time Out:** 10:00  
**Authorized Date:** 10/21/2020  
**By:** Keener, Pauline (12020)

### Inspection Topics:

#### GENERAL INFORMATION

**Permit Type Required**  
CFC 105 - List all required Operational Fire Permits  
**Status:** Approved  
**Notes:** R-2 Hood and Duct

#### BUILDING INFORMATION

**Knox box in place?**  
Confirm the keys are current, update as needed.  
**Status:** Approved  
**Notes:** Keys need to be reviewed

**10/21/2020 all keys have been reviewed and proper keys are in the k Knox box located by the door to 133 S California**

**Fire alarm?**  
Does the FACP display read "NORMAL"? Verify annual service through service records kept in the document box on the FACP. Is signage in place identifying the FACP location?  
**Status:** Approved  
**Notes:** Bay Alarm  
Annual service to be done Sept 28

**10/21/2020 Bay Alarm has done the inspection and was on site for the re-inspection and drill today**

**Fire Sprinklers?**  
Confirm fire sprinklers have current annual and 5 year certification tags on each riser.  
**Status:** Approved  
**Notes:** Fully sprinklered building from third-floor through basement  
FDC located on Washington Street side of building

#### ACCESS

Provide an approved Knox Box. Box shall be located in an area designated by the Fire Code Official.  
**CFC 506**  
**Status:** Approved  
**Notes:** Location does have a Knox box management is currently going through the keys to be sure they are current for fire department access. They will call when keys are ready to be placed back in the Knox.

**10/21/2020 - Proper keys are in the k Knox box**
### EXTINGUISHING AND ALARM SYSTEMS

Commercial cooking extinguishing system shall be serviced. Service label shall be attached. Equipment shall be serviced every six (6) months.

**CFC 904.12.5.2**

**Status:** Correction Pending  
**Notes:** Service is due for the hood and duct in the kitchen.

---

Escutcheon plates shall be provided around sprinkler heads.

**CFC Chapter 9**

**Status:** Approved  
**Notes:**

---

Fire alarm horn/strobe devices shall sync within line of sight.

**NFPA 72**

**Status:** Approved  
**Notes:**

---

Fire alarm system shall be serviced and tested annually.

**CFC Chapter 9**

**Status:** Approved  
**Notes:**

---

Fire Department Connection (FDC) caps shall be in place and couplings shall turn freely.

**CFC Ch. 9**

**Status:** Approved  
**Notes:** On all floors from street to third-floor break away locks to be installed on the chain lock
Automatic fire sprinkler system shall be serviced and tested quarterly, annually, and every five (5) years. Current service tag is required.

CFC Ch. 9

Status: Approved
Notes: The system recently has its annual tag. April 2020
Called ABE Fire protection to find out about the 5 yr

Fire protection systems and equipment shall be maintained in good condition, replaced, repaired, or modified as required.

CFC Ch. 9

Status: Approved
Notes: Put breakaway locks on the FDC connections

corrected 10/21/2020

Smoke detection shall be installed and maintained as required.

CFC Ch. 9

Status: Approved
Notes: Smoke detectors in all sleeping rooms must be replaced or new batteries put in and tested. All floors
Smoke alarm that is wired in system third floor north hallway needs to be replaced

10/21/2020 Corrected

9/29/2020 repair made by alarm company. Smoke alarm is in place and alarm panel back in service
Fire alarm systems shall be monitored by an approved supervising station in accordance with this section and NFPA 72.

CFC Chapter 9

Status: Approved
Notes: The system reads in trouble. Called bay alarm they said the alarm is receiving notifications and repairs are scheduled tomorrow Sept. 28

System is back to normal. Bay alarm serviced 9/29/2020

10/21/2020 System is normal and has been serviced

EXTINGUISHERS

Provide annual service. Service shall be performed by a licensed contractor.

CFC 906

Status: Approved
Notes: Service is due October 2020

Class K extinguisher shall be provided for deep fat fryers. Maximum travel distance to the extinguisher shall not exceed 30 feet from cooking area.

CFC 906.4.2

Status: Approved
Notes: Class K is mounted in the kitchen and is due for its annual service

GENERAL SAFETY & HOUSEKEEPING

All areas shall be kept free of excess combustibles, litter, and/or rubbish.

CFC 304

Status: Approved
Notes: Removed or stack accordingly recyclables in the basement (basement is sprinklered)

MISCELLANEOUS

Other

CFC

Status: Approved
Notes: Please key lock to the roof access door
Have a sign made for the roof access door labeled "roof access door"

Corrected 10/21/2020

Next to room 12 and 15 remove hose that comes from Leon 12 through the light well and into room 15.

Additional Time Spent on Inspection:

<table>
<thead>
<tr>
<th>Category</th>
<th>Start Date / Time</th>
<th>End Date / Time</th>
</tr>
</thead>
<tbody>
<tr>
<td>Notes:</td>
<td>No Additional time recorded</td>
<td></td>
</tr>
</tbody>
</table>

Total Additional Time: 0 minutes

Inspection Time: 60 minutes

Total Time: 60 minutes

Summary:

Overall Result: Approved

Inspector Notes: Did a drill in the building and tested the alarm system and central station. All went well Bay alarm was on site. Keys are updated and in knox
Closing Notes:
By order of the Fire Chief and Fire Marshal. All non-compliant issues shall be completed within the noted re-inspection date. Additional charges shall incur after the first re-inspection at the prevailing hourly rate, in increments of one hour. Approval as the result of this inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. STOCKTON FIRE DEPARTMENT - FIRE PREVENTION DIVISION 345 N EL DORADO ST - STOCKTON, CA 95202 - (209)937-8271

Inspector:
Name: Keener, Pauline
Rank: Fire Prevention Inspector I
Work Phone(s): 209-990-1410
Keener, Pauline:

Signed on: 10/21/2020 14:49

Signature
Date

Representative Signature:

Signature
Date
## Stockton Fire Department
### Occupancy:  DIGNITY'S ALCOVE INC
### Address:  141 S CALIFORNIA STS
### STOCKTON CA 95202

**Form:** SFD GENERAL INSPECTION

**Inspection Type:** RE-INSPECTION

**Inspection Date:** 9/29/2020
**Time In:** 12:49  
**Time Out:** 12:53

**Authorized Date:** 09/29/2020  
**By:** Keener, Pauline (12/20)

### Inspection Topics:

#### GENERAL INFORMATION

- **Permit Type Required**
  - CFC 105 - List all required Operational Fire Permits

- **Status:** Approved  
  **Notes:** R-2  
  Hood and Duct

#### BUILDING INFORMATION

- **Knox box in place?**
  - Confirm the keys are current, update as needed.
  - **Status:** Approved
  - **Notes:** Keys need to be reviewed

- **Fire alarm?**
  - Does the FACP display read "NORMAL"? Verify annual service through service records kept in the document box on the FACP. Is signage in place identifying the FACP location?
  - **Status:** Approved
  - **Notes:** Bay Alarm  
  Annual service to be done Sept 28

- **Fire Sprinklers?**
  - Confirm fire sprinklers have current annual and 5 year certification tags on each riser.
  - **Status:** Approved
  - **Notes:** Fully sprinklered building from third-floor through basement  
  FDC located on Washington Street side of building

#### ACCESS

- **Provide an approved Knox Box. Box shall be located in an area designated by the Fire Code Official.**
  - CFC 506

  - **Status:** Correction Pending
  - **Notes:** Location does have a Knox box management is currently going through the keys to be sure they are current for fire department access. They will call when keys are ready to be placed back in the Knox.

#### EXITING

- **Required exit access, exits and exit discharges shall be continuously maintained and free from obstructions.**
  - CFC 1031.2

  - **Status:** Correction Pending
  - **Notes:** Doors in units shall be free of any obstruction for egress. Unit 12 has a dresser blocking egress
EXTINGUISHING AND ALARM SYSTEMS

Commercial cooking extinguishing system shall be serviced. Service label shall be attached. Equipment shall be serviced every six (6) months.
CFC 904.5.2
Status: Correction Pending
Notes: Service is due for the hood and duct in the kitchen.

Escutcheon plates shall be provided around sprinkler heads.
CFC Chapter 9
Status: Approved
Notes:

Fire alarm horn/strobe devices shall sync within line of sight.
NFPA 72
Status: Approved
Notes:

Fire alarm system shall be serviced and tested annually.
CFC Chapter 9
Status: Approved
Notes:

Fire Department Connection (FDC) caps shall be in place and couplings shall turn freely.
CFC Ch. 9
Status: Approved
Notes: On all floors from street to third-floor break away locks to be installed on the chain lock

Automatic fire sprinkler system shall be serviced and tested quarterly, annually, and every five (5) years. Current service tag is required.
CFC Ch. 9
Status: Approved
Notes: The system recently has its annual tag, April 2020
Called ABE Fire protection to find out about the 5 yr

Fire protection systems and equipment shall be maintained in good condition, replaced, repaired, or modified as required.
CFC Ch. 9
Status: Correction Pending
Notes: Put breakaway locks on the FDC connections
Smoke detection shall be installed and maintained as required.

CFC Ch. 9

**Status:** Disapproved

**Notes:** Smoke detectors in all sleeping rooms must be replaced or new batteries put in and tested. All floors Smoke alarm that is wired in system third floor north hallway needs to be replaced

9/29/2020 repair made by alarm company. Smoke alarm is in place and alarm panel back in service

Fire alarm systems shall be monitored by an approved supervising station in accordance with this section and NFPA 72.

CFC Chapter 9

**Status:** Approved

**Notes:** The system reads in trouble. Called bay alarm they said the alarm is receiving notifications and repairs are scheduled tomorrow Sept. 28

System is back to normal. Bay alarm serviced 9/29/2020

**EXTINGUISHERS**

Provide annual service. Service shall be performed by a licensed contractor.

CFC 906

**Status:** Approved

**Notes:** Service is due October 2020

Class K extinguisher shall be provided for deep fat fryers. Maximum travel distance to the extinguisher shall not exceed 30 feet from cooking area.

CFC 906.4.2

**Status:** Correction Pending

**Notes:** Class K is mounted in the kitchen and is due for its annual service

**GENERAL SAFETY & HOUSEKEEPING**

All areas shall be kept free of excess combustibles, litter, and/or rubbish.

CFC 304

**Status:** Approved

**Notes:** Removed or stack accordingly recyclables in the basement (basement is sprinklered)
MISCELLANEOUS

Other
CFC

**Status:** Correction Pending

**Notes:** Please key lock to the roof access door
Have a sign made for the roof access door labeled "roof access door"

Next to room 12 and 15 remove hose that comes from Leon 12 through the light well and into room 15.

### Additional Time Spent on Inspection:

<table>
<thead>
<tr>
<th>Category</th>
<th>Start Date / Time</th>
<th>End Date / Time</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Notes:** No Additional time recorded

<table>
<thead>
<tr>
<th>Total Additional Time: 0 minutes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inspection Time: 4 minutes</td>
</tr>
<tr>
<td>Total Time: 4 minutes</td>
</tr>
</tbody>
</table>

### Summary:

**Overall Result:** Approved with Exceptions
- Alarm is back to normal.
- Smoke detectors still being worked on to replace in each sleeping room.

**Inspector Notes:**
- Water heater hose still to be removed from the light well
- Will be scheduling a drill.

### Closing Notes:

By order of the Fire Chief and Fire Marshal. All non-compliant issues shall be completed within the noted re-inspection date. Additional charges shall incur after the first re-inspection at the prevailing hourly rate, in increments of one hour. Approval as the result of this inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction. STOCKTON FIRE DEPARTMENT - FIRE PREVENTION DIVISION 345 N EL DORADO ST - STOCKTON, CA 95202 - (209)937-8271

### Inspector:

Name: Keener, Pauline
Rank: Fire Prevention Inspector 1
Work Phone(s): 209-990-1410
Keener, Pauline:

Signed on: 09/29/2020 12:55

<table>
<thead>
<tr>
<th>Signature</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Representative Signature:

<table>
<thead>
<tr>
<th>Signature</th>
<th>Date</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
</tr>
</tbody>
</table>
DIGNITY'S ALCOVE INC
ATTN: DIANNA WEIS
141 S CALIFORNIA ST
STOCKTON, CA 95202

BUSINESS LOCATION: 141 S CALIFORNIA ST

INITIAL FIRE PERMIT(S) ISSUED ON 9/29/2020
FIRE PERMIT EXPIRES ONE YEAR FROM THIS DATE

PERMIT FEES COVER THE COST OF ANNUAL INSPECTION
WHICH MAY OCCUR PRIOR TO THE PERMIT EXPIRATION DATE

FEES ARE NON-REFUNDABLE AFTER INSPECTION HAS BEEN PROVIDED
PERMITS ARE NOT PRO-RATED

FIRE PERMITS ISSUED TO THE ABOVE BUSINESS MUST BE RENEWED ANNUALLY.

ADDITIONAL FIRE PERMIT DETAILS ON BACK

20-170

HOOD AND DUCT - NON-PUBLIC ASSEMBLY OCCUPANCIES WITH LESS THAN
50 PEOPLE OCCUPANCY AND WHERE NO OTHER PERMITS ARE REQUIRED

20-171

3-10 Units - MULTI FAMILY DWELLING ANNUAL INSPECTION

14 DAY NOTICE ISSUED ON: 9/29/2020
PAID: 10/14/2020

[Signature]
Fire Marshal
**OPERATIONAL FIRE PERMIT APPLICATION**

**ALL APPLICANTS COMPLETE THIS SECTION**

**Application Date:** 10-14-20

**Describe Type of Business and/or Services:** Transitional housing for homeless veterans

**Business Name:** Dignity's Alcove Inc.  
**Business Owner:** 24 Nonprofit

**Business Location:** CITY [ ] COUNTY [X]  
**Business License #:** 21-00124282  
**Expiration Date:** 4/30/21

**Business Address:** 141 S California St  
**Suite:**  
**Zip:** 95222

**Mailing Address:**  
**Suite:**  
**Zip:**

**Business Phone:** 209-405-2408  
**Contact Name:** Dianna Weis

**E-Mail Address:** dignitysalcove141@gmail.com

**Contact Phone:** 209-248-7726

**Is this a new business?** Yes [X] No [ ]  
**Date business opened at this location:** 2011

**Did business relocate from another location?** Yes [ ] No [X]  
**If yes, please provide address of former location and date vacated:**

---

Operational Fire Permits are not transferable. Operational Fire Permits are to be renewed annually. If you stop conducting business at this location, you must notify the Stockton Fire Department, Fire Prevention Division. You must notify Fire Prevention of any changes in business ownership, activity, location or name.

By signing below I hereby certify that I have read and understand the terms above, and that under penalty of perjury the information provided on this application is true and correct. I also acknowledge that the City of Stockton has adopted the Fire Code, and the amendments thereof and use of the permit(s) being applied for will conform to accepted standards.

**APPLICANT SIGNATURE** Dianna Weis  
**DATE** 10/14/20

---

<table>
<thead>
<tr>
<th>PERMIT NUMBER</th>
<th>PERMIT TYPE</th>
<th>FEE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Hood &amp; Duct</td>
<td>231.00</td>
</tr>
<tr>
<td>110-170</td>
<td>Multi Family 3-10 units</td>
<td>40.00</td>
</tr>
<tr>
<td>110-170</td>
<td>Administrative</td>
<td>258.00</td>
</tr>
</tbody>
</table>

**TOTAL** 529.00

---

**Issued by:** Andrea Spearin  
**Date Issued:** 10-14-2020

**Check #:**

**Pay Code:** XX 048-2631-325.09-00 $ CITY  
**XX 048-2631-342.23-10 $ COUNTY

---

09/21/09 Fire Permit Operational App  
White: FPD File  
Yellow: Customer
## PAYMENT RECEIPT

**Record Number:** 16POS-00000-#0000  
**Receipt Date:** October 14, 2020  
**Receipt Number:** 5084982  
**Payor:** DIGNITY'S ALCOVE  
**Payment Method:** Debit Card  
**Cashier ID:** JCEBALLO

### Payment Details

<table>
<thead>
<tr>
<th>Description</th>
<th>Amount Due</th>
<th>Amount Paid</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire - FIPMF - 3-10 Units - Multi-family Dwelling - Annual</td>
<td>$40.00</td>
<td>$40.00</td>
</tr>
<tr>
<td>Fire - OPCI - Hood and Duct - Initial</td>
<td>$231.00</td>
<td>$231.00</td>
</tr>
<tr>
<td>Fire - FIPMF - Administrative Fee Multi-family Dwellings - 3 units or more - Annual</td>
<td>$258.00</td>
<td>$258.00</td>
</tr>
</tbody>
</table>

**Total Amount Paid:** $529.00
Stockton Fire Department

Agency Permit ID 20-171
ER Permit Number 376412
Permit Date 9/29/2020 12:00:00 AM
Permit Type Operational Permits
Effective Date 9/29/2020 12:00:00 AM
Created By Spurlin, Andrea
Expiration Date 9/29/2021 12:00:00 AM
Authorized Date 10/14/2020 8:41:48 AM
Authorized By Spurlin, Andrea

Site Information

DIGNITY'S ALCOVE INC
141 S CALIFORNIA STS
STOCKTON, CA 95202

Billing Information

DIGNITY'S ALCOVE INC
141 S CALIFORNIA STS
STOCKTON, CA 95202

Point of Contact

Permit Notes:

Permit Line Items:

<table>
<thead>
<tr>
<th>Line Item</th>
<th>Quantity</th>
<th>Fee</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>MULTI-FAMILY DWELLING 3-10 UNITS ANNUAL</td>
<td>1</td>
<td>$40.00</td>
<td>$40.00</td>
</tr>
<tr>
<td>ADMINISTRATION FEE MULTI FAMILY DWELLINGS (3 UNITS OR MORE) - ANNUAL</td>
<td>1</td>
<td>$258.00</td>
<td>$258.00</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td>$298.00</td>
</tr>
</tbody>
</table>

Permit Form:

Form: Fire Operational Permit(s)

Description: INITIAL FIRE PERMIT(S) ISSUED ON THE DATE OF ISSUANCE EXPIRES ONE YEAR FROM THIS DATE. PERMIT FEES COVER THE COST OF ANNUAL INSPECTION WHICH MAY OCCUR PRIOR TO THE PERMIT EXPIRATION DATE. FEES ARE NON REFUNDABLE AFTER INSPECTION HAS BEEN PROVIDED. PERMITS ARE NOT PRO-RATED. FIRE PERMITS ISSUED TO THE BUSINESS LISTED MUST BE RENEWED ANNUALLY. ADDITIONAL FIRE PERMIT DETAILED BELOW.
## Site Information

DIGNITY'S ALCOVE INC  
141 S CALIFORNIA STS  
STOCKTON, CA 95202

## Billing Information

DIGNITY'S ALCOVE INC  
141 S CALIFORNIA STS  
STOCKTON, CA 95202

## Permit Notes:

## Permit Line Items:

<table>
<thead>
<tr>
<th>Line Item</th>
<th>Quantity</th>
<th>Fee</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>HOOD &amp; DUCT - INITIAL</td>
<td>1</td>
<td>$231.00</td>
<td>$231.00</td>
</tr>
</tbody>
</table>

## Permit Form:

Form: Fire Operational Permit(s)

Description: INITIAL FIRE PERMIT(S) ISSUED ON THE DATE OF ISSUANCE EXPIRES ONE YEAR FROM THIS DATE. PERMIT FEES COVER THE COST OF ANNUAL INSPECTION WHICH MAY OCCUR PRIOR TO THE PERMIT EXPIRATION DATE. FEES ARE NON REFUNDABLE AFTER INSPECTION HAS BEEN PROVIDED. PERMITS ARE NOT PRO-RATED. FIRE PERMITS ISSUED TO THE BUSINESS LISTED MUST BE RENEWED ANNUALLY. ADDITIONAL FIRE PERMIT DETAILED BELOW.
Joanna Lopez-Alferez

From: Pauline Keener
Sent: Tuesday, September 22, 2020 5:04 PM
To: Joshua Buscemi; Tracey Jaochico
Cc: Andi Spurlin; Michael Bixler; Joanna Lopez-Alferez; John Kluve; Rose Miramontes; Phil Simon
Subject: RE: DIGNITY'S ALCOVE - 133-141 S California St

John and myself will do the inspection and issue the 14 day notice. I spoke to Diana today and she is expecting us on Monday at 9 am. This is a three story r-2 over commercial. They have an elevator, the building is sprinklered and monitored. They have room for 42 men but only have 29 currently occupying. There are no reported Covid cases there at this time. This is formerly the Yale Apartments.

Pauline

From: Joshua Buscemi <Joshua.Buscemi@stocktonca.gov>
Sent: Tuesday, September 22, 2020 6:53 AM
To: Pauline Keener <Pauline.Keener@stocktonca.gov>; Tracey Jaochico <Tracey.Jaochico@stocktonca.gov>
Cc: Andi Spurlin <Andrea.Spurlin@stocktonca.gov>; Michael Bixler <Michael.Bixler@stocktonca.gov>; Joanna Lopez-Alferez <Joanna.Lopez-Alferez@stocktonca.gov>; John Kluve <John.Kluve@stocktonca.gov>; Rose Miramontes <Rose.Miramontes@stocktonca.gov>; Phil Simon <Phil.Simon@stocktonca.gov>
Subject: Re: DIGNITY'S ALCOVE - 133-141 S California St

All:
If the ownership has changed I agree with Pauline we need to do a 14 day notice. Pauline, can you handle the initial R-2 inspection? For future years if this is to be considered an R-2, it should be resent back out to the line.

Get Outlook for iOS

From: Pauline Keener <Pauline.Keener@stocktonca.gov>
Sent: Monday, September 21, 2020 3:33:48 PM
To: Tracey Jaochico <Tracey.Jaochico@stocktonca.gov>; Joshua Buscemi <Joshua.Buscemi@stocktonca.gov>
Cc: Andi Spurlin <Andrea.Spurlin@stocktonca.gov>; Michael Bixler <Michael.Bixler@stocktonca.gov>; Joanna Lopez-Alferez <Joanna.Lopez-Alferez@stocktonca.gov>; John Kluve <John.Kluve@stocktonca.gov>; Rose Miramontes <Rose.Miramontes@stocktonca.gov>; Phil Simon <Phil.Simon@stocktonca.gov>
Subject: RE: DIGNITY'S ALCOVE - 133-141 S California St

So speaking with Tracey,

It Looks like the Line inspected it in 2018 Captain Loverin of Co 2 at the time. That tells me that it went out with the r-2 inspections. What is not known is where did it go from there.

Rose – Do you have it on going out to the line for inspection this year?

Looks like they will need a 14 day notice as the account number listed in the 2018 Inspection is closed?

Pauline
From: Tracey Jaochico <Tracey.Jaochico@stocktonca.gov>
Sent: Monday, September 21, 2020 3:15 PM
To: Joshua Buscemi <Joshua.Buscemi@stocktonca.gov>
Cc: Andi Spurlin <Andrea.Spurlin@stocktonca.gov>; Michael Bixler <Michael.Bixler@stocktonca.gov>; Joanna Lopez-Alferez <Joanna.Lopez-Alferez@stocktonca.gov>; Pauline Keener <Pauline.Keener@stocktonca.gov>; John Kluve <John.Kluve@stocktonca.gov>; Rose Miramontes <Rose.Miramontes@stocktonca.gov>; Phil Simon <Phil.Simon@stocktonca.gov>
Subject: RE: DIGNITY'S ALCOVE - 133-141 S California St

Captain,

This customer has reached out to FP to schedule an inspection, their last inspection was provided was in 2018. This is transitional housing up to 42 clients. Per Phil, this building is a 3 story apartment complex with some retail on first floor. Phil said this building would require a permit for multi-family R-2 occupancy. Customer Diana 209.298.7726 would like to schedule an inspection as soon as we can. Please delegate or advise how to proceed.

Thank you,
Tracey

Tracey Jaochico, Office Specialist
Fire Department/Fire Prevention
City of Stockton
tracey.jaochico@stocktonca.gov
P 209.937.8271
F 209.937.8893

From: Joanna Lopez-Alferez <Joanna.Lopez-Alferez@stocktonca.gov>
Sent: Monday, September 21, 2020 1:36 PM
To: Michael Bixler <Michael.Bixler@stocktonca.gov>
Cc: Tracey Jaochico <Tracey.Jaochico@stocktonca.gov>; Andi Spurlin <Andrea.Spurlin@stocktonca.gov>
Subject: RE: DIGNITY'S ALCOVE - 141 S California St

Mike,

Please contact customer. This is a Homeless Veterans living facility. They want to know what requirements they need to meet with the Fire Department. If you forward them back to front staff please advise what they needed, so we are aware when they call us back.

Diana
209.298.7726
Dignity's Alcove
133/141 S California Street

Thanks,
Joanna

From: Joanna Lopez-Alferez
Sent: Monday, September 21, 2020 1:25 PM
To: Michael Bixler <Michael.Bixler@stocktonca.gov>
Okay thank you!

From: Michael Bixler <Michael.Bixler@stocktonca.gov>
Sent: Monday, September 21, 2020 1:24 PM
To: Joanna Lopez-Alferez <Joanna.Lopez-Alferez@stocktonca.gov>
Subject: RE: DIGNITY’S ACOVE - 141 S California St

Good Afternoon Joanna
I have no record of inspecting these addresses.
Mike

From: Joanna Lopez-Alferez <Joanna.Lopez-Alferez@stocktonca.gov>
Sent: Monday, September 21, 2020 1:11 PM
To: Michael Bixler <Michael.Bixler@stocktonca.gov>
Cc: Tracey Jaochico <Tracey.Jaochico@stocktonca.gov>; Andi Spurlin <Andrea.Spurlin@stocktonca.gov>
Subject: DIGNITY’S ACOVE - 141 S California St

Diana
209.298.7726

Dignity’s Alcove
133/141  S California Street

CCL Inspection. Could you let me know if you have done an inspection for this location for 2019 & 2020.

Joanna Lopez
Office Assistant II, City of Stockton
Fire Department, Prevention Division
345 N El Dorado Street
Office: 209-937-8272 | Fax: 209-937-8893
Joanna.lopez-alferez@stocktonca.gov

For additional information go to http://www.stocktonca.gov
## Inspection Topics:

### GENERAL INFORMATION

**Business Rep/Contact Number**
Enter the name and phone number of the responsible party.

**Status:**

**Notes:**

**Current Operational Fire Permit posted?**
Current Operational Fire Permit shall be posted with other licenses and permits as required.

**Status:**

**Notes:**

**Current Stockton Business License posted?**
Current Stockton Business License shall be posted for current occupant.

**Status:**

**Notes:**

**Has contact information changed?**
Has any of the customer information changed since last inspection? If so, new information shall be recorded and submitted to support staff for updates.

**Status:**

**Notes:**

**Permit Type Required**
CFC 105 - List all required Operational Fire Permits

**Status:** Approved

**Notes:** R-2
Hood and Duct

### BUILDING INFORMATION

**Knox box in place?**
Confirm the keys are current, update as needed.

**Status:** Approved

**Notes:** Keys need to be reviewed

**Fire alarm?**
Does the FACP display read "NORMAL"? Verify annual service through service records kept in the document box on the FACP. Is signage in place identifying the FACP location?

**Status:** Approved

**Notes:** Bay Alarm
Annual service to be done Sept 28
Fire Sprinklers?
Confirm fire sprinklers have current annual and 5 year certification tags on each riser.
**Status:** Approved
**Notes:** Fully sprinklered building from third-floor through basement
FDC located on Washington Street side of building

### ACCESS

Provide unobstructed access to fire hydrants, FDC, PIV and all other Fire Department appurtenances at all times.
CFC 507

**Status:**

**Notes:**

All security gates across a fire apparatus access road shall be approved by the fire code official and shall have both a Knox key switch and Opticom system.
CFC 503, TMC

**Status:**

**Notes:**

Fire access roads shall be marked with approved signs or markings that state NO PARKING - FIRE LANE. Marking shall be maintained in clean, legible condition and repaired when necessary.
CFC 503

**Status:**

**Notes:**

Fire access roads shall not be obstructed in any manner, including the parking of vehicles. Traffic calming devices shall be prohibited unless approved by the Fire Code Official.
CFC 503

**Status:**

**Notes:**

Provide an approved fire apparatus access road not less than 20 feet wide and 13’6” clearance for access to within 150 feet of all portions of the building.
CFC Chapter 5

**Status:**

**Notes:**

Provide an approved Knox Box. Box shall be located in an area designated by the Fire Code Official.
CFC 506

**Status:** Correction Pending
**Notes:** Location does have a Knox box management is currently going through the keys to be sure they are current for fire department access. They will call when keys are ready to be placed back in the Knox.

Provide approved address numbers in a position to be plainly legible from the street or road fronting the property. Numbers shall contrast in color from background. Number shall not be spelled out. Each character shall not be less than 12 inches high. Where the building cannot be viewed from the public way a monument pole or other sign shall be used to identify the structure. Address identification shall be maintained. Numbers shall be 4 inches high for residential.
SMC 15.12.030

**Status:**

**Notes:**
### EXITING

Exterior doors and their function cannot be eliminated without approval.
CFC 504

| Status: |  |
| Notes: |  |

Remove bars from bedroom windows without approved release mechanism.
CFC 1030

| Status: |  |
| Notes: |  |

Additional exit signs required to clearly identify path of egress.
CFC 1013

| Status: |  |
| Notes: |  |

Minimum aisle width shall be maintained. Aisles shall be maintained clear of all obstacles.
CFC 1018

| Status: |  |
| Notes: |  |

Minimum exit corridor width shall be maintained. The minimum width or required capacity of corridors shall be unobstructed.
CFC 1020, Table 1020.2

| Status: |  |
| Notes: |  |

Egress doors shall be readily openable from the inside without the use of key or special knowledge. Exception: In a Occupancies with an occupant load of 300 or less, and in places of religious worship, the main exterior door or doors is permitted to be equipped with key operated locking devices from the egress side if a sign is posted stating: This door to remain unlocked when building is occupied.
CFC 1010.1.9.3

| Status: |  |
| Notes: |  |

Egress doors shall swing in direction of egress travel where serving an occupant load of 50 or more persons. Doors shall be changed to accommodate this requirement.
CFC 1010.1.2.1

| Status: |  |
| Notes: |  |

The unlatching of any door or leaf shall not require more than one operation. Remove door locks on egress doors.
CFC 1010.9.5

| Status: |  |
| Notes: |  |

Means of egress shall be illuminated when the building space is occupied. Exit signs shall be internally or externally illuminated at all times; signs shall be connected to an emergency power system that provides illumination for not less than 90 minutes in case of primary power loss in areas with two or more exits.
CFC 1008.2

| Status: |  |
| Notes: |  |
Required exit access, exits and exit discharges shall be continuously maintained and free from obstructions.
CFC 1031.2  
**Status:** Correction Pending  
**Notes:** Doors in units shall be free of any obstruction for egress. Unit 12 has a dresser blocking egress

Means of egress shall not pass through kitchens, storage rooms, closets or spaces used for similar purposes, or through rooms subject to locking.
CFC 1016.2  
**Status:**  
**Notes:**

At least two exits shall be provided where the maximum occupant load is 50 or more persons.
CFC 1006.2.1  
**Status:**  
**Notes:**

Panic hardware shall be provided on all exit doors, as the occupancy load within the building exceeds 50. CFC 1010.1.10  
CFC 1010.1.10  
**Status:**  
**Notes:**

Delayed egress locks are not allowed on doors serving Group A, E, H or L Occupancies.
CFC 1010.1.9.7  
**Status:**  
**Notes:**

Provide and post occupancy load signage in a conspicuous location.
CFC 1004. ...T19 3.30  
**Status:**  
**Notes:**

### EXTINGUISHING AND ALARM SYSTEMS

Commercial cooking equipment that produces grease-laden vapors shall be provided with an automatic fire-extinguishing system listed and labeled for its intended use.
CFC 904  
**Status:**  
**Notes:**

Commercial cooking extinguishing system shall be serviced. Service label shall be attached. Equipment shall be serviced every six (6) months.
CFC 904.12.5.2  
**Status:** Correction Pending  
**Notes:** Service is due for the hood and duct in the kitchen.

Commercial hood and duct system shall be cleaned and serviced every six (6) months.
CFC 807.3.3  
**Status:**  
**Notes:**
<table>
<thead>
<tr>
<th>Escutcheon plates shall be provided around sprinkler heads.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFC Chapter 9</td>
</tr>
<tr>
<td><strong>Status:</strong> Approved</td>
</tr>
<tr>
<td><strong>Notes:</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fire alarm horn/strobe devices shall sync within line of sight.</th>
</tr>
</thead>
<tbody>
<tr>
<td>NFPA 72</td>
</tr>
<tr>
<td><strong>Status:</strong> Approved</td>
</tr>
<tr>
<td><strong>Notes:</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fire alarm system shall be serviced and tested annually.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFC Chapter 9</td>
</tr>
<tr>
<td><strong>Status:</strong> Approved</td>
</tr>
<tr>
<td><strong>Notes:</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fire door hold-open devices shall operate upon initiation of the fire alarm. Doors shall close and positively latch upon activation.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFC Chapter 9</td>
</tr>
<tr>
<td><strong>Status:</strong></td>
</tr>
<tr>
<td><strong>Notes:</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Replace all painted sprinkler heads.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFC Chapter 9</td>
</tr>
<tr>
<td><strong>Status:</strong></td>
</tr>
<tr>
<td><strong>Notes:</strong></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Fire Department Connection (FDC) caps shall be in place and couplings shall turn freely.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFC Ch. 9</td>
</tr>
<tr>
<td><strong>Status:</strong> Approved</td>
</tr>
<tr>
<td><strong>Notes:</strong> On all floors from street to third-floor break away locks to be installed on the chain lock</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Automatic fire sprinkler system shall be serviced and tested quarterly, annually, and every five (5) years. Current service tag is required.</th>
</tr>
</thead>
<tbody>
<tr>
<td>CFC Ch. 9</td>
</tr>
<tr>
<td><strong>Status:</strong> Approved</td>
</tr>
</tbody>
</table>
| **Notes:** The system recently has its annual tag, April 2020  
Called ABE Fire protection to find out about the 5 yr |
All fire protection systems and equipment shall be easily accessible and unobstructed at all times.
CFC Ch. 9
Status:
Notes:

Fire protection systems and equipment shall be maintained in good condition, replaced, repaired, or modified as required.
CFC Ch. 9
Status: Correction Pending
Notes: Put breakaway locks on the FDC connections

Carbon Monoxide detection shall be installed and maintained as required.
CFC 915
Status:
Notes:

Smoke detection shall be installed and maintained as required.
CFC Ch. 9
Status: Disapproved
Notes: Smoke detectors in all sleeping rooms must be replaced or new batteries put in and tested. All floors Smoke alarm that is wired in system third floor north hallway needs to be replaced

Fire alarm systems shall be monitored by an approved supervising station in accordance with this section and NFPA 72.
CFC Chapter 9
Status: Correction Pending
Notes: The system reads in trouble. Called bay alarm they said the alarm is receiving notifications and repairs are scheduled tomorrow Sept. 28

**EXTINGUISHERS**

Additional fire extinguishers required: Class 2A:10-BC rated fire extinguisher(s) shall be provided for each 3,000 square feet of light hazard fuel load or for each 1,500 square feet of ordinary hazard fuel load. Travel distance shall not exceed 75 feet. 40-BC minimum rating for HazMat areas.
CFC 906
Status:
Notes:

Provide annual service. Service shall be performed by a licensed contractor.
CFC 906
Status: Approved
Notes: Service is due October 2020
Fire extinguishers shall not be obstructed or obscured from view. A sign indicating the location of the fire extinguisher shall be hung over the fire extinguisher, with the bottom of the sign positioned 7 feet above the floor.

CFC 906.6  
**Status:**  
**Notes:**

Mount extinguishers on brackets or place in cabinets. Extinguishers weighing less than 40 pounds shall be mounted so their tops are not more than 5 feet above the floor. Extinguishers weighing more than 40 pounds shall be mounted so their tops are not more than 3.5 feet above the floor. All extinguishers shall be mounted so the bottom of the extinguisher is not less than 4 inches above the floor.

CFC 906.9  
**Status:**  
**Notes:**

Fire extinguishers shall be located in conspicuous locations where they are readily accessible and immediately available for use.

CFC 906.5  
**Status:**  
**Notes:**

Class K extinguisher shall be provided for deep fat fryers. Maximum travel distance to the extinguisher shall not exceed 30 feet from cooking area.

CFC 906.4.2  
**Status:** Correction Pending  
**Notes:** Class K is mounted in the kitchen and is due for its annual service

**ELECTRICAL**

Extension cords shall not be used as a substitute for permanent wiring.

CFC 804.5  
**Status:**  
**Notes:**

Extension cords shall be rated and used for only one portable appliance.

CFC 604.5.1  
**Status:**  
**Notes:**

Extension cord use shall not exceed 90 days during holidays and special events.

CFC 604.9  
**Status:**  
**Notes:**

Extension cords shall be kept in good working condition with no splices.

CFC 604.5.3  
**Status:**  
**Notes:**

A working space of not less than 30 inches in width, 36 inches in depth, and 78 inches in height shall be provided in front of electrical service equipment. Storage is prohibited within the designated working space.

CFC 605.3  
**Status:**  
**Notes:**
Remove extension cords affixed to structures, extended through walls, ceilings or floors, or under doors or floor coverings. Nor shall such cords be subject to environmental damage or physical impact and maintained in good condition.
CFC 605.5  
**Status:**  
**Notes:**

Cover open junction boxes and open-wiring. Approved covers shall be provided for all switch and electrical outlet boxes.
CFC 605.6  
**Status:**  
**Notes:**

**GENERAL SAFETY & HOUSEKEEPING**

Storage shall be maintained 2 feet or more below the ceiling in nonsprinklered areas of buildings or a minimum of 18 inches below sprinkler deflector in sprinklered areas of buildings. Storage shall be orderly.
CFC 315.3.1  
**Status:**  
**Notes:**

All areas shall be kept free of excess combustibles, litter, and/or rubbish.
CFC 304  
**Status:** Approved  
**Notes:** Removed or stack accordingly recyclables in the basement (basement is sprinklered)

Remove accumulation of waste material, litter, and/or rubbish from exterior of building(s).
CFC 304  
**Status:**  
**Notes:**

Combustible materials shall not be stored in exits or enclosures for stairways and ramps.
CFC 315.3.2  
**Status:**  
**Notes:**

Motor vehicle fuel-dispensing station warning signs shall be posted.
CFC 2305.6  
**Status:**  
**Notes:**

Motor vehicle fuel-dispensing station emergency shut-off device shall be accessible and identified. Sign shall be distinctly labeled: EMERGENCY FUEL SHUTOFF.
CFC 2303.2  
**Status:**  
**Notes:**

Provide separation between combustibles and heating appliances. Store all combustible materials so that they are separated from heating devices by distance or shielding so that ignition cannot occur.
CFC 315.3  
**Status:**  
**Notes:**
Combustible material shall not be stored in boiler rooms, mechanical rooms or electrical equipment rooms.
CFC 315.3.3
**Status:**
**Notes:**

Combustible waste containers larger than 1.5 cubic yards shall not be stored in buildings or placed within 5 feet of combustible walls, openings or combustible roof eave lines.
CFC 304.3.3
**Status:**
**Notes:**

Combustible waste containers larger than 40 gallons shall be constructed of noncombustible material or approved combustible material and provided with a lid.
CFC 304.3.2
**Status:**
**Notes:**

Materials susceptible to spontaneous ignition, such as oily rags, shall be stored in a listed disposal container. Contents shall be emptied daily.
CFC 304.3.1
**Status:**
**Notes:**

Electric motors shall be maintained free from excessive accumulations of oil, dirt, waste and debris.
CFC 805.8
**Status:**
**Notes:**

**HAZARDOUS MATERIALS**

Incompatible materials shall be separated by a distance of not less than 20 feet.
CFC 5003.9.8
**Status:**
**Notes:**

Hazardous materials storage exceeds permitted amount.
CFC 105.6.20, Table 105.6.20
**Status:**
**Notes:**

Conduct spraying-finishing operations in a spray room, spray booth or limited spraying space approved for such use.
CFC 2404.2
**Status:**
**Notes:**

Ventilation of spraying areas shall be designed, installed and maintained so that flammable contaminants are diluted in non-contaminated air to maintain concentrations in the exhaust airflow below 5% of the contaminant's lower flammable level (LFL).
CFC 2404.7.3
**Status:**
**Notes:**
Store containers in excess of 10 gallons of flammable and combustible liquid used for maintenance and operation in a flammable liquid cabinet.
CFC 5704.3.4.4

**Status:**
**Notes:**

### MISCELLANEOUS

Other
CFC

**Status:** Correction Pending
**Notes:** Please key lock to the roof access door
Have a sign made for the roof access door labeled "roof access door"

Next to room 12 and 15 remove hose that comes from Leon 12 through the light well and into room 15.

All drapes, hangings, curtains and other decorative material, including Christmas trees, shall be made from a nonflammable material or shall be treated and maintained in a flame retardant condition with a flame-retardant solution approved by the State Fire Marshal.
CFC Chapter 8

**Status:**
**Notes:**

Portable unvented fuel-fired heating equipment shall be prohibited in Group A occupancies.
CFC 603.4

**Status:**
**Notes:**

Provide permanently installed and easily recognizable signage to identify fire department equipment and equipment locations.
CFC 509.1 Fire Code Official shall determine signage and required locations.

**Status:**
**Notes:**

Repair and/or maintain fire-resistance rated construction, including, but not limited to, walls, firestops, shaft enclosures, partitions, smoke barriers, floors, fire-resistive coatings and sprayed fire-resistive materials applied to structural members and fire-resistive joint system.
CFC 703

**Status:**
**Notes:**

Secure all compressed gas containers, cylinders, tanks and systems against accidental dislodgement and against access by unauthorized personnel in accordance with CFC 5303.5.1 through CFC 5303.5.3.
CFC 5303.5

**Status:**
**Notes:**

### Additional Time Spent on Inspection:

<table>
<thead>
<tr>
<th>Category</th>
<th>Start Date / Time</th>
<th>End Date / Time</th>
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</thead>
<tbody>
<tr>
<td>Notes:</td>
<td>No Additional time recorded</td>
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</tbody>
</table>

**Total Additional Time:** 0 minutes
**Inspection Time:** 167 minutes
**Total Time:** 167 minutes

Printed on 05/26/21 at 10:55:04
Summary:

Overall Result: Approved with Exceptions
Inspector Notes: See notations in report.

Closing Notes:
By order of the Fire Chief and Fire Marshal. All non-compliant issues shall be completed within the noted re-inspection date. Additional charges shall incur after the first re-inspection at the prevailing hourly rate, in increments of one hour. Approval as the result of this inspection shall not be construed to be an approval of a violation of the provisions of this code or of other ordinances of the jurisdiction.  
STOCKTON FIRE DEPARTMENT - FIRE PREVENTION DIVISION 345 N EL DORADO ST - STOCKTON, CA 95202 - (209)937-8271

Inspector:
Name: Keener, Pauline
Rank: Fire Prevention Inspector I
Work Phone(s): 209-990-1410
Keener, Pauline:

Signed on: 09/28/2020 12:13

Signature

Date

Representative Signature:

Signature

Date
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Chris Bennett  
**ADDRESS:** 133 S. California St., Ste #  
**STOCKTON BUS LIC:** Yes ☐ No ☐ Lic #  
**FIRE PERMIT CERTIFICATE:** Yes ☐ No ☐ N/A  
**BUSINESS OWNER / REP:**  
**DATE OF INSPECTION:** 12/9/16  
**PHONE:**  
**CELL PHONE:**  
**HAS INFORMATION CHANGED?** Yes ☐ No ☐  

### OCCUPANCY INFORMATION  
(Choose Business Type)  

- A - Place of Assembly  
  - Occupancy Load  
- B - Business/City Buildings  
- M - Merchandise/Retail Sales  
  - R-1 HOTEL ☐ R-2 RESIDENCE ☐  
  - Number of Units: 20  
  - Number of Units Checked:  
- F - Fabrication  
  - Storage area sq. ft.  
- H - Hazardous Materials  
  - Storage Area sq. ft.  
- S-1 - Repair Garage  

**OTHER:**  

### LIST OPERATIONAL FIRE PERMIT(S)  

<table>
<thead>
<tr>
<th>Permit Type Required</th>
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</table>

**NOTICE OF VIOLATION:** Number corresponds with violation(s) on back of this form!  

<table>
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<tr>
<th>A: Electrical</th>
<th>B: Special Hazards</th>
<th>C: Ext / Fire Protection System</th>
<th>D: Exiting</th>
<th>E: General Housekeeping</th>
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CFC Sec. 105 Permit(s) Needed  

<table>
<thead>
<tr>
<th>Initial Inspection</th>
<th>Second Inspection</th>
<th>Third Inspection</th>
</tr>
</thead>
<tbody>
<tr>
<td>☑ No Hazards Noted</td>
<td>☑ Violation(s) Noted</td>
<td>☑ Violation(s) Not Corrected</td>
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</table>

**NOTES:**  

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**Inspector:** Silva - 9110  
**ID #:** 9110  
**Unit:** A  
**Shift:** C  
**Contact Phone #:** 937-8552  

**Responsible Signature:** [Signature]  
**Date:** 12/9/16  

*White Original - Fire Prevention  ■ Yellow Copy - Co File  ■ Pink Copy - Property Owner*  

FD-18 Revised 06/26/13
# Annual Fire Inspection

**Business Name:** Dignity Alcove Inc.  
**Address:** 1353 California St, Stockton, CA 95202  
**Lic #:** 0074397  
**Lic Type:**  
**Date of Inspection:** 11/14/14  
**Code Compliance:**  
**Occupancy Information:**

- A: Place of Assembly  
- B: Business/City Buildings  
- F: Fabrication  
- H: Hazardous Materials  
- M: Merchandise/Retail Sales  
- R-1 Hotel  
- R-2 Residence  
- S-1 Repair Garage

<table>
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<th>D: Exiting</th>
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<th>R-1 Hotel</th>
<th>R-2 Residence</th>
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**Notice of Violation:**

A: Electrical  
B: Special Hazards  
C: Ext / Fire Protection System  
D: Exiting  
E: General Housekeeping

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**CFC Sec. 105 Permit(s) Needed**

Initial Inspection:  
Second Inspection:  
Third Inspection:

<table>
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<tr>
<th>Initial Inspection</th>
<th>Second Inspection</th>
<th>Third Inspection</th>
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<tbody>
<tr>
<td>No Hazards Noted</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Violation(s) Noted</td>
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</tbody>
</table>

**Reinspection Date:**

**Notify FPD Date:**

**Notes:**

- Former Yale act.
- #4 #13 - Hazard present 2nd floor
- Key keys updated

**Inspector:** Coverin  
**ID #:** 0058  
**Unit:** 2  
**Contact Phone #:** 937-8017

**Responsible Signature:**  
**Date:** 11/14/14

**White Original - Fire Prevention**  
**Yellow Copy - Co File**  
**Pink Copy - Property Owner**

**FPD Office Use:**

- Database
- Scan
- SunPro
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

ANNUAL FIRE INSPECTION

BUSINESS NAME: __________________________ ADDRESS: 133 S. California, Ste # __________

STOCKTON BUS LIC: ☐ Yes ☐ No Lc #: __________ FIRE PERMIT CERTIFICATE: ☐ Yes ☐ No ☐ N/A

BUSINESS OWNER / REP: __________ PHONE: __________ CELL PHONE: __________

DATE OF INSPECTION: 10-2-13 2nd Inspection __________ Code Compliance __________

HAS INFORMATION CHANGED? ☐ Yes ☐ No

OCCUPANCY INFORMATION: (Check Business Type)

☐ A - Piece of Assembly
   Occupancy Load __________

☐ B - Business/City Buildings

☐ C- R-1 Hotel
   Number of Units __________
   Number of Units Checked __________

☐ R-2 Residence

☐ F - Fabrication
   Storage area sq. ft. __________

☐ H - Hazardous Materials

☐ M - Merchandise/Retail Sales

☐ S-1 - Repair Garage
   Storage Area sq. ft. __________

☐ Other:

LIST OPERATIONAL FIRE PERMIT(S):

<table>
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<tr>
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NOTICE OF VIOLATION:

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<tr>
<th>A: Electrical</th>
<th>B: Special Hazards</th>
<th>C: Exit/Fire Protection System</th>
<th>D: Exiting</th>
<th>E: General Housekeeping</th>
</tr>
</thead>
</table>

CFC Sec. 105 Permit(s) Needed

Initial Inspection: ☐ No Hazards Noted ☐ Violation(s) Noted Reinspection date: __________

Second Inspection: ☐ Violation(s) Corrected ☐ Violation(s) not Corrected: Reinspection date: __________

Third Inspection: ☐ Violation(s) Corrected ☐ Violation(s) not Corrected: Notify FPD date: __________

NOTES: No violations noted. Working w/ FPB for emergency exit/elevator.

Inspector: Edwards ID#: 9154 Unit: __________ Shift: __________ Contact Phone #: 937-8552

Responsible Signature: __________ Date: __________

White Original - Fire Prevention ■ Yellow Copy – Co File

FD-18 Revised 06/07/10
**STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION**
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Yale Apartments
**ADDRESS:** 133 S. California St, Ste #

**STOCKTON BUS LIC:** ❑ Yes ❑ No Lic #
**FIRE PERMIT CERTIFICATE:** ❑ Yes ❑ No ❑ N/A
**BUSINESS OWNER / REP:**
**PHONE:**
**CELL PHONE:**
**DATE OF INSPECTION:** 8/15/12 2nd Inspection
**HAS INFORMATION CHANGED?** ❑ Yes ❑ No

**OCCUPANCY INFORMATION**

<table>
<thead>
<tr>
<th>Category</th>
<th>Yes</th>
<th>No</th>
</tr>
</thead>
<tbody>
<tr>
<td>A - Place of Assembly</td>
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<tr>
<td>B- Business/City Buildings</td>
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<tr>
<td>C - Special Hazard Orphanage</td>
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<tr>
<td>D - Fabrication</td>
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<tr>
<td>E - Traveling Storage</td>
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</tbody>
</table>

**OTHER:**

**LIST OPERATIONAL FIRE PERMIT(S):**

<table>
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<th>Permit Type Required</th>
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</thead>
</table>

**NOTICE OF VIOLATION**

Number of violations: 4

A: Electrical
B: Special Hazard
C: Exit / Fire Protection System
D: Exit Sign
E: General Housekeeping

CFC Sec. 165 Permit(s) Needed

<table>
<thead>
<tr>
<th>Initial Inspection</th>
<th>No Hazards Noted</th>
<th>Violation(s) Noted</th>
<th>Reinspection date</th>
</tr>
</thead>
<tbody>
<tr>
<td>Second Inspection</td>
<td>Violation(s) Noted</td>
<td>Violation(s) Not Corrected</td>
<td>Reinspection date</td>
</tr>
<tr>
<td>Third Inspection</td>
<td>Violation(s) Corrected</td>
<td>Violation(s) Not Corrected</td>
<td>Notify FPD date</td>
</tr>
</tbody>
</table>

**NOTES:** Exit door needs panic hardware, Stand pipe valve locked, needs breakaway lock.

*WORKING WITH INSPECTOR SALLADY * NO VIOLATIONS AT THIS TIME *

Inspector: Edwards ID #: 9154 Unit: E2 Shift: C Contact Phone #: 937-8552

Responsible Signature: __________________________ Date: ________________

White Original - Fire Prevention  •  Yellow Copy - Co File

FD-18 Revised 08/07/10
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA  95202 • (209) 937-8271

ANNUAL FIRE INSPECTION

BUSINESS NAME: Yale Apartments  ADDRESS: 133 S. California  Sta #

STOCKTON BUS LIC:  ☐ Yes ☐ No Lic #  FIRE PERMIT CERTIFICATE:  ☐ Yes ☐ No ☐ N/A

BUSINESS OWNER / REP  PHONE:  CELL PHONE:

DATE OF INSPECTION: 10-19-11  2nd Inspection  Code Compliance

HAS INFORMATION CHANGED?  ☐ Yes  ☐ No

OCCUPANCY INFORMATION:  (Check Business Type)

☐ A - Place of Assembly
   Occupancy Load: ______________________

☐ B - Business/City Buildings
   Storage area sq. ft. ____________________

☐ F - Fabrication
   Storage Area sq. ft. ____________________

☐ M - Merchandise/Retail Sales
   Number of Units: ______________________

☐ N - Residence
   Number of Units Choked: __________________

☐ O - High Piled Storage
   Storage Area sq. ft. ____________________

☐ R - Repair Garage
   ______

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

Permit Type Required

NOTICE OF VIOLATION:  Number corresponds with violation(s) on back of this form:

<table>
<thead>
<tr>
<th>1</th>
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</tbody>
</table>

A: Electrical
B: Special Hazards
C: Exit / Fire Protection System
D: Exiting
E: General Housekeeping

CFC Sec. 105 Permit(s) Needed

Initial Inspection:  ☐ No Hazards Noted  ☐ Violation(s) Noted  Reinspection date:

Second Inspection:  ☐ Violation(s) Corrected  ☐ Violation(s) not Corrected:  Reinspection date:

Third Inspection:  ☐ Violation(s) Corrected  ☐ Violation(s) not Corrected:  Notify FPD date:

NOTES: VACANT

Inspector: Edwards  ID #: 9154  Unit E  Shift: C  Contact Phone # 937-8552

Responsible Signature:  Date:

White Original – Fire Prevention  Yellow Copy – Co File

FD-18-Revised 06/07/10
Details

**Property**
Address 143 S CALIFORNIA ST
Zipcode 95202
APN 14913010

**Ownership**
Name BENNITT, CHRISTOPHER
Address 4643 QUAIL LAKES DR STE 123 STOCKTON, CA 95207
Owner NULL
Business Name
In Care Of NULL
Deed 2600R086705
Number
Deed Date 2000-08-01
Assessor Use 113
Code
Assessor Use STORE W/RES UNIT OR
Description UNITS

**City Districts**
City Limits IN
City Council DISTRICT 5
Garbage Service Waste Management
Garbage PickUp Thursday
Water Service CALIFORNIA WATER COMPANY
School District stockton
Census Tract 1
Police District Civic Center
Police RD 0105
Fire District STOCKTON
Fire Response (City Only) 2
Design District OUT
Greater Downtown IN

**Land**
Acres 0.23
Sq. Ft. 10,107.28
Zone CD
General Plan Commercial
Subdivision EAST OF CENTER
Lat/Long 37.95183113, -121.28453384
Deed Number 2000R086705
Deed Date 2000-08-01
FEMA Flood Zones XLEV 100.00%
FEMA Flood Panels 00077C0460F
FEMA LOMR Date 2013-07-22
Annexation Name INCORPORATION
Annexation 0.00000000
Ordinance
Annexation Date 7/23/1850
Annexation Acreage 959.09000000

**Valuation**
Structures $571,663
Land $82,663
Agricultural $0
Person $0

**APN History**
APN History NULL
Last Date NULL
Last Change NULL

**Land Management (test)**
Use
Location Code Use Description Address
106892 1104 MULTI-FAMILY UNIT-APTS. 133 S CALIFORNIA ST
184830 5411 GROCERY STORES 147 S CALIFORNIA ST
184832 5812 EATING PLACES 433 E WASHINGTON ST
184834 7641 REUHPOLSTERY AND FURNITUR 135 S CALIFORNIA ST
184836 7241 BARBER SHOPS 137 S CALIFORNIA ST
184838  7251  SHOE REPAIR AND SHOESHINE  139 S CALIFORNIA ST
184840  7622  RADIO AND TELEVISION REPAIR  141 S CALIFORNIA ST
184842  5411  GROCERY STORES  143 S CALIFORNIA ST
184844  1100  DWELLING WITH COMMERCIAL  435 E WASHINGTON ST A
204700  1100  DWELLING WITH COMMERCIAL  435 E WASHINGTON ST B
204702  5812  EATING PLACES  437 E WASHINGTON ST
ANNUAL FIRE INSPECTION

BUSINESS NAME: Chris Bennett  ADDRESS: 133 S. California St.  Sta #

STOCKTON BUS LIC: [ ] Yes  [ ] No  Lic #  
FIRE PERMIT CERTIFICATE: [ ] Yes  [ ] No  [ ] N/A

BUSINESS OWNER / REP  
PHONE:  
CELL PHONE:  

DATE OF INSPECTION: 12/9/16  2nd Inspection  
HAS INFORMATION CHANGED? [ ] Yes  [ ] No  
Code Compliance

OCCUPANCY INFORMATION: (Check Business Type)  
- A - Place of Assembly  
- B - Business/City Buildings  
- F - Fabrication  
- H - Hazardous Materials  
- M - Merchandise/Retail Sales  
- R-1 HOTEL  
- R-2 RESIDENCE  
- High Piled Storage  
- S-1 - Repair Garage  
Number of Units: 20  
Number of Units Checked:

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

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NOTICE OF VIOLATION: Number corresponds with violation(s) on back of this form:

A: Electrical  
B: Special Hazards  
C: Ext / Fire Protection System  
D: Edling  
E: General Housekeeping

CFC Sec. 105 Permit(s) Needed  
Initial Inspection.............. [ ] No Hazards Noted  
[ ] Violation(s) Noted  
Reinspection date:  
Second Inspection.............. [ ] Violation(s) Corrected  
[ ] Violation(s) Not Corrected  
Reinspection date:  
Third Inspection.............. [ ] Violation(s) Corrected  
[ ] Violation(s) Not Corrected  
Notify FPD date:

NOTES:

Inspector: Silva - 9110  
ID #: 9110  
Unit: 2  
Shift: C  
Contact Phone #: 937-8552  
Date: 12/9/16

White Original - Fire Prevention  
Yellow Copy - Co File  
Pink Copy - Property Owner

FD-13 Revised 06/26/13
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Dignity Above Inc.  
**ADDRESS:** 1338 California  
**STOCKTON BUS LIC:** Yes  
**Lic #:** 00072547  
**PHONE:** 581-8525  
**CELL PHONE:** 588-0614  
**DATE OF INSPECTION:** 11/14/14  
**HAS INFORMATION CHANGED?** No  
**Code Compliance:**

**OCCUPANCY INFORMATION**

- **Q. Place of Assembly**
- **Occupancy Load:** 
- **B - Business/City Buildings**
- **F - Fabrication**
- **H - Hazardous Materials**
- **M - Merchandise/Retail Sales**
- **R-1 HOTEL**
- **S - Storage Area sq. ft.**
- **E - Residence**
- **High Piled Storage**
- **S-1 - Repair Garage**

**OTHER:**

**LIST OPERATIONAL FIRE PERMIT(S)**

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**RECEIVED**

**CITY OF STOCKTON**

**NOTICE OF VIOLATION:** Number corresponds with violation(s) on back of this form.

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**CFC Sec. 105 Permit(s) Needed**

<table>
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<td>Third Inspection</td>
<td>Violation(s) Noted</td>
<td>Reinspection date:</td>
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</table>

**NOTES:**

Former Yale Act.

# of 2 3rd floor

Knock Keys updated

Inspector: [Signature]

Date: 11/14/14

**FIRE PREVENTION DIV.**

**RESO**

**SUNPRO**

**WHITE ORIGINAL - FIRE PREVENTION**

**YELLOW COPY - CO FILE**

**PINK COPY - PROPERTY OWNER**
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:**

**ADDRESS:** 133 S. California

**STOCKTON BUS LIC:** Yes  [ ] No  [ ] Lic #

**FIRE PERMIT CERTIFICATE:** Yes  [ ] No  [ ] N/A

**BUSINESS OWNER / REP:**

**PHONE:**

**CELL PHONE:**

**DATE OF INSPECTION:** 10/2/13

**HAS INFORMATION CHANGED?** Yes  [ ] No

**OCCUPANCY INFORMATION:**

- [ ] A - Place of Assembly
  - Occupancy Load
- [ ] B - Business/City Buildings
  - Storage area sq. ft.
- [ ] F - Fabrication
  - Number of Units: 2
  - Number of Units Checked: 2
- [ ] H - Hazardous Materials
  - Storage Area sq. ft.
- [ ] M - Merchandise/Retail Sales
- [ ] R-1 HOTEL
- [ ] R-3 RESIDENCE

**OTHER:**

**LIST OPERATIONAL FIRE PERMIT(S):**

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**NOTICE OF VIOLATION:**

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<tr>
<th>A: Electrical</th>
<th>B: Special Hazards</th>
<th>C: Ext / Fire Protection System</th>
<th>D: Exiting</th>
<th>E: General Housekeeping</th>
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**CFC Sec. 105 Permit(s) Needed**

- [ ] Initial inspection
  - No Hazards Noted
  - Violation(s) Noted
  - Reinspection date: 
- [ ] Second inspection
  - Violation(s) Corrected
  - Violation(s) not Corrected:
  - Reinspection date: 
- [ ] Third inspection
  - Violation(s) Corrected
  - Violation(s) not Corrected:
  - Notify FPD date:

**NOTES:** No Violations noted, working with FPB for emergency exit/align.

**Inspector** Edwards  [ ]

**ID #** 9154  [ ]

**Unit** E  [ ]

**Contact Phone** 937-8550

**Responsible Signature:**

**Date:**

**White Original - Fire Prevention**  [ ]  **Yellow Copy - Co File**

**FD-16 Revised 09/07/10**
**ANNUAL FIRE INSPECTION**

BUSINESS NAME: Yale Apartments
ADDRESS: 133 S. California St.

STOCKTON BUS LIC: Yes □ No □ Lic #: __________________________ FIRE PERMIT CERTIFICATE: Yes □ No □ N/A

BUSINESS OWNER / REP: __________________________ PHONE: __________________________ CELL PHONE: __________________________

DATE OF INSPECTION: 8-15-12 2nd Inspection __________________________ Code Compliance: __________________________

HAS INFORMATION CHANGED? Yes □ No □

**OCCUPANCY INFORMATION (CHECK BUSINESS TYPE)**

- A - Place of Assembly
  - Occupancy Load: ______
- B - Business/City Buildings
- C - Fabrication
  - Storage area sq. ft.: ______
- D - Hazardous Materials
- E - Merchandise/Retail Store
  - Number of Units: ______
  - Number of Units Checked: ______
- F - R-1 Hotel
  - R-2 Residence
  - Storage Area sq. ft.: ______
- G - S-1 - Repair Garage
- H - Other

**LIST OPERATIONAL FIRE PERMIT(S)**

<table>
<thead>
<tr>
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**NOTICE OF VIOLATION:**

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<th>Code</th>
<th>Violation</th>
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<th>Reinspection Date</th>
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</table>

- A: Electrical
- B: Special Hazards
- C: Exit / Fire Protection System
- D: Ceiling
- E: General Housekeeping

CPC Sec. 105 Permit(s) Needed

Initial Inspection: No Hazards Noted □ Violation(s) Noted □ Reinspection Date: __________________________

Second Inspection: Violation(s) Corrected □ Violation(s) Not Corrected: __________________________

Third Inspection: Violation(s) Corrected □ Violation(s) Not Corrected: __________________________

**NOTES:**

Exit door needs panic hardware, standpipe valve locked, needs breakaway lock.

# WORKING WITH INSPECTOR SALLADY # NO VIOLATIONS AT THIS TIME #

---

Inspector: Edwards  ID #: 9154  Unit: E2-Shift: C  Contact Phone #: 937-8552

Responsible Signature: __________________________  Date: __________________________

White Original - Fire Prevention □ Yellow Copy - Co File

---

FD-19 Revised 06/07/10
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

ANNUAL FIRE INSPECTION

BUSINESS NAME: Yale Apartments  ADDRESS: 133 S. California  Ste #

STOCKTON BUS LIC: [ ] Yes  [ ] No  Lic #  FIRE PERMIT CERTIFICATE: [ ] Yes  [ ] No  [ ] N/A

BUSINESS OWNER / REP [ ] Yes  [ ] No  PHONE:  CELL PHONE:

DATE OF INSPECTION: 10-19-11  2nd Inspection  Code Compliance

HAS INFORMATION CHANGED? [ ] Yes  [ ] No

OCCUPANCY INFORMATION (Check Business Type):

[ ] A - Piece of Assembly
  Occupancy Load

[ ] B - Business/City Buildings

[ ] F - Fabrication
  Storage area sq. ft.

[ ] H - Hazardous Materials

[ ] M - Merchandise/Retail Sales
  Number of Units
  Number of Inlets Checkered

[ ] R-1 HOTEL

[ ] R-2 RESIDENCE
  High Piled Storage
  Storage Area sq. ft.

[ ] S-1 - Repair Garage

OTHER:

LIST OPERATIONAL FIRE PERMIT(S):

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NOTICE OF VIOLATION: (Number corresponds with violation(s) on back of this form)

A: Electrical
B: Special Hazards
C: Ext / Fire Protection System
D: Exit
E: General Housekeeping
CFC Sec. 105 Permit(s) Needed
Initial Inspection: [ ] No Hazards Noted  [ ] Violation(s) Noted  Reinspection date:
Second Inspection: [ ] Violation(s) Corrected  [ ] Violation(s) not Corrected:  Reinspection date:
Third Inspection: [ ] Violation(s) Corrected  [ ] Violation(s) not Corrected:  Notify FPD date:

NOTES: VACANT

Inspector: Edwards  ID # 9154  Unit: E2  Shift: C  Contact Phone # 937-8552

Responsible Signature:  Date:

White Original - Fire Prevention  Yellow Copy - Co File

FD-10 Revised 06/07/16
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Streets:
- 139 S CALIFORNIA ST
- 141 S CALIFORNIA ST
- 143 S CALIFORNIA ST
- 435 E WASHINGTON ST A
- 435 E WASHINGTON ST B
- 437 E WASHINGTON ST
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Chris Bennett  
**ADDRESS:** 33 S. California St., Ste #

**STOCKTON BUS LIC:** No  
**Lic #**

**BUSINESS OWNER / REP**

**FIRE PERMIT CERTIFICATE:** No

**PHONE:**  
**CELL PHONE:**

**DATE OF INSPECTION:** 12/9/16  
**2nd Inspection**

**HAS INFORMATION CHANGED?** No

**OCCUPANCY INFORMATION**

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<tr>
<th>Type</th>
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<tr>
<td>A</td>
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<td>R-1 HOTEL</td>
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<td>G</td>
<td>R-2 RESIDENCE Storage Area sq. ft.</td>
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<td>H</td>
<td>High Piled Storage Storage Area sq. ft.</td>
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<td>M</td>
<td>Merchandise/Retail Sales</td>
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<td>S-I</td>
<td>Repair Garage</td>
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**OTHER:**

**LIST OPERATIONAL FIRE PERMIT(S)**

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**NOTICE OF VIOLATION:**

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<tbody>
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<td>A: Electrical</td>
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<td>B: Special Hazards</td>
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<td>C: Ext / Fire Protection System</td>
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<tr>
<td>E: General Housekeeping</td>
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**CFC Sec. 105 Permit(s) Needed**

- [ ] No Hazards Noted
- [ ] Violation(s) Noted
- [ ] Reinspection date:

**Initial Inspection**

- [ ] Violation(s) Corrected
- [ ] Violation(s) not Corrected: Reinspection date:

**Second Inspection**

- [ ] Violation(s) Corrected
- [ ] Violation(s) not Corrected: Notify FPD date:

**Third Inspection**

- [ ] Violation(s) Corrected
- [ ] Violation(s) not Corrected: Notify FPD date:

**NOTES:**

---

**Inspector:** Siva - 9110  
**ID #:** 9110  
**Unit:** B  
**Shift:** C  
**Contact Phone #:** 937-8852

**Responsible Signature:**  
**Date:** 12/9/16

---

**White Original - Fire Prevention**  
**Yellow Copy - Co File**  
**Pink Copy - Property Owner**

**FD-18 Revisited 06/26/13**
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

ANNUAL FIRE INSPECTION

BUSINESS NAME: Dignity Above Inc. ADDRESS: 1355 CALIFORNIA A

STOCKTON BUS LIC: Yes No Lic # 0079347 FIRE PERMIT CERTIFICATE: Yes No N/A

BUSINESS OWNER / REP: Mary Guths PHONE: 598-5251 CELL PHONE: 598-0614

DATE OF INSPECTION: 11/14/14 2nd Inspection Code Compliance

HAS INFORMATION CHANGED? Yes No

OCCUPANCY INFORMATION (Check Business Type)

☐ A - Place of Assembly Occupancy Load ☐ B - Business/City Buildings Storage area sq. ft.
☐ M - Merchandise/Retail Sales ☐ R-1 HOTEL No. of Units 2 Storage Area sq. ft.

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

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<tr>
<th>Permit Type Required</th>
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NOTICE OF VIOLATION: Number corresponds with violations on back of this form

A: Electrical
B: Special Hazards
C: Ext / Fire Protection System
D: Exiting
E: General Housekeeping

CFC Sec. 105 Permit(s) Needed
Initial Inspection
Second Inspection
Third Inspection

NO Hazards Noted ☐ Violation(s) Noted ☐ Reinspection date:
No Violation(s) Corrected ☐ Violation(s) not Corrected: ☐ Reinspection date:
No Violation(s) Corrected ☐ Violation(s) not Corrected: ☐ Notify FPD date:

NOTES: FORMER YALE ACT

# 1 3 ※ Hazard Panel 2nd Floor

Knob Keys updated

Inspector: Coverin ID: 9050 Unit: 2 Shift: C Contact Phone #: 937-8017

Date: 11/14/14

White Original - Fire Prevention □ Yellow Copy - Co File □ Pink Copy - Property Owner

FPD Office Use

Database: Scan: SunPro:

FD-18 Revised 06/26/13
## ANNUAL FIRE INSPECTION

**BUSINESS NAME:**

**ADDRESS:** 133 S. California

**STOCKTON BUS LIC:**

- [ ] Yes
- [ ] No

- [ ] Lic #

**FIRE PERMIT CERTIFICATE:**

- [ ] Yes
- [ ] No
- [ ] N/A

**BUSINESS OWNER / REP:**

**PHONE:**

**CELL PHONE:**

**DATE OF INSPECTION:** 10-2-13

2nd Inspection

**HAS INFORMATION CHANGED?**

- [ ] Yes
- [ ] No

### OCCUPANCY INFORMATION

- [ ] A - Place of Assembly
  - [ ] Occupancy Load

- [ ] B - Business/City Buildings

- [ ] C - Fabrication
  - [ ] Storage area sq. ft.

- [ ] D - Hazardous Materials
  - [ ] Storage area sq. ft.

- [ ] M - Merchandise/Retail Sales

- [ ] R-1 HOTEL

- [ ] R-2 RESIDENCE
  - Number of Units: 22
  - Number of Units Checked: 2

### OTHER:

### LIST OPERATIONAL FIRE PERMIT(S)

<table>
<thead>
<tr>
<th>Permit Type Required</th>
<th>Permit Type Required</th>
<th>Permit Type Required</th>
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<tbody>
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</tbody>
</table>

### NOTICE OF VIOLATION

- [ ] A: Electrical
- [ ] B: Special Hazards
- [ ] C: Ext./Fire Protection System
- [ ] D: Exiting
- [ ] E: General Housekeeping

**CFC Sec. 105 Permit(s) Needed**

- [ ] Initial Inspection...[ ] No Hazards Noted
  - [ ] Violation(s) Noted
  - [ ] Reinspection date:

- [ ] Second Inspection...
  - [ ] Violation(s) Corrected
  - [ ] Reinspection date:

- [ ] Third Inspection...
  - [ ] Violation(s) Corrected
  - [ ] Reinspection date:
  - [ ] Notify FPD date:

**NOTES:**

No Violations noted. Working with FPB for emergency exit/ e. exit.

---

**Inspector:** Edwards

**ID #:** 9154

**Unit:** FD Shift:

**Contact Phone:** 937-9650

**Responsible Signature:**

**Date:**

---

**White Original - Fire Prevention**

**Yellow Copy - Co File**

---

FD-18 Revised 06/07/10
**STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION**
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Yale Apartments

**ADDRESS:** 133 S. California St., Ste #

**STOCKTON BUS LIC:** ☐ Yes ☐ No Lic #

**FIRE PERMIT CERTIFICATE:** ☐ Yes ☐ No ☐ N/A

**BUSINESS OWNER / REP:**

**PHONE:**

**CELL PHONE:**

**DATE OF INSPECTION:** 8/15/12

**2nd Inspection**

**Code Compliance:**

**HAS INFORMATION CHANGED?** ☐ Yes ☐ No

**OCCUPANCY INFORMATION**

☐ A - Place of Assembly

- Occupancy Load

☐ M - Merchandiser/Retail Sales

- Number of Units

- Nummber of Units Checked

☐ B - Business/City Buildings

- Storage Area sq. ft.

☐ R-1 HOTEL

- Storage Area sq. ft.

☐ R-2 RESIDENCE

☐ F-Fabrication

- Storage Area sq. ft.

☐ S-1 - Repair Garage

☐ H - Hazardous Materials

**OTHER:**

**LIST OPERATIONAL FIRE PERMIT(S)**

<table>
<thead>
<tr>
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<th>Permit Type Required</th>
<th>Permit Type Required</th>
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</tbody>
</table>

**NOTICE OF VIOLATION** (Number 1 [Successes] with 5 [Successes] on last inspection)

A: Electrical

B: Special Hazards

C: Exit / Fire Protection System

D: Extinguisher

E: General Housekeeping

CFC Sec. 165 Permit(s) Needed

Initial Inspection: ☐ No Hazards Noted ☐ Violation(s) Noted

Reinspection date:

Second Inspection: ☐ Violation(s) Corrected ☐ Violation(s) not Corrected

Reinspection date:

Third Inspection: ☐ Violation(s) Corrected ☐ Violation(s) not Corrected

Notify FPD date:

NOTES: Exit door needs panic hardware, Standpipe valve locked, needs breakaway lock

*WORKING WITH INSPECTOR SALLADY * NO VIOLATIONS AT THIS TIME *

Inspector: Edwards

ID #: 9154

Unit: E2

Shift: C

Contact Phone #: 937-8552

Responsible Signature: ____________________________

Date: ____________________________

White Original - Fire Prevention • Yellow Copy - Co File

FPD Office Use

Database ☐

Scan ☐

SunPro ☒
A: Electrical
B: Special Hazards
C: Ext / Fire Protection System
D: Exiting
E: General Housekeeping

CFC Sec. 105 Permit(s) Needed
Initial Inspection: ☐ No Hazards Noted ☐ Violation(s) Noted Reinspection date: 
Second Inspection: ☐ Violation(s) Corrected ☐ Violation(s) not Corrected: Reinspection date: 
Third Inspection: ☐ Violation(s) Corrected ☐ Violation(s) not Corrected: Notify FPD date: 

NOTES: VACANT

Inspector Edwards ID # 9154 Unit B2 Shift: C Contact Phone # 937-8552

Responsible Signature: ___________________________ Date: ___________________________
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<tr>
<th>Property</th>
<th>Details</th>
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<tbody>
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<td>Address</td>
<td>1825 E ALPINE AV</td>
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<tr>
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<tbody>
<tr>
<td>Name</td>
<td>BENNITT, CHRISTOPHER</td>
</tr>
<tr>
<td>Address</td>
<td>4643 QUAIL LAKES DR STE 123 STOCKTON, CA 95207</td>
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<tr>
<td>Owner</td>
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<td>Garbage Service</td>
<td>Waste Management</td>
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<tr>
<td>Location Code</td>
<td>Description Address</td>
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<tr>
<td>278092 9100</td>
<td>VACANT 1825 E LAND ALPINE AV</td>
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</table>
**Details**

**Property**
- Address: 433 E WASHINGTON ST
- Zipcode: 95202
- APN: 14913010

**Ownership**
- Name: BENNITT, CHRISTOPHER
- Address: 4643 QUAIL LAKES DR STE 123 STOCKTON, CA 95207
- Owner: NULL
- Business Name: NULL
- In Care Of: NULL
- Deed Number: 2000R086705
- Deed Date: 2000-08-01

**Land**
- Acres: 0.23
- Sq. Ft.: 10,107.26
- Zone: CD

**General Plan**
- Commercial

**Subdivision**
- EAST OF CENTER
- Lat/Long: 37.95171519, -121.28453569

**Deed Number**
- 2000R086705

**Deed Date**
- 2000-08-01

**FEMA Flood Zones**
- XLEV 100.00%

**FEMA Flood Panels**
- 06077C0460F

**FEMA LOMR Date**
- 2013-07-22

**Annexation Name**
- INCORPORATION

**Annexation**
- 0.00000000

**Annexation Ordinance**
- 7/23/1850

**Annexation Date**
- 959.09000000

**Acreage**

---

**City Districts**

**City Limits**
- IN

**City Council**
- DISTRICT 5

**Garbage Service**
- Waste Management

**Garbage PickUp**
- Thursday

**Water Service**
- CALIFORNIA WATER COMPANY

**School District**
- stockton

**Census Tract**
- 1

**Police District**
- Civic Center

**Police RD**
- 0105

**Fire District**
- STOCKTON

**Fire Response (City Only)**
- 2

**Design District**
- OUT

**Greater Downtown**
- IN

---

**Land Management (test)**

**Use**
- Location Code: 106992
- Use: MULTI-FAMILY UNIT-APTS.
- Address: 133 S CALIFORNIA ST

**Use**
- Location Code: 184830
- Use: GROCERY STORES
- Address: 147 S CALIFORNIA ST

**Use**
- Location Code: 184832
- Use: EATING PLACES
- Address: 433 E WASHINGTON ST

**Use**
- Location Code: 184834
- Use: REUPHOLSTERY AND FURNITUR
- Address: 135 S CALIFORNIA ST

**Use**
- Location Code: 184836
- Use: BARBER SHOPS
- Address: 137 S CALIFORNIA
<table>
<thead>
<tr>
<th>Code</th>
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<tr>
<td>184838 7251</td>
<td>SHOE REPAIR AND SHOESHINE</td>
<td>139 S CALIFORNIA ST</td>
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<td>184840 7622</td>
<td>RADIO AND TELEVISION REPAIR</td>
<td>141 S CALIFORNIA ST</td>
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<td>184842 5411</td>
<td>GROCERY STORES</td>
<td>143 S CALIFORNIA ST</td>
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<td>184844 1100</td>
<td>DWELLING WITH COMMERCIAL</td>
<td>435 E WASHINGTON ST A</td>
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<tr>
<td>204700 1100</td>
<td>DWELLING WITH COMMERCIAL</td>
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</tr>
<tr>
<td>204702 5812</td>
<td>EATING PLACES</td>
<td>437 E WASHINGTON ST</td>
</tr>
</tbody>
</table>
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Chris Bennett  
**ADDRESS:** 133 S. California St.  
**STOCKTON BUS LIC:** Yes  
**FIRE PERMIT CERTIFICATE:** Yes  
**BUSINESS OWNER / REP:**  
**DATE OF INSPECTION:** 12/9/16  
**HAS INFORMATION CHANGED?** Yes  

### OCCUPANCY INFORMATION

- **A - Place of Assembly**  
- **B - Business/City Buildings**  
- **C - Fabrication**  
- **D - Hazardous Materials**  
- **E - Merchandise/Retail Sales**  
- **F - R-1 Hotel**  
- **G - R-2 Residence**  
- **H - High Piled Storage**  
- **I - S-1 - Repair Garage**  
- **OTHER:**

### LIST OPERATIONAL FIRE PERMIT(S)

- Permit Type Required  
- Permit Type Required  
- Permit Type Required

### NOTICE OF VIOLATION:

- **A: Electrical**
- **B: Special Hazards**
- **C: Ext / Fire Protection System**
- **D: Exiting**
- **E: General Housekeeping**

- **CFC Sec. 105 Permit(s) Needed**
  - Initial Inspection: No Hazards Noted
  - Second Inspection: Violation(s) Noted
  - Third Inspection: Violation(s) Noted

- **Reinspection date:**
- **Notify FPD date:**

### NOTES:

- Additional comments or notes about the inspection.

**Inspector:** Silva - 9110  
**ID #:** 9110  
**Unit:** 2  
**Shift:** C  
**Contact Phone #:** 937-8552  
**Date:** 12/9/16

**White Original - Fire Prevention**  
**Yellow Copy - Co File**  
**Pink Copy - Property Owner**  

**FPD Office Use:**
- Database
- Scan
- SunPro

**FD-18 Revised 06/26/13**
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME**: Dignity House Inc.  
**ADDRESS**: 1338 California  
**STOCKTON BUS LIC**: Yes  
**Lic #**: 007347  
**FIRE PERMIT CERTIFICATE**: Yes  
**PHONE**: 598-5251  
**CELL PHONE**: 598-0614  
**DATE OF INSPECTION**: 11/14/14  
**HAS INFORMATION CHANGED?**: Yes  
**Code Compliance**

**OCCUPANCY INFORMATION** (Check Business Type)

- A - Place of Assembly  
  - Occupancy Load  
- B - Business/City Buildings  
- F - Fabrication  
- H - Hazardous Materials  
- M - Merchandise/Retail Sales  
- R-1 HOTEL  
- R-2 RESIDENCE  
- Storage area sq. ft.  
- High Piled Storage  
- Storage Area sq. ft.

**OTHER:**

**LIST OPERATIONAL FIRE PERMIT(S)**

<table>
<thead>
<tr>
<th>Permit Type Required</th>
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**NOTICE OF VIOLATION:** Number corresponds with violations on back of this form.

<table>
<thead>
<tr>
<th>A: Electrical</th>
<th>1</th>
<th>2</th>
<th>3</th>
<th>4</th>
<th>5</th>
<th>6</th>
<th>7</th>
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<th>14</th>
<th>15</th>
<th>16</th>
<th>17</th>
<th>18</th>
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</thead>
<tbody>
<tr>
<td>B: Special Hazards</td>
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<tr>
<td>C: Ext / Fire Protection System</td>
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<td>D: Exiting</td>
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<tr>
<td>E: General Housekeeping</td>
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**CFC Sec. 105 Permit(s) Needed**

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</table>

**NOTES:**

- **Former Yale apt.**
- **# 4 # 3**  
- **Alarm panel 2nd floor**  
- **Knoxb Keys updated**

**Inspector**

**Coverin**  
**ID #: 0959**  
**Unit #: Shif:**  
**Contact Phone #: 931-8017**

**Responsible Signature**

**Date:** 11/14/14

**White Original - Fire Prevention**  
**Yellow Copy - Co File**  
**Pink Copy - Property Owner**

**FD Office Use**

- Database
- Scan
- SunPro

---

*FD-18 Revised 06/20/13*
**ANNUAL FIRE INSPECTION**

**B U S I N E S S  N A M E:**

**ADDRESS:** 133 S. California

**STOCKTON BUS LIC:** □ Yes □ No □ Lic #

**FIRE PERMIT CERTIFICATE:** □ Yes □ No □ N/A

**BUSINESS OWNER / REP:**

**PHONE:**

**CELL PHONE:**

**DATE OF INSPECTION:** 10/2/13 2nd inspection Code Compliance

**HAS INFORMATION CHANGED?** □ Yes □ No

**OCCUPANCY INFORMATION:**

- □ A - Place of Assembly
  - Occupancy Load
- □ M - Merchandise/Retail Sales
  - Number of Units: 2
  - Number of Units Checked: 2

- □ R-1 HOTEL □ R-2 RESIDENCE
  - Storage Area sq. ft.: __________
  - High Piled Storage
  - Storage Area sq. ft.: __________

**OTHER:**

**LIST OPERATIONAL FIRE PERMIT(S):**

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<thead>
<tr>
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**NOTICE OF VIOLATION:**

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<tr>
<td>C: Ext / Fire Protection System</td>
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<tr>
<td>E: General Housekeeping</td>
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</table>

**CFC Sec. 105 Permit(s) Needed**

- Initial Inspection: □ No Hazards Noted □ Violation(s) Noted
  - Reinspection date: __________

- Second Inspection: □ Violation(s) Corrected □ Violation(s) not Corrected: __________
  - Reinspection date: __________

- Third Inspection: □ Violation(s) Corrected □ Violation(s) not Corrected: __________
  - Notify FPD date: __________

**NOTES:** No violations noted. Working to FPB for emergency exit/ e/.

---

**Inspector** Edwards  ID # 9154  Unit E 2  Shift C  Contact Phone # 937-9550

**Responsible Signature:**

**Date:**

---

White Original - Fire Prevention  Yellow Copy - Co File

FD-18 Revised 06/07/10
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

ANNUAL FIRE INSPECTION

BUSINESS NAME: Yale Apartments
ADDRESS: 133 S. California St.

STOCKTON BUS LIC: [ ] Yes [ ] No LIC #: ____________
FIRE PERMIT CERTIFICATE: [ ] Yes [ ] No [ ] N/A

BUSINESS OWNER / REP: [ ]
PHONE: [ ]
CELL PHONE: [ ]

DATE OF INSPECTION: 2.15.12
2nd Inspection
Code Compliance

HAS INFORMATION CHANGED? [ ] Yes [ ] No

OCCUPANCY INFORMATION (Check Business Type):

[ ] A - Place of Assembly
[ ] Occupancy Load

[ ] M - Merchandise/Retail Sales

[ ] R-1 HOTEL
[ ] R-2 RESIDENCE

Number of Units
Number of Units Checked

OTHER:

LIST OPERATIONAL FIRE PERMIT(S):

<table>
<thead>
<tr>
<th>Permit Type Required</th>
<th>Permit Type Required</th>
<th>Permit Type Required</th>
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<td></td>
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</table>

NOTICE OF VIOLATION: (Number corresponds with violations listed on back of the form)

A: Electrical
D: Special Hazards
C: Exit / Fire Protection System
D: Exiting
E: General Housekeeping

CFC Sec. 105 Permit(s) Needed

Initial Inspection: [ ] No Hazards Noted [ ] Violation(s) Noted
Reinspection date:

Second Inspection: [ ] Violation(s) Corrected [ ] Violation(s) not Corrected:
Reinspection date:

Third Inspection: [ ] Violation(s) Corrected [ ] Violation(s) not Corrected:
Notify FPD date:

NOTES: Exit door needs panic hardware, Standpipe valve locked needs breakaway lock magic trick

* WORKING WITH INSPECTOR SALLADY * NO VIOLATIONS AT THIS TIME *

Inspector: Edwards ID #: 9154 Unit E2 Shift: C Contact Phone #: 937-8552

Responsible Signature: __________________________________________ Date: __________________________

White Original - Fire Prevention  ■ Yellow Copy - Co File

FD-16 Revised 06/07/10

FPO Office Use

Database  [X]
Scan
SunPro
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Yale Apartments  
**ADDRESS:** 133 S. California  
**STOCKTON BUS LIC:**  
**FIRE PERMIT CERTIFICATE:**  
**BUSINESS OWNER / REP:**  
**PHONE:**  
**DATE OF INSPECTION:** 10-19-11  
**HAS INFORMATION CHANGED?** Yes  

**OCCUPANCY INFORMATION:**
- **A - Place of Assembly**  
- **B - Business/City Buildings**  
- **C - Fabrication**  
- **D - Hazardous Materials**  
- **M - Merchandise/Retail Sales**  
- **R-1 HOTEL**  
- **R-2 RESIDENCE**  
- **High Piled Storage**  
- **S-1 - Repair Garage**

**OTHER:**

**LIST OPERATIONAL FIRE PERMIT(S):**

**NOTICE OF VIOLATION:**
- **A: Electrical**  
- **B: Special Hazards**

<table>
<thead>
<tr>
<th>CFC Sec. 105 Permit(s) Needed</th>
<th>Initial Inspection</th>
<th>Second Inspection</th>
<th>Third Inspection</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>□ No Hazards Noted</td>
<td>□ Violation(s) Noted</td>
<td>Reinspec. date:</td>
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<tr>
<td></td>
<td>□ Violation(s) Corrected</td>
<td>□ Violation(s) not Corrected:</td>
<td>Reinspec. date:</td>
</tr>
<tr>
<td></td>
<td>□ Violation(s) Corrected</td>
<td>□ Violation(s) not Corrected:</td>
<td>Notify FPD date:</td>
</tr>
</tbody>
</table>

**NOTES:** VACANT

**Inspector:** Edwards  
**ID #:** 9154  
**Unit:** E2  
**Shift:** C  
**Contact Phone #:** 937-8552

**Responsible Signature:**  
**Date:**

*White Original - Fire Prevention  □ Yellow Copy - Co File*
## Details

**Property**
- Address: 435 E WASHINGTON ST A
- Zipcode: 95202
- APN: 14913010

**Ownership**
- Name: BENNITT, CHRISTOPHER
- Address: 4643 QUAIL LAKES DR STE 123 STOCKTON, CA 95207
- Owner: NULL
- Business Name: NULL
- In Care Of: NULL
- Deed Number: 2000R086705
- Deed Date: 2000-08-01
- Assessor Use: 113
- Code: Assessor Use STORE W/RES UNIT OR
- Description: UNITS

**Land**
- Acres: 0.23
- Sq. Ft.: 10,107.28
- Zone: CD
- General Plan: Commercial
- Subdivision: EAST OF CENTER
- Lat/Long: 37.95175484, -121.2844803
- Deed Number: 2000R086705
- Deed Date: 2000-08-01
- FEMA Flood Zones: XLEV 100.00%
- FEMA Flood Panels: 06077C0460F
- FEMA LOMR Date: 2013-07-22
- Ordinance:
- Annexation Name: INCORPORATION
- Annexation: 0.00000000
- Annexation Date: 7/23/1850
- Annexation: 959.09000000
- Acreage: UNITS

**City Districts**
- City Limits: IN
- City Council: DISTRICT 5
- Garbage Service: Waste Management
- Garbage PickUp: Thursday
- Water Service: CALIFORNIA WATER COMPANY
- School District: stockton
- Census Tract: 1
- Police District: Civic Center
- Police RD: 0105
- Fire District: STOCKTON
- Fire Response (City Only): 2
- Design District: OUT
- Greater Downtown: IN

**Valuation**
- Structures: $516,653
- Land: $82,663
- Agricultural: $
- Person: $0

**Land Management (test)**

<table>
<thead>
<tr>
<th>Location Code</th>
<th>Code</th>
<th>Use Description</th>
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<td>MULTI-FAMILY UNIT-APTS.</td>
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<td>184830</td>
<td>5411</td>
<td>GROCERY STORES</td>
<td>147 S</td>
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<td>CALIFORNIA ST</td>
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<td>184832</td>
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<td>EATING PLACES</td>
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<td></td>
<td></td>
<td>WASHINGTON ST</td>
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<td>184834</td>
<td>7641</td>
<td>REUPHOLSTERY AND FURNITUR</td>
<td>135 S</td>
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<td>137 S</td>
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**APN History**
- APN History: NULL
- Last Date: NULL
- Last Change: NULL
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<th>Business Type</th>
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<tr>
<td>184838</td>
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<td>SHOE REPAIR AND SHOESHINE</td>
<td>ST 139 S CALIFORNIA ST</td>
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<td>184840</td>
<td>7622</td>
<td>RADIO AND TELEVISION REPAIR</td>
<td>ST 141 S CALIFORNIA ST</td>
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<td>ST 435 E WASHINGTON ST B</td>
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<tr>
<td>204702</td>
<td>5812</td>
<td>EATING PLACES</td>
<td>ST 437 E WASHINGTON ST</td>
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</table>
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Chris Bennett  
**ADDRESS:** 133 S. California St., Ste #

**STOCKTON BUS LIC:** □ Yes □ No Lic #  
**FIRE PERMIT CERTIFICATE:** □ Yes □ No □ N/A

**BUSINESS OWNER / REP:**  
**PHONE:**  
**CELL PHONE:**

**DATE OF INSPECTION:** 12/9/16  
2nd Inspection  
Code Compliance

**HAS INFORMATION CHANGED?** □ Yes □ No

### OCCUPANCY INFORMATION

- [ ] A - Place of Assembly  
- [ ] B- Business/City Buildings  
- [ ] F- Fabrication  
- [ ] H - Hazardous Materials  
- [ ] R-1 HOTEL  
- [ ] R-2 RESIDENCE  
- [ ] S-1 - Repair Garage  
- [ ] M - Merchandise/Retail Sales  
- [ ] R-1 HOTEL  
- [ ] High Piled Storage  
- [ ] Storage Area sq. ft.

**NUMBER OF UNITS:** 20  
**NUMBER OF UNITS CHECKED:**

### OTHER:

**LIST OPERATIONAL FIRE PERMIT(S):**

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<tr>
<th>Permit Type Required</th>
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### NOTICE OF VIOLATION:

**Number corresponds with violation(s) on back of form:**

<table>
<thead>
<tr>
<th>A: Electrical</th>
<th>B: Special Hazards</th>
<th>C: Ext / Fire Protection System</th>
<th>D: Exiting</th>
<th>E: General Housekeeping</th>
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</thead>
<tbody>
<tr>
<td></td>
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</table>

**CFC Sec. 105 Permit(s) Needed:**

- [ ] No Hazards Noted
- [ ] Violation(s) Noted
- [ ] Violation(s) Corrected
- [ ] Violation(s) not Corrected

**Reinspection date:**

**Notify FPD date:**

### NOTES:

- [ ]
- [ ]
- [ ]
- [ ]

**Inspector:** Silva  
**ID #:** 9110  
**Unit:**  
**Shift:** C  
**Contact Phone #:** 937-8552

**Responsible Signature:**  
**Date:** 12/9/16

*White Original - Fire Prevention  ■ Yellow Copy - Co File  ■ Pink Copy - Property Owner*
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

ANNUAL FIRE INSPECTION

BUSINESS NAME: Dignity Above Inc. ADDRESS: 1338 California St
STOCKTON BUS LIC: Yes ☐ No ☐ Lic #: 0007847 FIRE PERMIT CERTIFICATE: ☐ Yes ☐ No ☐ N/A
BUSINESS OWNER / REP: MARY GOHS PHONE: 598-5251 CELL PHONE: 598-0614
DATE OF INSPECTION: 11/14/14 1st Inspection Code Compliance
HAS INFORMATION CHANGED? Yes ☐ No ☐

OCCUPANCY INFORMATION (Check Business Type)

☐ A - Place of Assembly
   Occupancy Load ______

☐ B - Business/City Buildings

☐ F - Fabrication
   Storage area sq. ft. ______

☐ H - Hazardous Materials

☐ M - Merchandise/Retail Sales

☐ R-1 HOTEL ☐ PG RESIDENCE
   Number of Units: 21
   Number of Units Checked: 2

☐ S-1 - Repair Garage

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

Permit Type Required Permit Type Required RECEIVED

DEC 02 2014

NOTICE OF VIOLATION: Number corresponds with violation(s) on back of this form

CITY OF STOCKTON
FIRE PREVENTION DIV.

NO. Hazards Noted ☐ Violation(s) Noted ☐

Initial Inspection: ☐ No Hazards Noted ☐ Violation(s) Noted ☐ Reinspection date:

Second Inspection: ☐ Violation(s) Corrected ☐ Violation(s) Not Corrected:

Third Inspection: ☐ Violation(s) Corrected ☐ Violation(s) Not Corrected:

Notify FPD date:

NOTES:

FORMER YATE APT.

# 1 3 ALARM PANEL 2ND FLOOR

KNOX KEYS UPDATED

Inspector: Beaver

ID #: 9008 Unit #: 2 Contact Phone #: 987-8017

Shift: C

Date: 11/14/14

Responsible Signatures:

While Original - Fire Prevention • Yellow Copy - Co File • Pink Copy - Property Owner

FD-18 Revised 08/28/13
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:**

**ADDRESS:** 133 S. California, Ste # 

**STOCKTON BUS LIC:** ☐ Yes ☐ No  Lic #

**FIRE PERMIT CERTIFICATE:** ☐ Yes ☐ No ☐ N/A

**BUSINESS OWNER / REP:**

**PHONE:**

**DATE OF INSPECTION:** 10-2-13  2nd Inspection  Code Compliance

**HAS INFORMATION CHANGED?** ☐ Yes ☐ No

**OCCUPANCY INFORMATION**

<table>
<thead>
<tr>
<th>A - Place of Assembly</th>
<th>B - Business/City Buildings</th>
<th>D - Fabrication</th>
<th>F - Hazardous Materials</th>
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</thead>
<tbody>
<tr>
<td>Occupancy Load</td>
<td></td>
<td>Storage area sq. ft.</td>
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</table>

<table>
<thead>
<tr>
<th>M - Merchandise/Retail Sales</th>
<th>R-1 HOTEL</th>
<th>R-2 RESIDENCE</th>
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<tr>
<td>Number of Units</td>
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<tr>
<td>Number of Units Checked</td>
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**OTHER:**

**LIST OPERATIONAL FIRE PERMIT(S)**

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<table>
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<tr>
<th>NOTICE OF VIOLATION</th>
<th>A: Electrical</th>
<th>B: Special Hazards</th>
<th>C: Exit / Fire Protection System</th>
<th>D: Exitting</th>
<th>E: General Housekeeping</th>
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**CFC Sec. 105 Permit(s) Needed**

<table>
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<tr>
<th>Initial Inspection</th>
<th>☑ No Hazards Noted</th>
<th>☐ Violation(s) Noted</th>
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<tbody>
<tr>
<td>Second Inspection</td>
<td>☐ Violation(s) Corrected</td>
<td>☐ Violation(s) not Corrected</td>
<td>Reinspection date:</td>
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<tr>
<td>Third Inspection</td>
<td>☐ Violation(s) Corrected</td>
<td>☐ Violation(s) not Corrected</td>
<td>Notify FPD date:</td>
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</table>

**NOTES:** No violations noted. Working with FPD for emergency water flow.

**Inspector:** Edwards  
**ID #: 9154**  
**Unit:**  
**Shift:**  
**Contact Phone #:** 937-8552

**Responsible Signature:**

**Date:**

*White Original - Fire Prevention     Yellow Copy - Co File*
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA  95202 • (209) 937-8271

ANNUAL FIRE INSPECTION

BUSINESS NAME: Yale Apartments  ADDRESS: 1335 S. California St.  Ste #

STOCKTON BUS LIC:  □ Yes  □ No  Lic #  FIRE PERMIT CERTIFICATE:  □ Yes  □ No  □ N/A

BUSINESS OWNER / REP:  PHONE:  CELL PHONE: 

DATE OF INSPECTION: 8-15-12  2nd Inspection  Code Compliance 

HAS INFORMATION CHANGED?  □ Yes  □ No

OCCUPANCY INFORMATION (Check Business Type):

□ A - Place of Assembly  □ B - Business/City Buildings  □ F - Fabrication
   Occupancy Load  □ R-1 HOTEL  □ R-2 RESIDENCE
   □ R-1 - Hotel  □ R-2 - Residence
   Number of Units  □ High Piled Storage
   Number of Units Checked  Storage Area sq. ft.
   □ 8-1 - Repair Garage

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

Permit Type Required

Permit Type Required

Permit Type Required

NOTICE OF VIOLATION: (Number corresponds with violation(s) on back of this form)

CFC Sec. 165 Permit(s) Needed

Initial Inspection: □ No Hazards Noted  □ Violation(s) Noted  Reinspection date:

Second Inspection: □ Violation(s) Corrected  □ Violation(s) not Corrected:  Reinspection date:

Third Inspection: □ Violation(s) Corrected  □ Violation(s) not Corrected:  Notify FPD date:

NOTES: Exit door needs panic hardware, standpipe valve locked needs

breakaway lock

* WORKING WITH INSPECTOR SALLADY * NO VIOLATIONS AT THIS TIME *

Inspector: Edwards  ID # 9154  Unit: E2-Shift: C  Contact Phone # 931-8552

Responsible Signature:  Date:

White Original - Fire Prevention  Yellow Copy - Co File

FD-19 Revised 06/07/10

FD Office Use

Database: DE
Scan

SunPro
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Yale Apartments  
**ADDRESS:** 133 S. California  
**STOCKTON BUS LIC:**  
**FIRE PERMIT CERTIFICATE:**  
**BUSINESS OWNER / REP:**  
**PHONE:**  
**CELL PHONE:**  
**DATE OF INSPECTION:** 10-19-11  
**HAS INFORMATION CHANGED?**  

**OCCUPANCY INFORMATION:**

- [ ] A - Place of Assembly  
- [ ] B - Business/City Buildings  
- [ ] F - Fabrication  
- [ ] H - Hazardous Materials  
- [ ] M - Merchandise/Retail Sales  
- [ ] R-1 HOTEL  
- [ ] R-2 RESIDENCE  
- [ ] High Piled Storage  
- [ ] S-1 - Repair Garage  

**OTHER:**  

**LIST OPERATIONAL FIRE PERMIT(S):**

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<tr>
<th>Permit Type Required</th>
<th>Permit Type Required</th>
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</thead>
<tbody>
<tr>
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</tbody>
</table>

**NOTICE OF VIOLATION:**

- [ ] A: Electrical  
- [ ] B: Special Hazards  
- [ ] C: Exit / Fire Protection System  
- [ ] D: Exiting  
- [ ] E: General Housekeeping  

**CFC Sec. 105 Permit(s) Needed:**

- [ ] Initial Inspection  
- [ ] Second Inspection  
- [ ] Third Inspection  

**Reinspection date:**  

**Notify FPD date:**  

**NOTES:** VACANT

**Inspector:** Edwards  
**ID #:** 9154  
**Unit:** E2  
**Shift:** C  
**Contact Phone #:** 937-8552

**Responsible Signature:**  
**Date:**

*White Original - Fire Prevention  ■ Yellow Copy - Co File*
### Details

**Property**
- **Address**: 435 E WASHINGTON ST B
- **Zipcode**: 95202
- **APN**: 14913010

**Ownership**
- **Name**: BENNIT, CHRISTOPHER
- **Address**: 4643 QUAIL LAKES DR STE 123 STOCKTON, CA 95207
- **Owner**: NULL
- **Business Name**: NULL
- **In Care Of**: NULL
- **Deed**: 2000R086705
- **Number**: 2000-08-01
- **Assessor Use**: 113
- **Code**: NULL
- **Assessor Use STORE W/RES UNIT OR**: NULL
- **Description**: UNITS

**Land**
- **Acres**: 0.23
- **Sq. Ft.**: 10,107.28
- **Zone**: CD
- **General Plan**: Commercial
- **Subdivision**: EAST OF CENTER
- **Lat/Long**: 37.95167893, -121.28446057
- **Deed Number**: 2000R086705
- **Deed Date**: 2000-08-01
- **FEMA Flood Zones**: XLEV 100.00%
- **FEMA Flood Panels**: 06077C0460F
- **FEMA LOMR Date**: 2013-07-22
- **Annexation Name**: INCORPORATION
- **Annexation**: 0.00000000
- **Ordinance**: NULL
- **Annexation Date**: 7/23/1850
- **Annexation**: 950.09000000
- **Acreage**: NULL

### City Districts
- **City Limits**: IN
- **City Council**: DISTRICT 5
- **Garbage Service**: Waste Management
- **Garbage PickUp**: Thursday
- **Water Service**: CALIFORNIA WATER COMPANY
- **School District**: stockton
- **Census Tract**: 1
- **Police District**: Civic Center
- **Police RD**: 0105
- **Fire District**: STOCKTON
- **Fire Response (City Only)**: 2
- **Design District**: OUT
- **Greater Downtown**: IN

### Valuation
- **Structures**: $516,653
- **Land**: $82,663
- **Agricultural Person**: $

### APN History
- **APN History**: NULL
- **Last Date**: NULL
- **Last Change**: NULL

### Land Management (test)

<table>
<thead>
<tr>
<th>Location</th>
<th>Code</th>
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<td>MULTI-FAMILY UNIT-APTS.</td>
<td>133 S CALIFORNIA ST</td>
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<td>EATING PLACES</td>
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<td>7641</td>
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<td>BARBER SHOPS</td>
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<td>184840 7622</td>
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</table>
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Chris Bennett  
**ADDRESS:** 33 S. California St.

**STOCKTON BUS LIC:**  
☐ Yes  
☐ No  
Lic #

**FIRE PERMIT CERTIFICATE:**  
☐ Yes  
☐ No  
☐ N/A

**BUSINESS OWNER / REP:**

**DATE OF INSPECTION:** 12/9/16  
2nd Inspection

**HAS INFORMATION CHANGED?**  
☐ Yes  
☐ No

**OCCUPANCY INFORMATION**  
(Check Business Type)

- □ A - Place of Assembly  
  Occupancy Load __________

- □ B - Business/City Buildings

- □ M - Merchandise/Retail Sales

- □ R-1 HOTEL  
  Number of Units __________

- □ R-2 RESIDENCE  
  Number of Units Checked __________

**OTHER:**

**LIST OPERATIONAL FIRE PERMIT(S):**

<table>
<thead>
<tr>
<th>Permit Type Required</th>
<th>Permit Type Required</th>
<th>Permit Type Required</th>
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**NOTICE OF VIOLATION:** Number corresponds with violation(s) on back of this form:

<table>
<thead>
<tr>
<th>A: Electrical</th>
<th>B: Special Hazards</th>
<th>C: Ext / Fire Protection System</th>
<th>D: Exiting</th>
<th>E: General Housekeeping</th>
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<tr>
<td>1</td>
<td>2</td>
<td>3</td>
<td>4</td>
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**CFC Sec. 105 Permit(s) Needed:**

- ☐ No Hazards Noted  
  ☐ Violation(s) Noted

- ☐ Violation(s) Corrected  
  ☐ Violation(s) not Corrected:

**Reinspection date:**

**Notify FPD date:**

**NOTES:**

**Inspector:** Silva - 9110  
**ID #:** 9110  
**Unit:** A  
**Shift:** C  
**Contact Phone #:** 937-8552

**Responsible Signature:** Rick J. Dunn  
**Date:** 12/9/16

**White Original - Fire Prevention**  
**Yellow Copy - Co File**  
**Pink Copy - Property Owner**

**FPD Office Use:**

- Database
- Scan
- SunPro

FD-18 Revised 06/20/13
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

ANNUAL FIRE INSPECTION

BUSINESS NAME: Dignity Alcove Inc. ADDRESS: 1335 California
STOCKTON BUS LIC: Yes ☐ No ☐ License #: 0078347 FIRE PERMIT CERTIFICATE: Yes ☐ No ☐ N/A
BUSINESS OWNER / REP: Mary Butts PHONE: (209) 518-5251 CELL PHONE: 578-0614
DATE OF INSPECTION: 11/14/14 2nd Inspection Code Compliance: ☐ ☑
HAS INFORMATION CHANGED? Yes ☐ No ☐

OCCUPANCY INFORMATION (Check Business Type)
☐ A - Place of Assembly Occupancy Load: ______
☐ B - Business/City Buildings
☐ F - Fabrication Storage area sq. ft.
☐ H - Hazardous Materials
☐ M - Merchandise/Retail Sales
☐ R-1 HOTEL
☐ R-2 RESIDENCE
Number of Units: 12
Number of Units Checked: 2
☐ S-1 - Repair Garage
☐ High Piled Storage Storage Area sq. ft.

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

Permit Type Required

Permit Type Required

RECEIVED
DEC 02 2014

NOTICE OF VIOLATION: Number corresponds with violation(s) on back of this form

A: Electrical
B: Special Hazards
C: Ext / Fire Protection System
D: Exiting
E: General Housekeeping
CFC Sec. 165 Permit(s) Needed
Initial Inspection: ☐ Hazard(s) Noted ☐ Violation(s) Noted ☐ Reinspection date:
Second Inspection: ☐ Violation(s) Corrected ☐ Violation(s) not Corrected: ☐ Reinspection date:
Third Inspection: ☐ Violation(s) Corrected ☐ Violation(s) not Corrected: ☐ Notify FPD date:

NOTES:
Former Yale Apt.
#4 113 Alarm panel 2nd floor
Kneb Keys updated

Inspector: Coverin ID # 9058 Unit: 2 Shift: Contact Phone #: 937-8017
Date: 11/14/14

White Original - Fire Prevention ☑ Yellow Copy - Co File ☑ Pink Copy - Property Owner

FPD Office Use
Database ☐ Scan ☐ SunPro ☐

FD-18 Revised 06/26/13
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:**

**ADDRESS:** 133 S. California

**STOCKTON BUS LIC:** ☐ Yes  ☐ No  Lic # ____________

**FIRE PERMIT CERTIFICATE:** ☐ Yes  ☐ No  ☐ N/A

**BUSINESS OWNER / REP:**

**PHONE:**

**CELL PHONE:**

**DATE OF INSPECTION:** 10-2-13

**2nd Inspection**

**Code Compliance**

**HAS INFORMATION CHANGED?** ☐ Yes  ☐ No

### OCCUPANCY INFORMATION

<table>
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<td>B - Business/City Buildings</td>
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<tr>
<td>R-1 HOTEL</td>
<td>2</td>
<td></td>
</tr>
<tr>
<td>R-2 RESIDENCE</td>
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<td></td>
</tr>
<tr>
<td>M - Merchandise/Retail Sales</td>
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<td></td>
</tr>
<tr>
<td>S-1 - Repair Garage</td>
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### OTHER:

### LIST OPERATIONAL FIRE PERMIT(S)

<table>
<thead>
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### NOTICE OF VIOLATION

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<th>A: Electrical</th>
<th>B: Special Hazards</th>
<th>C: Ext / Fire Protection System</th>
<th>D: Exiting</th>
<th>E: General Housekeeping</th>
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<tbody>
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</tbody>
</table>

**CFC Sec. 105 Permit(s) Needed**

- ☑️ No Hazards Noted
- ☐ Violation(s) Noted
- ☐ Violation(s) Corrected
- ☐ Violation(s) not Corrected

**Reinspection date:**

**Notify FPD date:**

### NOTES:

No Violations noted. *Working w/ FPB for emergency exit/doors.

---

**Inspector:** Edwards  ID# 9/15/1

**Unit:** E2  **Shift:**  C  **Contact Phone:** 937-8552

**Responsible Signature:**

---

**White Original - Fire Prevention**  **Yellow Copy - Co File**

*FD-18 Revised 06/07/10*
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

ANNUAL FIRE INSPECTION

BUSINESS NAME: Yale Apartments
ADDRESS: 133 S. California St., Sta #

STOCKTON BUS LIC: □ Yes □ No Lic #.
FIRE PERMIT CERTIFICATE: □ Yes □ No □ N/A

BUSINESS OWNER / REP: Phone:
CELL PHONE:

DATE OF INSPECTION: 8-15-12
2nd Inspection

HAS INFORMATION CHANGED? □ Yes □ No

OCCUPANCY INFORMATION

□ A - Place of Assembly
   Occupancy Load

□ M - Merchandise/Retail Sales

□ R-1 HOTEL □ R-2 RESIDENCE

Number of Units

Number of Units Checked

□ B - Business/City Buildings

□ F-Fabrication
   Storage area sq. ft.

□ H - Hazardous Materials

□ G-1 Hotel

□ High Piled Storage
   Storage Area sq. ft.

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

Permit Type Required
Permit Type Required
Permit Type Required

NOTICE OF VIOLATION: Number corresponds with violations on back of this form

A: Electrical

B: Special Hazards

C: Exit / Fire Protection System

D: Exitting

E: General Housekeeping

CFC Soc. 165 Permit(s) Needed

Initial Inspection........... □ No Hazards Noted  □ Violation(s) Noted  Reinspection date:

Second Inspection........... □ Violation(s) Corrected  □ Violation(s) not Corrected: Reinspection date:

Third Inspection............. □ Violation(s) Corrected  □ Violation(s) not Corrected: Notify FPD date:

NOTES: Exit door needs panic hardware, standpipe valve locked, needs breakaway lock

# WORKING WITH INSPECTOR SALLADY # NO VIOLATIONS AT THIS TIME #

Inspector: Edwards ID # 9154 Unit: E2 Shift: C Contact Phone #: 937-8552

Responsible Signature: Date:

FD-19 Revised 06/07/10

White Original - Fire Prevention • Yellow Copy – Co File
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

ANNUAL FIRE INSPECTION

BUSINESS NAME: Yale Apartments ADDRESS: 133 S. California STE #

STOCKTON BUS LIC: Yes No Lic # FIRE PERMIT CERTIFICATE: Yes No N/A

BUSINESS OWNER / REP PHONE: CELL PHONE:

DATE OF INSPECTION: 10-19-11 2nd Inspection Code Compliance

HAS INFORMATION CHANGED? Yes No

OCCUPANCY INFORMATION (Check Business Type):

☐ A - Place of Assembly

Occupancy Load

☐ B - Business/City Buildings

☐ F - Fabrication

Storage area sq. ft.

☐ H - Hazardous Materials

☐ M - Merchandise/Retail Sales

☐ R-1 HOTEL

☐ R-2 RESIDENCE

Number of Units

Storage Area sq. ft.

Number of Units Checked

OTHER:

LIST OPERATIONAL FIRE PERMIT(S):

Permit Type Required Permit Type Required Permit Type Required

NOTICE OF VIOLATION: Number corresponds with violation(s) on back of this form:

A: Electrical

B: Special Hazards

C: Ext / Fire Protection System

D: Exiting

E: General Housekeeping

CFC Sec. 105 Permit(s) Needed

Initial Inspection No Hazards Noted

Violation(s) Noted

Reinspection date:

Second Inspection Violation(s) Corrected

Violation(s) not Corrected

Reinspection date:

Third Inspection Violation(s) Corrected

Violation(s) not Corrected

Notify FPD date:

NOTES: VACANT

Inspector Edwards ID # 9154 Unit E2 Shift: C Contact Phone # 937-8552

Responsible Signature: Date:

White Original - Fire Prevention • Yellow Copy – Co File
Details

Property
Address  437 E WASHINGTON ST
Zipcode   95202
APN      14913010

Ownership
Name      BENNIT, CHRISTOPHER
Address   4643 QUAIL LAKES DR STE 123 STOCKTON, CA 95207
Owner     NULL
Business  Name
In Care Of NULL
Deed      2000R086705
Number    2000-08-01
Deed Date 2000-08-01
Assessor Use 113
Code
Assessor Use STORE W/RES UNIT OR
Description UNITS

Land
Acres     0.23
Sq. Ft.   10,107.28
Zone      CD
General Plan Commercial
Subdivision EAST OF CENTER
Lat/Long   37.95173612,-121.28439863
Deed Number 2000R086705
Deed Date  2000-08-01
FEMA Flood Zones XLEV 100.00%
FEMA Flood Panels 06077C0460F
FEMA LOMR Date  2013-07-22
Annexation Name INCORPORATION
Annexation  0.00000000
Ordinance
Annexation Date  7/23/1850
Annexation  959.09000000
Acreage

City Districts
City Limits IN
City Council DISTRICT 5
Garbage Service Waste Management
Garbage PickUp Thursday
Water Service CALIFORNIA WATER COMPANY
School District stockton
Census Tract 1
Police District Civic Center
Police RD 0105
Fire District STOCKTON
Fire Response (City Only) 2
Design District OUT
Greater Downtown IN

Valuation
Structures $516,653
Land    $82,663
Agricultural $0
Person  $0

APN History
APN History NULL
Last Date NULL
Last Change NULL

Land Management (test)

Use
Location Code 1104 106992
Use Description MULTI-FAMILY UNIT-APTS.
Address 133 S CALIFORNIA ST

184830 5411 147 S CALIFORNIA ST GROCERY STORES

184832 5812 433 E WASHINGTON ST EATING PLACES

184834 7641 135 S CALIFORNIA ST REUPHOLSTERY AND FURNITURE

184836 7241 137 S CALIFORNIA ST BARBER SHOPS
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<td>141 S CALIFORNIA ST</td>
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</tbody>
</table>
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8274

ANNUAL FIRE INSPECTION

BUSINESS NAME: Chris Bennett
ADDRESS: 335 S. California St.

STOCKTON BUS LIC: □ Yes □ No □ Lic # __________________
FIRE PERMIT CERTIFICATE: □ Yes □ No □ N/A

BUSINESS OWNER / REP ____________________________
PHONE: __________________ CELL PHONE: ____________

DATE OF INSPECTION: 12/9/16 2nd Inspection Code Compliance
HAS INFORMATION CHANGED? □ Yes □ No

OCCUPANCY INFORMATION (Check Business Type)
□ A - Place of Assembly
   Occupancy Load ________
□ B - Business/City Buildings
□ M - Merchandise/Retail Sales
   □ R-1 HOTEL □ R-2 RESIDENCE
   Number of Units 20.
   Number of Units Checked
□ F - Fabrication
   Storage area sq. ft. ________
□ H - Hazardous Materials
□ I - High Piled Storage
   Storage Area sq. ft. ________
□ S-1 - Repair Garage

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

<table>
<thead>
<tr>
<th>Permit Type Required</th>
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</tbody>
</table>

NOTICE OF VIOLATION: Number corresponds with violation(s) on back of this form:

A: Electrical
B: Special Hazards
C: Ext / Fire Protection System
D: Exiting
E: General Housekeeping

CFC Sec. 105 Permit(s) Needed
Initial Inspection: □ No Hazards Noted □ Violation(s) Noted Reinspection date:
Second Inspection: □ Violation(s) Corrected □ Violation(s) not Corrected: Reinspection date:
Third Inspection: □ Violation(s) Corrected □ Violation(s) not Corrected: Notify FPD date:

NOTES:

Inspector: Silva - 9110 ID #: 9110 Unit: A Shift: C Contact Phone #: 937-8552

Responsible Signature: ____________________________ Date: 12/9/16

White Original - Fire Prevention □ Yellow Copy - Co File □ Pink Copy - Property Owner

FPD Office Use: Database □ Scan □ SunPro
### Annual Fire Inspection

**Business Name:** Dignity Home Inc.  
**Address:** 1338 California St, Ste # 

**Stockton Bus Lic:** Y  
**Stockton Lic #:** 0087547  
**FIRE Permit Certificate:** Y  
**Phone:** 229-513-5257  
**Cell Phone:** 528-0614  

**Date of Inspection:** 11/14/14  
**HAS INFORMATION CHANGED?** No  

#### Occupancy Information

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<tr>
<th>Occupancy Type</th>
<th>Number of Units</th>
<th>Number of Units Checked</th>
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<td>A - Place of Assembly</td>
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<tr>
<td>B - Business/City Buildings</td>
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<tr>
<td>M - Merchandise/Lease Sales</td>
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<td>R-1 Hotel</td>
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<tr>
<td>R-2 Residence</td>
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**Other:**  

**LIST Operational Fire Permit(s)**  

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**Received:** Dec 2 2014  

**CITY OF STOCKTON**  

#### Notice of Violation

**Number corresponds with violation(s) on back of this form.**

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<td>Exit/Fire Protection System</td>
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**CFC Sec. 105 Permit(s) Needed**

- Initial Inspection: No Hazards Noted  
- Second Inspection: Violation(s) Noted  
- Third Inspection: Violation(s) Corrected  

**Reinspection date:**  

**Notify FPD date:**  

#### Notes:

**former attic apt.**  

* Hazard panel 2nd floor  
  
* Knob Keys Updated  

**Inspector:** Covering  
**ID #:** 9058  
**Unit #:** 2  
**Shift:** C  
**Contact Phone #:** 931-8017  

**Responsible Signature:**  
**Date:** 11/14/14  

---

**White Original - Fire Prevention**  
**Yellow Copy - Co File**  
**Pink Copy - Property Owner**  

**FPD Office Use**

- Database
- Scan
- SunPro

**FD-18 Revised 06/26/13**
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

ANNUAL FIRE INSPECTION

BUSINESS NAME: ___________________________ ADDRESS: 133 S. California ___Sta # ___

STOCKTON BUS LIC: □ Yes □ No Lic # ____________________________ FIRE PERMIT CERTIFICATE: □ Yes □ No □ N/A

BUSINESS OWNER / REP: ____________________________ PHONE: ____________________________ CELL PHONE: ____________________________

DATE OF INSPECTION: 10-2-13 2nd Inspection Code Compliance

HAS INFORMATION CHANGED? □ Yes □ No

OCCUPANCY INFORMATION: (Check Business type)

□ A - Place of Assembly
□ B - Business/City Buildings
□ F - Fabrication
□ H - Hazardous Materials

□ N - Merchandise/Reail Sales
□ R-1 HOTEL
□ R-2 RESIDENCE
□ S-1 - Repair Garage

Storage area sq. ft. ________________

OTHER: ____________________________

LIST OPERATIONAL FIRE PERMIT(S):

<table>
<thead>
<tr>
<th>Permit Type Required</th>
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<th>Permit Type Required</th>
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</thead>
</table>

NOTICE OF VIOLATION: FIRE PREVENTION INSPECTION DATES AND FORM

A: Electrical
B: Special Hazards
C: Ext / Fire Protection System
D: Exiting
E: General Housekeeping

CFC Sec. 105 Permit(s) Needed

Initial Inspection: □ No Hazards Noted □ Violation(s) Noted Reinspection date:

Second Inspection: □ Violation(s) Corrected □ Violation(s) not Corrected: Reinspection date:

Third Inspection: □ Violation(s) Corrected □ Violation(s) not Corrected: Notify FPD date:

NOTES: No violations noted. + working @ FPB for emergency exit/evac.

Inspector: Edwards ID # 9154 Unit ___ Shift ___ Contact Phone # 937-8532

Responsible Signature: ____________________________ Date: ____________________________

White Original - Fire Prevention □ Yellow Copy - Co File

FD-18 Revised 06/07/10
**ANNUAL FIRE INSPECTION**

- **BUSINESS NAME:** Yale Apartments
- **ADDRESS:** 133 S. California Ste #
- **STOCKTON BUS LIC:** No
- **FIRE PERMIT CERTIFICATE:** No
- **BUSINESS OWNER / REP:**
- **PHONE:**
- **DATE OF INSPECTION:** 8-15-12
- **HAS INFORMATION CHANGED?** No

### OCCUPANCY INFORMATION

- **A - Place of Assembly**
- **Occupancy Load**
- **B - Business/City Buildings**
- **R-1 HOTEL**
- **M - Merchandise/Retail Sales**
- **X-2 RESIDENCE**
- **F - Fabrication**
- **Storage area sq. ft.**
- **H - Hazardous Materials**
- **S-1 - Repair Garage**
- **High Piled Storage**
- **Storage Area sq. ft.**

### OTHER:

### LIST OPERATIONAL FIRE PERMIT(S)

<table>
<thead>
<tr>
<th>Permit Type Required</th>
<th>Permit Type Required</th>
<th>Permit Type Required</th>
</tr>
</thead>
<tbody>
<tr>
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</table>

### NOTICE OF VIOLATION

<table>
<thead>
<tr>
<th>A: Electrical</th>
<th>B: Special Hazards</th>
<th>C: Exit / Fire Protection System</th>
<th>D: Exiting</th>
<th>E: General Housekeeping</th>
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</thead>
<tbody>
<tr>
<td></td>
<td></td>
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</tr>
</tbody>
</table>

**CFC Soc. 105 Permit(s) Needed**

- Initial Inspection: No Hazards Noted
- Second Inspection: Violation(s) Noted
- Third Inspection: Violation(s) Corrected

**Reinspection data:**

- Notify FPD date:

**NOTES:** Exit door needs panic hardware, Standpipe valve locked, needs breakaway lock

- **WORKING WITH INSPECTOR SALLADY • NO VIOLATIONS AT THIS TIME •**

Inspector: Edwards ID # 9154 Unit: E2 Shift: C Contact Phone # 937-8552

**Responsible Signature:**

**Date:**

**White Original - Fire Prevention • Yellow Copy - Co File**

**FPD Office Use**

- Database
- Scan
- SunPro

**FD-18 Revised 06/07/10**
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

ANNUAL FIRE INSPECTION

BUSINESS NAME: Yale Apartments  ADDRESS: 133 S. California  Ste #

STOCKTON BUS LIC:  □ Yes  □ No  Lic #  FIRE PERMIT CERTIFICATE:  □ Yes  □ No  □ N/A

BUSINESS OWNER / REP  PHONE:  □ 2nd Inspection  CELL PHONE:  Code Compliance

DATE OF INSPECTION: 10-19-11

HAS INFORMATION CHANGED?  □ Yes  □ No

OCCUPANCY INFORMATION (Check Business Type)

□ A - Place of Assembly
□ B - Business/City Buildings
□ F - Fabrication
□ H - Hazardous Materials

□ M - Merchandise/Retail Sales
□ R-1 HOTEL  □ R-2 RESIDENCE
□ R-3 Storage
□ S-1 - Repair Garage

Storage area sq. ft.

Number of Units

Number of Units Checked

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

Permit Type Required  Permit Type Required  Permit Type Required

NOTICE OF VIOLATION: Number corresponds with violation(s) on back of this form

A: Electrical
B: Special Hazards
C: Exit / Fire Protection System
D: Exiting
E: General Housekeeping

CFC Sec. 105 Permit(s) Needed

Initial Inspection:  □ No Hazards Noted  □ Violation(s) Noted
Second Inspection:  □ Violation(s) Corrected  □ Violation(s) not Corrected
Third Inspection:  □ Violation(s) Corrected  □ Violation(s) not Corrected

Reinspection date:

Notify FPD date:

NOTES: VACANT

Inspector  Edwards  ID # 9134  Unit E2  Shift: C  Contact Phone # 937-8552

Responsible Signature:  Date:

White Original - Fire Prevention  □ Yellow Copy – Co File

FPD Office Use

Database  [X]  Scan  SunPro

FD-19 Revised 06/07/10
**Details**

**Property**
- Address: 1262 E METTLER RD
- Zipcode: 95242
- APN: 05904013

**Ownership**
- Name: BENNITT, CHRISTOPHER JOHN
- Address: 4643 QUAIL LAKES DR STE 123
  STOCKTON, CA 95207
- Owner: NULL
- Business Name: NULL
- In Care Of: NULL
- Deed Number: 2005R185620
- Deed Date: 2005-07-29
- Assessor Use: 52
- Code: RURAL RES-2 OR MORE RESIDENCES

**Land**
- Acres: 9.72
- Sq. Ft.: 431,109.14
- Zone: NULL
- General Plan: Open Space/Agriculture
- Lat/Long: 38.07459123, -121.29960825
- Deed Number: 2005R185620
- Deed Date: 2005-07-29
- FEMA Flood Zones: X
- FEMA Flood Panels: 09077C0310F
- FEMA LOMR Date: 2013-07-22
- Annexation Number: NULL
- Annexation Name: NULL
- Ordinance: NULL
- Annexation Date: NULL
- Annexation Acreage: NULL

**City Districts**
- City Limits: OUT
- City Council: SAN JOAQUIN COUNTY
- School District: Iodi
- Census Tract: 41.02
- Police District: SJC
- Police RD: 3508
- Fire District: LINCOLN
- Fire Response (City Only): 14
- Design District: OUT
- Greater Downtown: OUT

**Valuation**
- Structures: $575,000
- Land: $350,000
- Agricultural: $0
- Person: $0

**Land Management (test)**

<table>
<thead>
<tr>
<th>Use Location Code</th>
<th>Use Description</th>
<th>Address</th>
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<tbody>
<tr>
<td>238880 139</td>
<td>FIELD CROPS, EXCEPT CASH</td>
<td>1262 E METTLER RD</td>
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<tr>
<td>296822 1101</td>
<td>SINGLE FAMILY DWELLING</td>
<td>1274 E METTLER RD</td>
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**APN History**
- APN History: NULL
- Last Date: NULL
- Last Change: NULL
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<td>Police RD</td>
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<tr>
<td>Fire District</td>
<td>LINCOLN</td>
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<tr>
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<td>Design District</td>
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### Valuation

| Structures | $575,000 |
| Land       | $350,000 |
| Agricultural | $       |
| Person     | $0       |

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<td>1101</td>
<td>SINGLE 1274 E FAMILY METTLER DWELLING RD</td>
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</tbody>
</table>
NOTICE AND ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS

JUNE 7, 2017 IMMEDIATELY DISCONTINUE ALL BUSINESS OPERATIONS
JUNE 7, 2017 BY 5:00 PM DISCONTINUE ALL OCCUPANCY FOR RESIDENTIAL PURPOSES
JUNE 9, 2017 1:00 PM DISCONTINUE ALL OCCUPANCY OF THE BUILDING

JUNE 7, 2017

OCCUPANT/BUSINESSES
ANY/ALL OCCUPANTS/BUSINESSES
1825 - 1831 PACIFIC AVENUE
STOCKTON, CA 95204

CHRISTOPHER J BENNITT
P.O. BOX 8346
STOCKTON, CA 95208

BANK OF AGRICULTURE AND COMMERCE
2021 W MARCH LANE, STE 2D
PO BOX 7066
STOCKTON, CA 95208

RE: 1825 THROUGH 1831 PACIFIC AVENUE (137-020-42) CASE 12-100159

PLEASE TAKE NOTICE THAT The subject property has been deemed a Hazardous and Dangerous building in violation of multiple regulations of the California Fire Code and the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, chapter 3, section 302 as adopted by the Stockton Municipal Code. Recent inspections by enforcement staff of the City of Stockton found the following immediately Hazardous and Dangerous conditions throughout the building, as more fully noted on the attached list of violations.

These Hazardous and Dangerous conditions located throughout the building pose such an immediate threat to the life, limb, health, safety, and welfare of the public at large and the occupants of this property as to constitute an emergency.

THEREFORE NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS ORDERED VACATED JUNE 7, 2017 IMMEDIATELY FOR BUSINESS PURPOSES pursuant to Uniform Code for the Abatement of Dangerous Buildings, Section 401.2 et seq. Further Notice is provided that the building and affected businesses cannot be re-occupied until such time as all violations are corrected and approved by the Building Official and Fire Marshal.
5. Extension cords have been placed underneath the mats which employees stand on behind the service counter of the Coffee shop. These extension cords are all that are used to supply electricity to island equipment, rather than installation of permanent sources of electrical installation. These cords are damaged/deteriorated and being walked on, further damaging them and increasing the fire risk. – CFC 605.5 DAMAGED CORDS CAN HAVE ExpoSE WIRE ENDs LOADING TO ELECTRICAL SHOCKS Which IS PROPERLY ELECTRIC.

6. The stage lighting at the Lobby Piano is connected with extension cords. – CFC 605.5 LIGHTS CAN ONLY BCUSWELL OH OF THE STAGE, CAUSING FIRE.

7. There is illegal exposed wiring in the storage area off the seating area, the electric room off the seating area and the box office area. Further, the extension cords for the equipment is damaged or deteriorated in the storage area, increasing the fire risk. – UCAD 302.13 // CFC 605.6 Fuse in closed areas will be able to cause rapid and dangerous electrical fire.

8. There is illegal wiring and extension cords being used at Lobby box office ticket windows and used to light up the advertisement boards. – UCAD 302.13 // CFC 605.3

9. The required Fire extinguishers have not been properly serviced and are not operational. – CFC 906.2 AN UNINSPECTED, NON-OPERATIONAL FIRE EXTINGUISHER CAN BE A FALSE SENSE OF SECURITY, LEADING TO SUCH ACTIONS WILL VOID FIRE RESPONSIBILITY AND LIABILITY OF PROPERTY IN POSSESSION.

D. Dangerous Conditions at Centrale – 1825 Pacific Avenue, Suite 2:

1. There are unsecured compressed gas cylinders being stored within Centrale. – CFC 3003.5.3 // CFC 5303.5.3

2. The Exit sign at the rear of the kitchen is not illuminated, which will prevent patrons from locating the exit in the event of an emergency. – CFC 1013.3

3. There are multiple extension cords being used as permanent sources of electrical installation throughout the business. – CFC 605.5

4. There are missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCAD 302.13 MISSING RECEPTACLE COVERS ALLOW DUST TO ENTER ELECTRICAL CONNECTIONS, THIS CAN CAUSE MELTING.
5. The Restaurant’s kitchen is either missing the required Fire extinguishers, or the existing extinguishers are not those that are required to be installed in a commercial kitchen operation to be used in the event of a grease or similar fire. – CFC 904.12.5.2

6. There is an accumulation of excessive grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

7. The Restaurant is currently using a plastic storage cover plate in the attic storage area rather than the approved fire rated cover, which is required to help contain a grease fire in the kitchen from spreading rapidly to the attic area, and then throughout the entire building. – CFC 703.1

8. There is a potential fire hazard caused by the exposed wiring in the bathroom on the second level storage area which is accessed by the stairway behind the register. – CFC 605.6

9. There are multiple extension cords being used as permanent sources of electrical installation throughout the Restaurant. – CFC 605.5

II. CONDITIONS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

A. Lack of or improperly installed sprinkler/fire protection systems. – SMC 15.12.040

B. Dangerous Conditions at Empire/Royal Theatre – 1825 Pacific Avenue:

1. The electrical panels/shutoffs require Identification and labeling. – NEC 408.4 A

2. Repair the damaged and deteriorated paths of travel in the seating area within the theatre. – UCADB 302.13

3. The ceiling scuttle door is missing inside the closet next to the east exit door. – CFC 703.1

4. Repair the damaged and deteriorated electrical receptacle outlet cover plates throughout the theatre. – CFC 605.6
NOTICE & ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS
CHRISTOPHER J BENNETT
JUNE 7, 2017
Page 13

Empire/Royal Theatre:

1. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB 302.2 // CBC 1014.4

2. Repair or replace west side exit door which does not operate properly. – CBC 1008.1.8.7 // UCADB 302.2

3. Repair or replace east side exit door which does not operate properly. – CBC 1008.1.8.7 // UCADB 302.2

4. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

5. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

6. Determine the source of the water intrusion throughout the theatre which has caused the ceiling to be damaged and/or deteriorated. Once determined, repair appropriately. Replace the damaged, deteriorated and/or missing ceiling material throughout and properly seal. – CFC 703.1 // UCADB 302.13

7. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

8. Legally construct and/or remove the separation walls between Main Theatre, dressing rooms, storage areas and north storage area which are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

9. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, S.08.Decorative Materials // UCADB 302.13

Empresso Coffee and Seating/Patio area:

1. Clear hazards near the entrance/exit which are a hazard for people exiting the theatre. – CFC 1028.3
9. Properly install receptacle covers and light switch plate covers throughout the living unit. – UHC 701.2

10. Properly install code compliant handrails on loft stairway. – SMC 15.24.030 (b) 9 // H&S 17920.3.i

11. Properly install required carbon monoxide and smoke alarms in an approved manner. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

Serendipity Salon:

1. Properly construct the stairs to the second floor of the Salon which do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

2. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5

3. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

Casa Flores Restaurant:

1. Install all missing panel covers on sub-panels. – CFC 605.6

2. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

3. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

4. Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030 (b) 9 // CFC 703.1

5. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

6. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2
4. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

5. Properly install code compliant hand rails on the stairway behind the register. – UCADB 302.2

6. Repair or replace the damaged stair covering (tile) on the stairway behind the register. – UCADB 302.2

7. Replace the missing or damaged electrical covers throughout the restaurant. – CFC 605.6
Thursday, August 4. 10:57 AM.

I was driving north on Pacific Avenue and looked to my left and observed people inside the central bar. I was aware that the occupancy had been locked closed and I was surprised people were in there. I turned the vehicle around and parked on Pacific Avenue in front of the Central Bar. I then walked back to the back of the occupancy and entered through an open door, asking the three people inside who they were and introduced myself. An individual from the Alpine inspection done earlier that week arrived and I recognize this person is the individual that was assisting us entering the various occupancies during that inspection. That individual explained that all four of them work for Mr. Bennet and that they were assigned the task of remodeling the Central Bar.

The individual invited me to look around and take all the pictures that I wanted. He explained that they were patching holes and repairing wiring in the public occupancy space. He explained that they were removing the kitchen equipment and repairing the plumbing and other utilities within the occupancy.

After taking pictures in the Central Bar I asked the individual that was in charge if any other work was occurring. That individual stated that three architects were in the next occupancy at Catalyst Realty and that I could go look at that if I wanted to. I then walk next-door to Catalyst Reality. The door was open and I entered. Upon entering I observed the front lobby reception desk had mail with current dates and a purse.

I then accessed the second-floor stairwell. Upon arriving at the second floor I observed two other office spaces that were also work stations with personal effects such as pictures, mail and a purse on each desk. I then spoke to one of the associate architects. He explained that they have been assigned by Mr. Bennet to review the inside of the building.

The real estate firm is called Richard Avelar and associates.

Bobby Whitworth Junior was the individual I spoke with. Nothing follows.

Mike Bixler
HAZARDOUS VIOLATIONS – NOTICE TO VACATE:

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

7. Submit two complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to the entire parcel address to comply with the currently adopted 2016 Building codes and Stockton Municipal codes to the Community Developments Department. This shall include, but not limited to the following listed violations. – 15.04.250, 260, 310 // UCADB 302.13

1825 Pacific Avenue – Royal Theatre

8. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB 302.2 // CBC 1014.4

9. Repair or replace west side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2

10. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

11. Repair or replace east side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2
12. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

13. Determine the source of the water intrusion throughout the theatre which has caused the ceiling to be damaged and/or deteriorated. Once determined, repair appropriately. Replace the damaged, deteriorated and/or missing ceiling material throughout and properly seal. – CFC 703.1 // UCADB 302.13

14. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

15. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

16. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, S.08.Decorative Materials // UCADB 302.13

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

17. Clear hazards near the entrance/exit which are a blocking hazard for people exiting the theatre. – CFC 1028.3

18. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer in service. – UCADB 302.13 // CFC 604.6.1

19. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

20. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. Extension cords have been installed through walls, ceilings, doorways, etc. and are damaged/deteriorated. – CFC 605.5 // UCADB 302.13

21. Extension cords are installed under mats behind the service counter of Empresso Coffee to supply island equipment. These cords are damaged/deteriorated and being walked on, further damaging them. – CFC 605.5

22. Remove the stage lighting at the Lobby Piano which are connected with extension cords. – CFC 605.5
23. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. – UCADB 302.13 // CFC 605.6

24. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. – UCADB 302.13 // CFC 605.3

25. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. – UCADB 302.13

26. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. – CFC 906.2

**1825 Pacific Avenue, Suite 2 – Centrale:**

27. Properly secure all compressed gas cylinders in an approved manner. – CFC 3003.5.3 // CFC 5303.5.3

28. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. – CFC 1013.3

29. Cease using extension cords as permanent sources of electrical installation throughout the business. – CFC 605.5

30. Replace all missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13

31. Properly cap all exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

**1825 Pacific Avenue, Suite 3 and 4 – Catalyst Realty:**

32. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

33. Second story emergency exit is not accessible. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1
34. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

1825 Pacific Avenue, Suite 5 – Gusty Wings:

35. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

36. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1 // NFPA 17A

1825 Pacific Avenue, Suite 6 – The Mile:

37. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

38. Cease using extension cords as permanent sources of electrical installation throughout The Mile. – CFC 605.5

39. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

40. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13

41. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1 // UCADB 302.13

42. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

1827 Pacific Avenue – Living Unit:

43. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADB 302.9 // 15.04.250, 260, 310
44. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must be egressable during an emergency without the use of tools, i.e. keys. Remove the dual-keyed lock and install an approved locking mechanism. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

45. Properly install windows which are egressable during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

46. Properly repair or replace the interior hall lighting. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.l

47. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet minimum requirements to function as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. – UHC 503.2 // UCADB 302.13

48. Properly repair the damaged and/or missing ceiling material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

49. Repair or replace the damaged wall material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

50. Properly install bathroom lighting and bathroom ventilation system. Currently, the ventilation system is installed in the shower. – SMC 15.24.030 (b) 6 // H&S 17920.3.f

51. Properly install receptacle plug covers and light switch plate covers throughout the living unit. – UHC 701.2

52. Properly install handrails on loft stairway. – SMC 15.24.030 (b) 9 // H&S 17920.3.i

53. Properly install required carbon monoxide and smoke detectors in an approved manner. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

**1829 Pacific – Serendipity Salon:**

54. The stairs to the second floor of the Salon do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

55. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
56. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 / UCADB 302.13

**1831 Pacific – Casa Flores:**

57. Install all missing panel covers on sub-panels. – CFC 605.6

58. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

59. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

60. Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030 (b) 9 // CFC 703.1

61. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

62. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2

63. Properly clean the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

64. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

65. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

66. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
ITEMS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

67. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10% (ten percent), an automatic fire sprinkler system shall be installed within the building. – SMC 15.12.040

1825 Pacific Avenue – Royal Theatre:

68. Electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

69. Repair or replace damaged, deteriorated seating steps and the covering material within the theatre. – UCADB 302.13

70. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

71. All electrical plug outlet cover plates must be intact throughout the theatre. – CFC 605.6

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

72. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1

73. The exit sign to the north of the entrance/exit door is not on for the same location. Repair or replace to ensure correct operation. – CFC 604.6.1

74. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

75. Properly install covers on all open electrical boxes, panels to include dead front fillers, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6

76. Repair or replace all damaged and/or missing receptacle plug covers throughout Empresso Coffee and seating area. - CFC 605.6
77. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

78. Properly secure the railings on the interior stairway. – UCADB 302.2

1825 Pacific Ave, Suite 2 - Centrale:

79. Properly clean all grease and debris from kitchen hoods and cooking appliances. – CFC 904.12.6

1825 Pacific Ave, Suite 3 and 4 – Catalyst Realty:

80. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

81. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

1825 Pacific Ave, Suite 5 – Gusty Wings:

82. Fat fryers need side splash guards. – CFC 904.1 // NFPA 17A

83. Properly clean grease from hood areas and walls. – CFC 904.11.6.3

84. Remove all items being stored around water heater and allow access to unit. – CFC 315.3.3

1825 Pacific Ave, Suite 6 – The Mile:

85. Provide appropriate clearance around sub-panels throughout, to include kitchen and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

86. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1
1829 Pacific Ave – Serendipity Salon:

87. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

88. Replace the missing or damaged electrical plug covers throughout the Salon. – CFC 605.6

89. Fire extinguishers require annual service/recharge. – CFC 906.2

1831 Pacific Ave – Casa Flores:

90. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

91. Properly install all electrical within the foot print of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

92. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1

93. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

94. Properly install hand rails on the stairway behind the register. – UCADB 302.2

95. Repair or replace the damages stair covering (tile) on the stairway behind the register. – UCADB 302.2

96. Replace the missing or damaged electrical plug covers throughout the restaurant. – CFC 605.6
ITEMS TO BE ON A NOTICE OF VIOLATION (NOT HAZARDOUS/DANGEROUS):

1. A sidewalk café, fence or any object over, on or under any public right-of-way requires a revocable permit. Obtain a revocable permit for the café seating area outside the Royal Theatre/Empresso Café. Contact Community Development Department, Planning Division, to apply for the permit. If approved, properly conform to the permit requirements. If denied, remove the sidewalk café and return to original, approved configuration. – 16.72.127

1825 Pacific Avenue – Royal Theatre:

2. It is unlawful to commence or carry on any profession, trade, calling, occupation or business without first having procured a license from the city of Stockton. Obtain a business license. Contact Finance Department, 209-937-8313, for further direction. – SMC 5.04.040 B

3. An operational permit is required to operate a place of assembly. - CFC 105.6.36

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

4. Determine the source of the active water intrusion within Balance Physical Therapy at the stairway and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13

1825 Pacific Ave, Suite 2 – Centrale:

5. Properly date the fire alarm control panel batteries. --National Fire Code 72, table 14.3.1

1825 Pacific Ave, Suite 3 and 4 – Catalyst Realty:

6. Determine the source of the active water intrusion within the break room on the second floor and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13

1825 Pacific Ave, Suite 5 – Gusty Wings:

7. Repair, replace or remove the exit sign which is not illuminated. – CFC 1013.3
1825-1831 Pacific Avenue  
APN: 137-020-42  
CASE #12-100159  
May 15, 2017

**1825 Pacific Ave, Suite 6 – The Mile:**

8. Properly install plumbing at the bar sink. Flex pipe is not an approved material. – UPC 706

9. All kitchen appliances shall be permitted, inspected and meet minimum code requirements. – UCADB 302.13

**1831 Pacific Ave – Casa Flores:**

10. Determine the source of the water intrusion in the kitchen area ceiling and repair appropriately. Once repaired, replace the damaged ceiling material. – UCADB 302.13

11. Remove the old and unmaintained extinguishing system stored in the attic room. – CFC 901.6

12. Properly repair or replace all leaking, broken and/or inoperable plumbing fixtures throughout the restaurant. – UPC 706

13. Repair or replace the inoperable bathroom ventilation on the half-bath behind the register, midway up the stairway. – UCADB 302.13

14. Repair or replace the leaking toilet in the half-bath behind the register, midway up the stairway. – UCADB 302.13

15. Repair or replace the inoperable bathroom ventilation system in the bathroom on the second level storage area, accessed by the stairway behind the register. – UCADB 302.13
Please be aware that the following general comments may apply to your project:

- All plan review time beyond the 3rd cycle of review will be charged $229 per hour.
- An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing (submittal date) per CBC Section 105.3.2. The abandoned permit will be expired and new fees must be paid. The applicant may request a 90-day extension by submitting a letter to the Chief Building Official, demonstrating justifiable cause, prior to the expiration date.

All resubmittals require a written summary of changes in response to all comments. The written summary should reference all revised sheets, calculation pages, and details.

- Please return a copy of this list, along with a detailed list of your responses.
- Please return any Red-Lined plan sheets, if provided, with your written responses.
- All changes made other than required by this review shall be indicated in a separate written response as to which plan sheet changes appear and/or which specifications have changed.
- Resubmit (3) THREE sets of complete plans and any supporting documentation addressing the items listed below. Cloud drawings to indicate where corrections and/or changes have been made.

Please revise all submittal documents to comply with the following comments.

The plan check cannot be completed without the information requested.

<table>
<thead>
<tr>
<th>Permit #17-05937</th>
<th>Review #2</th>
<th>Project: Empire Shell Improvement</th>
<th>Date: 10-11-17</th>
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<tbody>
<tr>
<td>Address: 1825 Pacific Ave Suite 1-6</td>
<td>Fire Prevention</td>
<td>Allen Sigl (209) 937-8271</td>
<td><a href="mailto:allen.sigl@stocktonca.gov">allen.sigl@stocktonca.gov</a></td>
</tr>
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<table>
<thead>
<tr>
<th>Item #</th>
<th>Comments</th>
<th>Detail / Sheet</th>
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<tr>
<td><strong>ARCHITECTURAL COMMENTS</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>1.</td>
<td>Panic or fire exit hardware is required on doors 2-1, 2-1, 2-4, 5-1, 5-2, 5-3, 6-1, 6-2, &amp; 6-3 in accordance with CBC § 1010.1.10. Please revise the plans and door schedule accordingly.</td>
<td>A5.1</td>
</tr>
<tr>
<td>2.</td>
<td>Provide exterior stairway to meet minimum separation requirement. Separation shall be separated by a minimum of 1/3 diagonal of space.</td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Provide number of occupants exiting through exterior exit doors does not match total occupants in exit analysis on plans. Provide correction</td>
<td>A2.1 a/b</td>
</tr>
<tr>
<td>4.</td>
<td>Provide all sheets to signed and stamped by Engineer.</td>
<td></td>
</tr>
</tbody>
</table>
Final Approval Requirements

Fire Permit Number: na
Building Permit Number: 17-06937
Tenant: Empire Real Estate (Shell Building)
Job Address: 1825 Pacific Ave, Suites 1 through 6
Reviewed By: CSG-AS
Date: October 25, 2017
Proposed Work: Shell Improvement Project

COMMENTS - This plan check is not to be construed as an approval for any code items not noted, or commented on. It is the contractor's responsibility to conform to the provisions of all relevant laws, codes, ordinances, rules and regulations. Work shall not commence without approved plans unless specifically allowed by the Fire Marshal. All inspections require the "APPROVED" job copy and job card to be available on the job site.

California Fire Code Title 24, Part 9: Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code shall be determined by the fire code official.

BUILDING PERMIT FIELD INSPECTIONS - BUILDING DIVISION INSPECTION REQUEST PROCEDURES - Call the automated inspection hotline at (209) 937-8560. The phone number is also on your jobsite inspection envelope that was issued with the building permit. To obtain building permit final approval, a Fire Protection System Inspection is required from the Stockton Fire Prevention Division. The Fire Protection System Inspection code is 785. INSPECTIONS MUST BE CALLED IN BY 4:00 pm TO THE AUTOMATED SYSTEM BEFORE THE DAY YOU WOULD LIKE THE INSPECTION DONE.

AUTOMATIC FIRE SPRINKLER / FIRE ALARM SYSTEM FIELD INSPECTIONS - Contact the Stockton Fire Prevention Division at (209) 937-8271. Inspections - Unless unusual circumstances arise, the developer shall provide at least twenty-four hour notice to the Fire Prevention Division to arrange an inspection. Inspection requests may be made by calling the telephone number listed above and scheduling either an A.M. inspection (9:00 a.m. to 11:00 a.m.) or a P.M. inspection (1:30 p.m. to 4:00 p.m.).

Additional Fire Inspection Fee(s) - Additional fee(s) will be imposed for any additional fire inspections that are requested.

Additional Fire Department Notes:

1. Automatic Fire Extinguishing System Required - Commercial cooking equipment and ventilation hood and duct systems shall have fire protection systems installed per NFPA 96 Standards and other applicable NFPA Standards relative to the fire extinguishing system type. Installation shall also be in conformance with UL 300 requirements.

2. Building Notification - In conjunction with the automatic fire extinguishing system, the building/tenant space shall have an audible and visual horn/strobe device installed in a central location as approved by the Fire Department. The audible/visual alarm device shall be interconnected to the cooking equipments' fire extinguishing system and shall alert the occupants within the building/tenant space upon any activation of the
fire extinguishing system. System design and installation shall meet the California Fire Code (Chapter 9, Section 904) and NFPA 72 Standards (in addition to meeting ADA installation requirements).

3. **Smoke Detectors** – Duct smoke detectors that are installed within the HVAC system (AHU’s and Smoke Dampers) shall meet the California Mechanical Code for Installation and the California Fire Code (Chapter 9, Section 907). Such detectors shall be interconnected to the buildings’ main fire alarm control panel and zoned separately (if the building has a fire alarm panel).

4. **Portable Fire Extinguishers Required** – 2A:10BC type fire extinguishers required throughout the building for every 75’ of travel or every 3,000 square feet of space including assembly and service areas. The kitchen area where the cooking equipment is located shall have a minimum 40:BC type fire extinguisher or a Class K type fire extinguisher installed within 30’ of the cooking equipment.

5. **Building Address** – The building shall have an exterior address installed on the front of the building having a minimum 12-inch number height on a contrasting background. The address numbers shall be clearly visible from the street. A minimum 6-inch number height is allowed on doors to tenant suites.

6. **A-2 Occupancy Requirements** – The plans have been approved for an A-2 occupancy (50 occupants or more). The following requirements shall be applicable:

   a. Exit doors leading to the exterior shall have panic hardware installed.
   b. Exit illumination signs shall be installed as per the California Building Code. Floor level exit signage shall be installed in applications that warrant the requirement as noted in CBC / CFC Chapter 10, Section 1011.7.
   c. Aisle widths shall be in compliance with the California Building and Fire Codes for fixed seating and non-fixed seating.
   d. Decorative materials shall be flame treated and a “Certificate of Flame Treatment” shall be presented to the Fire Department prior to certificate of occupancy.
   e. Occupant load signs shall be installed in all assembly areas with fixed and non-fixed seating, reflecting the seating capacity for each assembly area. In addition, a total capacity shall be posted at the front door of the business stating the maximum seated and standing occupant loads. The maximum occupant load for this business will be Suite 2 171, Suite 5 105, Suite 5 127.
   f. An exit plan shall be posted in approved areas within the building/tenant space. Locations to be approved by the Fire Department.
   g. The business will be required to have an annual permit for Place of Assembly. Permit shall be obtained prior to certificate of occupancy.

**Additional Permits Required For:**

- Installation of Fire Protection System for Hood and Duct Exhaust System (Commercial Cooking Equipment)
- Installation of a Manual Fire Alarm System and/or Alarm Notification as Part of the Hood and Duct Fire Protection System
- Annual Permit for Place of Assembly
- Fire Sprinkler Installation/Tenant Improvement

**Final Fire Department Inspection Required** – to verify that requirements for fire protection facilities have been met, and actual construction of all fire protection equipment has been completed in accordance with the approved plan.

**Should you have any questions contact the Stockton Fire Prevention Division at (209) 937-8271.**
Final Approval Requirements

Building Permit Number: 17-05942
Tenant: Balance Physical Therapy & Pilates (Suite 1)
Job Address: 1825 Pacific Ave (Suite 1)
Reviewed By: CSG-AS
Date: September 13, 2017
Proposed Work: Tenant Improvement

COMMENTS - This plan check is not to be construed as an approval for any code items not noted, or commented on. It is the contractor’s responsibility to conform to the provisions of all relevant laws, codes, ordinances, rules and regulations. Work shall not commence without approved plans unless specifically allowed by the Fire Marshal. All inspections require the ‘APPROVED’ job copy and job card to be available on the job site.

California Fire Code Title 24, Part 9: Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code shall be determined by the fire code official.

BUILDING PERMIT FIELD INSPECTIONS - BUILDING DIVISION INSPECTION REQUEST PROCEDURES - Call the automated inspection hotline at (209) 937-8560. The phone number is also on your jobsite inspection envelope that was issued with the building permit. To obtain building permit final approval, a Fire Protection System Inspection is required from the Stockton Fire Prevention Division. The Fire Protection System Inspection code is 785. INSPECTIONS MUST BE CALLED IN BY 4:00 pm TO THE AUTOMATED SYSTEM BEFORE THE DAY YOU WOULD LIKE THE INSPECTION DONE.

AUTOMATIC FIRE SPRINKLER / FIRE ALARM SYSTEM FIELD INSPECTIONS - Contact the Stockton Fire Prevention Division at (209) 937-8271. Inspections - Unless unusual circumstances arise, the developer shall provide at least twenty-four hour notice to the Fire Prevention Division to arrange an inspection. Inspection requests may be made by calling the telephone number listed above and scheduling either an A.M. inspection (9:00 a.m. to 11:00 a.m.) or a P.M. inspection (1:30 p.m. to 4:00 p.m.).

Additional Fire Inspection Fee(s) – Additional fee(s) will be imposed for any additional fire inspections that are requested.

Additional Fire Department Notes:
1. Plan Approval – These plans have been approved for the interior tenant improvements within an existing building with an automatic fire sprinkler system.
2. Fire Sprinkler System Alterations Required – Expand existing overhead fire sprinkler system into the tenant improvement areas within the building.
3. Fire Alarm System Alterations – If the building has an existing fire alarm system, means to expand interior notification within the tenant improvement areas within the building will be required.
4. **Portable Fire Extinguishers Required** – Install portable fire extinguishers having a minimum size of 5 lbs. and a minimum rating of 2A:10BC in centrally located and accessible locations (as approved by the Fire Department) within the tenant space.

5. **Building Address** – A minimum 12-inch address shall be installed on the exterior of the building. If there are individual tenant spaces / suites, 6-inch address numbers shall be installed on the entrance door to the business. Address numbers shall be installed on a contrasting background so as to be visible from the street.

**Additional Permits Required For:**

- Fire Sprinkler System Alterations
- Fire Alarm System Alterations

**Final Fire Department Inspection Required** – to verify that requirements for fire protection facilities have been met, and actual construction of all fire protection equipment has been completed in accordance with the approved plan.

**Should you have any questions contact the Stockton Fire Prevention Division at (209) 937-8271.**
STOCKTON FIRE DEPARTMENT
FIRE PREVENTION DIVISION

PERMIT # 05-07-04-001

PROJECT NAME: EMPLOYEES FB

CONTRACTOR / INSTALLER: DOWNTOWN BUDDHA SPA

PHONE NUMBER: 209-5-925-9896

INSPECTION DATE: 5-16-2019

INSPECTION TYPE: SPECIAL VEHICLES

RESULTS: AP-APPROVED; AE-APPROVED WITH EXCEPTION

COMMENTS / CORRECTIONS:

Include plans for Fire Alarm system that will cover the entire space shall be approved by the electrical inspector. All area of the space shall be protected with smoke detectors. As per NFPA 13, California Fire code and Stockton Municipal Code, a fire alarm system will be issued upon completion of the work. Complete electrical alarm system update shall be in place.

INSPECTOR: KL

DATE: 5-16-19
May 08, 2020

STOCKTON FIRE DEPT
400 E MAIN ST
STOCKTON, CA 95203

RE: EMPIRE
1825 PACIFIC AVE
STOCKTON, CA 95204

Account #: 1551142

To whom it may concern,

According to our records, the above system user signed a contract with us regarding inspection of their fire alarm system.

Section 901.6 of the California Fire Code, 2007 edition requires that all fire detection and alarm systems be inspected, tested and maintained in accordance with NFPA 72, National Fire Alarm Code, 2007 edition at least annually, and semi-annually for fire sprinkler monitoring systems.

For systems out of service, Section 901.7 of the California Fire Code, 2007 edition, requires that we notify the fire department servicing that system of the out of service status.

This is to inform you that we have attempted to test the system but were unable to do so for the following reason(s):

☑ No electrical power in the building
☐ No telephone line connected
☑ Other: SYSTEM IS NOT COMMUNICATING

Sincerely,

Fire Administration Department
STOCKTON FIRE DEPARTMENT
FIRE PREVENTION DIVISION

PERMIT # 7115 INSPECTION TICKET

ADDRESS: 1139 E. 18TH ST.

PROJECT NAME: FREDERICK

CONTRACTORS INSTALLER: R. M. SMITH

PHONE: 832-0000

CELLPHONE: 832-0001

INSPECTION DATE: 5/13/19

INSPECTION TYPE: PERMIT

RESULTS: APPROVED  CANNOT ISSUE EXEMPTION  DISAPPROVED

RESULTS: OK

COMMENTS CORRECTIONS

Frank Lesh Inspection 1st Requirement
Head Is High河 the ceiling and off
Overhead spraying in plastic sheath.

3/8 S (2) Hard hose up to 150 feet between each 1st requirement.

Heads and heads are 6 feet above the floor.

3rd requirement suppression system needs to be serviced.

Lincoln Group System.

INSPECTOR: A.

DATE: 5/3/19

LOCATE W2C OF SPRINKLER REACOVER
## Details

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<th>Ownership</th>
<th>Land</th>
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<td>Address</td>
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<tr>
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<td>Description:</td>
<td>FEMA LOMR Date: 2013-07-22</td>
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## City Districts

- **City Limits**: IN
- **City Council**: DISTRICT 4
- **Garbage Service**: Republic Services
- **Garbage PickUp**: Thursday
- **Water Service**: CALIFORNIA WATER COMPANY
- **School District**: stockton
- **Census Tract**: 12
- **Police District**: Civic Center
- **Police RD**: 0161
- **Fire District**: STOCKTON
- **Fire Response (City Only)**: 6
- **Design District**: MIRACLE MILE
- **Greater Downtown**: OUT

## Valuation

- **Structures**: $879,396
- **Land**: $458,816
- **Agricultural Person**: $0

## APN History

- **APN History**: NULL
- **Last Date**: NULL
- **Last Change**: NULL

## Land Management (test)

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<th>Use Description</th>
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<td>ADDR NOT IN USE</td>
<td>1833 PACIFIC AV</td>
</tr>
<tr>
<td>227666 4950</td>
<td>STORM DRAIN BILLING</td>
<td>1835 PACIFIC AV &amp;</td>
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<tr>
<td>291278 5812</td>
<td>EATING PLACES</td>
<td>1825 PACIFIC AV 5</td>
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<tr>
<td>291280 5813</td>
<td>DRINKING PLACES</td>
<td>1825 PACIFIC AV 5</td>
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</table>
MOTION PICTURE THEATERS, 1825 PACIFIC AV 1

MOTION PICTURE THEATERS, 1825 PACIFIC AV 2

BEAUTY SHOPS 1829 PACIFIC AV

EATING PLACES 1831 PACIFIC AV

ADDR NOT IN USE 1827 PACIFIC AV

ADDR NOT IN USE 1835 PACIFIC AV

MOTION PICTURE THEATERS, 1825 PACIFIC AV

ADDR NOT IN USE 1805 PACIFIC AV
Final Approval Requirements

Fire Permit Number:  na
Building Permit Number:  17-05937
Tenant:  Empire Real Estate  (Shell Building)
Job Address:  1825 Pacific Ave, Suites 1 through 6
Reviewed By:  CSG-AS
Date:  October 25, 2017
Proposed Work:  Shell Improvement Project

COMMENTS - This plan check is not to be construed as an approval for any code items not noted, or commented on. It is the contractor's responsibility to conform to the provisions of all relevant laws, codes, ordinances, rules and regulations. Work shall not commence without approved plans unless specifically allowed by the Fire Marshal. All inspections require the "APPROVED" job copy and job card to be available on the job site.

California Fire Code Title 24, Part 9: Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code shall be determined by the fire code official.

BUILDING PERMIT FIELD INSPECTIONS - BUILDING DIVISION INSPECTION REQUEST PROCEDURES – Call the automated inspection hotline at (209) 937-8560. The phone number is also on your jobsite inspection envelope that was issued with the building permit. To obtain building permit final approval, a Fire Protection System Inspection is required from the Stockton Fire Prevention Division. The Fire Protection System Inspection code is 785. INSPECTIONS MUST BE CALLED IN BY 4:00 pm TO THE AUTOMATED SYSTEM BEFORE THE DAY YOU WOULD LIKE THE INSPECTION DONE.

AUTOMATIC FIRE SPRINKLER / FIRE ALARM SYSTEM FIELD INSPECTIONS – Contact the Stockton Fire Prevention Division at (209) 937-8271. Inspections – Unless unusual circumstances arise, the developer shall provide at least twenty-four hour notice to the Fire Prevention Division to arrange an inspection. Inspection requests may be made by calling the telephone number listed above and scheduling either an A.M. inspection (9:00 a.m. to 11:00 a.m.) or a P.M. inspection (1:30 p.m. to 4:00 p.m.).

Additional Fire Inspection Fee(s) – Additional fee(s) will be imposed for any additional fire inspections that are requested.

Additional Fire Department Notes:

1.  Automatic Fire Extinguishing System Required - Commercial cooking equipment and ventilation hood and duct systems shall have fire protection systems installed per NFPA 96 Standards and other applicable NFPA Standards relative to the fire extinguishing system type. Installation shall also be in conformance with UL 300 requirements.

2.  Building Notification – In conjunction with the automatic fire extinguishing system, the building/tenant space shall have an audible and visual horn/strobe device installed in a central location as approved by the Fire Department. The audible/visual alarm device shall be interconnected to the cooking equipments’ fire extinguishing system and shall alert the occupants within the building/tenant space upon any activation of the

• Page 1 of 2
3. **Smoke Detectors** – Duct smoke detectors that are installed within the HVAC system (AHU’s and Smoke Dampers) shall meet the California Mechanical Code for installation and the California Fire Code (Chapter 9, Section 907). Such detectors shall be interconnected to the buildings' main fire alarm control panel and zoned separately (if the building has a fire alarm panel).

4. **Portable Fire Extinguishers Required** – 2A:10BC type fire extinguishers required throughout the building for every 75' of travel or every 3,000 square feet of space including assembly and service areas. The kitchen area where the cooking equipment is located shall have a minimum 40:BC type fire extinguisher or a Class K type fire extinguisher installed within 30' of the cooking equipment.

5. **Building Address** – The building shall have an exterior address installed on the front of the building having a minimum 12-inch number height on a contrasting background. The address numbers shall be clearly visible from the street. A minimum 6-inch number height is allowed on doors to tenant suites.

6. **A-2 Occupancy Requirements** – The plans have been approved for an A-2 occupancy (50 occupants or more). The following requirements shall be applicable:
   
   a. Exit doors leading to the exterior shall have panic hardware installed.
   b. Exit illumination signs shall be installed as per the California Building Code. Floor level exit signage shall be installed in applications that warrant the requirement as noted in CBC / CFC Chapter 10, Section 1011.7.
   c. Aisle widths shall be in compliance with the California Building and Fire Codes for fixed seating and non-fixed seating.
   d. Decorative materials shall be flame treated and a "Certificate of Flame Treatment" shall be presented to the Fire Department prior to certificate of occupancy.
   e. Occupant load signs shall be installed in all assembly areas with fixed and non-fixed seating, reflecting the seating capacity for each assembly area. In addition, a total capacity shall be posted at the front door of the business stating the maximum seated and standing occupant loads. The maximum occupant load for this business will be Suite 2 171, Suite 5 105, Suite 5 127.
   f. An exit plan shall be posted in approved areas within the building/tenant space. Locations to be approved by the Fire Department.
   g. The business will be required to have an annual permit for Place of Assembly. Permit shall be obtained prior to certificate of occupancy.

**Additional Permits Required For:**

- Installation of Fire Protection System for Hood and Duct Exhaust System (Commercial Cooking Equipment)
- Installation of a Manual Fire Alarm System and/or Alarm Notification as Part of the Hood and Duct Fire Protection System
- Annual Permit for Place of Assembly
- Fire Sprinkler Installation/Tenant Improvement

**Final Fire Department Inspection Required** – to verify that requirements for fire protection facilities have been met, and actual construction of all fire protection equipment has been completed in accordance with the approved plan.

Should you have any questions contact the Stockton Fire Prevention Division at (209) 937-8271.
Please be aware that the following general comments may apply to your project:

- All plan review time beyond the 3rd cycle of review will be charged $229 per hour.
- An application for a permit for any proposed work shall be deemed to have been abandoned 180 days after the date of filing (submittal date) per CBC Section 105.3.2. The abandoned permit will be expired and new fees must be paid. The applicant may request a 90-day extension by submitting a letter to the Chief Building Official, demonstrating justifiable cause, prior to the expiration date.

All resubmittals require a written summary of changes in response to all comments. The written summary should reference all revised sheets, calculation pages, and details.

- Please return a copy of this list, along with a detailed list of your responses.
- Please return any Red-Lined plan sheets, if provided, with your written responses.
- All changes made other than required by this review shall be indicated in a separate written response as to which plan sheet changes appear and or which specifications have changed.
- Resubmit (3) THREE sets of complete plans and any supporting documentation addressing the items listed below. Cloud drawings to indicate where corrections and or changes have been made.

Please revise all submittal documents to comply with the following comments. The plan check cannot be completed without the information requested.

<table>
<thead>
<tr>
<th>Permit #17-05937</th>
<th>Review #2</th>
<th>Project: Empire Shell Improvement</th>
<th>Date: 10-11-17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fire Prevention</td>
<td>Allen Sigl</td>
<td>(209) 937-8271</td>
<td><a href="mailto:allen.sigl@stocktonca.gov">allen.sigl@stocktonca.gov</a></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Item #</th>
<th>ARCHITECTURAL COMMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>1.</td>
<td>Panic or fire exit hardware is required on doors 2-1, 2-1, 2-4, 5-1, 5-2, 5-3, 6-1, 6-2, &amp; 6-3 in accordance with CBC § 1010.1.10. Please revise the plans and door schedule accordingly.</td>
</tr>
<tr>
<td></td>
<td>A5.1</td>
</tr>
<tr>
<td>2.</td>
<td>Provide exterior stairway to meet minimum separation requirement. Separation shall be separated by a minimum of 1/3 diagonal of space.</td>
</tr>
<tr>
<td></td>
<td></td>
</tr>
<tr>
<td>3.</td>
<td>Provide number of occupants exiting through exterior exit doors does not match total occupants in exit analysis on plans. Provide correction</td>
</tr>
<tr>
<td></td>
<td>A2.1 a/b</td>
</tr>
<tr>
<td>4.</td>
<td>Provide all sheets to signed and stamped by Engineer.</td>
</tr>
</tbody>
</table>

Page 1 of 1
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<table>
<thead>
<tr>
<th>Permit # 17-05937</th>
<th>Review 1</th>
<th>Project: Empire Improvement Project</th>
<th>Date: 9-13-17</th>
</tr>
</thead>
<tbody>
<tr>
<td>Address: 1825 Pacific Ave (Suites 1-8)</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Fire Prevention</td>
<td>Allen Sigl</td>
<td>(209) 937-8271</td>
<td><a href="mailto:allen.sigl@stocktonca.gov">allen.sigl@stocktonca.gov</a></td>
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<table>
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<tr>
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</tr>
</thead>
<tbody>
<tr>
<td><strong>ARCHITECTURAL COMMENTS</strong></td>
<td></td>
</tr>
</tbody>
</table>
| 1. Specify on the life safety plans the door and opening widths along the path of egress travel and provide calculations verifying minimum widths in accordance with CBC § 1005.3.2. | A2.1a  
A2.1b |
| 2. Clarify on the life safety plans the maximum common path of egress travel per CBC 1006.2.1 for each tenant suite and the exit access travel distance. | A2.1a  
A2.1b |
<p>| 3. Clarify on the plans that the (2) exits from Suite 5 are separated. | A2.1a |
| 4. Provide an occupant load sign near the main exit of Suites 2, 5, &amp; 6 | A2.1a/b |
| 5. Exiting shall not pass through the back-bar area in Suite 6, provide correction. | A2.1a |
| 6. The stairway in Suite ¾ and 6 is considered an exit access stairway and thus the travel distance must include the travel along the stairs to an exit. Specify on the plans the maximum travel distance from the most remote portion of the second floor of Suite 3/4 and 6 to an exit. CBC § 1017 | A2.1b |
| 7. Indicate on the plans the maximum common path of egress travel from the second floor of Suite 6. The common path measurement shall include the travel along the stairs to a point where two exit options are available. Note: If the common path of egress travel exceeds 75 feet, a second exit from the second floor is required. | A2.1b |</p>
<table>
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<tr>
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<th></th>
</tr>
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<tbody>
<tr>
<td>8.</td>
<td>Clarify the access to and egress from the second floor office in Suite 6 that appears to occur at an intermediate area of the stairs.</td>
</tr>
<tr>
<td>9.</td>
<td>Occupant loads analysis missing for the (3) North offices in Suites 3 &amp; 4, provide correction.</td>
</tr>
<tr>
<td>10.</td>
<td>Clarify and indicate on the plans the maximum <em>common path of egress travel</em> from the second floor of Suite 3/4. The common path measurement shall include the travel along the stairs to the only exit on the first floor. Note: If the common path of egress travel exceeds 100 feet, a second exit from the second floor is required. CBC § 1006.3.2</td>
</tr>
</tbody>
</table>
NOTICE AND ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS

JUNE 7, 2017 IMMEDIATELY DISCONTINUE ALL BUSINESS OPERATIONS
JUNE 7, 2017 BY 5:00 PM DISCONTINUE ALL OCCUPANCY FOR RESIDENTIAL PURPOSES
JUNE 9, 2017 1:00 PM DISCONTINUE ALL OCCUPANCY OF THE BUILDING

JUNE 7, 2017

OCCUPANT/BUSINESSES
ANY/ALL OCCUPANTS/BUSINESSES
1825 – 1831 PACIFIC AVENUE
STOCKTON, CA 95204

CHRISTOPHER J BENNITT
P.O. BOX 8346
STOCKTON, CA 95208

BANK OF AGRICULTURE AND COMMERCE
2021 W MARCH LANE, STE 2D
PO BOX 7066
STOCKTON, CA 95208

RE: 1825 THROUGH 1831 PACIFIC AVENUE (137-020-42) CASE 12-100159

PLEASE TAKE NOTICE THAT The subject property has been deemed a Hazardous and Dangerous building in violation of multiple regulations of the California Fire Code and the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, chapter 3, section 302 as adopted by the Stockton Municipal Code. Recent inspections by enforcement staff of the City of Stockton found the following immediately Hazardous and Dangerous conditions throughout the building, as more fully noted on the attached list of violations.

These Hazardous and Dangerous conditions located throughout the building pose such an immediate threat to the life, limb, health, safety, and welfare of the public at large and the occupants of this property as to constitute an emergency.

THEREFORE NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS ORDERED VACATED JUNE 7, 2017 IMMEDIATELY FOR BUSINESS PURPOSES pursuant to Uniform Code for the Abatement of Dangerous Buildings, Section 401.2 et seq. Further Notice is provided that the building and affected businesses cannot be re-occupied until such time as all violations are corrected and approved by the Building Official and Fire Marshal.
NOTICE & ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS
CHRISTOPHER J BENNITT
JUNE 7, 2017
Page 2

RE: 1825 THROUGH 1831 PACIFIC AVENUE (137-020-42) CASE 12-100159

A copy of this Notice and Order to Vacate will be posted on the property. The lessor cannot retaliate against a lessee pursuant to section 1942.5 of the Civil Code. No person shall remain in or enter the posted property for any purpose, including conducting any operations, until a building permit has been acquired from the City to repair or demolish the building, and all required repairs have been approved by the City of Stockton. No person shall remove or deface any such Notice after it is posted until the required repairs or demolition have been completed and approved by the City of Stockton. Any person violating these provisions is guilty of a misdemeanor and is subject to imprisonment in the county jail for six months or a fine of $1,000, or both.

Any person having record title or legal interest in this property has the right to appear before an Administrative Hearing Officer and appeal the City’s action by submitting the hearing fee of $84.75 with an appeal request form to The Community Development Department at the address listed above within ten (10) days of the postmarked date of this letter, pursuant to Stockton Municipal Code (S.M.C.) section 1.44.070. Submission of an appeal does not stay the Order to vacate the premises (Uniform Code for the Abatement of Dangerous Buildings, Section 504 and Uniform Housing Code Section 1204). Failure to file such an appeal shall constitute a waiver of all rights to an Administrative Hearing and adjudication of the Notice and Order or to any portion thereof.

Failure to abate will also result in reinspection fee(s) for each inspection until compliance is obtained. The amount charged for reinspection(s) is determined by the fee schedule of the individual departments. In addition, non-compliance may result in further action being taken against you, including, but not limited to Administrative Citations being issued, the violation(s) being abated at your expense, an Administrative fee of up to $658.00, and/or civil penalties of up to $1,000 per day. All violations listed herein must be abated by repair and approved prior to reoccupancy. Required permits for repairs or demolition must be obtained before commencing work.

If you have any questions, please contact Senior Code Enforcement Officer Carrie Lane at (209) 937-8369.

DAVID KWONG
DIRECTOR/COMMUNITY
DEVELOPMENT DEPARTMENT

ERIK NEWMAN
FIRE CHIEF, STOCKTON
FIRE DEPARTMENT

DK/EN:CAL:vr
LIST OF VIOLATIONS

I. DANGEROUS AND HAZARDOUS CONDITIONS MANDATING A NOTICE TO VACATE:

A. Failure to comply with Previous Violation Notices and Stipulation Agreement:

1. Failure to comply with Stipulation Agreement, Issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, Issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, Issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, Issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, Issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, Issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

B. Dangerous Conditions at Empire/Royal Theatre – 1825 Pacific Avenue:

1. Illegal, un-permitted alterations and additions to the tenant occupied spaces. – SMC 15.04.250, 260, 310 // UCADB 302.13

2. Blocked exit pathways within the main theatre. – UCADB 302.2 // CBC 1014.4

3. West side and East side exit doors within the main theatre do not open correctly presenting a hazard in the event of an emergency. – CBC 1008.1.8.7 // UCADB 302.2
4. West side and East side emergency lights within the main theatre are not functioning which will prevent people from locating exit doors in an emergency. — CFC 604.6

5. The ceiling throughout the theatre is damaged and deteriorated due to water intrusion. — CFC 703.1 // UCADB 302.13

6. There are multiple extension cords being used as permanent sources of electrical installation throughout the theatre. — CFC 605.5

7. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area have been constructed without meeting minimum Building code standards. — UCADB 302.13 // CFC 703.1

8. The curtain on the north stage is not flame retardant. — CFC 807.3 Title 19, Division 1, S.08. Decorative Materials // UCADB 302.13

C. Dangerous Conditions at Empresso Coffee House Including Seating and Patio Area — 1825 Pacific Avenue:

1. The entrance and exit from the Coffee shop and the main Theatre are blocked, which will prevent people from utilizing the exits in the event of an emergency. — CFC 1028.3

2. There are Inoperable Exit signs and/or disconnected Exit signs within the Coffee portion of the building which will prevent patrons from locating the exit in the event of an emergency. — UCADB 302.13 // CFC 604.6.1

3. There are unsecured compressed gas cylinders being stored within the Coffee shop as well as in the seating/patio area. — CFC 5303.5.3

4. There are multiple extension cords being used as permanent sources of electrical installation throughout the business and seating area, including the electric room, storage rooms, box office and the office area. In addition, extension cords have actually been installed through holes cut in the walls, ceilings, doorways and other locations. Many of the extension cords are damaged and deteriorated, presenting an even high risk of fire. — CFC 605.5 // UCADB 302.13
5. Extension cords have been placed underneath the mats which employees stand on behind the service counter of the Coffee shop. These extension cords are all that are used to supply electricity to island equipment, rather than installation of permanent sources of electrical installation. These cords are damaged/deteriorated and being walked on, further damaging them and increasing the fire risk. – CFC 605.5

6. The stage lighting at the Lobby Piano is connected with extension cords. – CFC 605.5

7. There is illegal exposed wiring in the storage area off the seating area, the electric room off the seating area and the box office area. Further, the extension cords for the equipment is damaged or deteriorated in the storage area, increasing the fire risk. – UCADB 302.13 // CFC 605.6

8. There is illegal wiring and extension cords being used at Lobby box office ticket windows and used to light up the advertisement boards. – UCADB 302.13 // CFC 605.3

9. The required Fire extinguishers have not been properly serviced and are not operational. – CFC 906.2

D. **Dangerous Conditions at Centrale – 1825 Pacific Avenue, Suite 2;**

1. There are unsecured compressed gas cylinders being stored within Centrale. – CFC 3003.5.3 // CFC 5303.5.3

2. The Exit sign at the rear of the kitchen is not illuminated, which will prevent patrons from locating the exit in the event of an emergency. – CFC 1013.3

3. There are multiple extension cords being used as permanent sources of electrical installation throughout the business. – CFC 605.5

4. There are missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13
5. There is illegal exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

E. Dangerous Conditions at Catalyst Realty – 1825 Pacific Avenue, Suites 3 and 4:

1. There are multiple extension cords being used as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

2. The second story emergency exit is not accessible, preventing the required exiting in the event of an emergency. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

3. The Exit signs within Catalyst Realty are not illuminated, which will prevent people from locating exit doors in an emergency. – CFC 1013.3

F. Dangerous Conditions at Gusty Wings – 1825 Pacific Avenue, Suite 5:

1. There are multiple extension cords being used as permanent sources of electrical installation throughout the restaurant. – CFC 605.5 // UCADB 302.13

2. The fat fryer on the west side of the cookers is not positioned under hood and duct system nozzle. – CFC 904.1 // NFPA 17A

G. Dangerous Conditions at The Mile – 1825 Pacific Avenue, Suite 6:

1. The main Front roll up door does not operate properly in the open safely and securely. Currently, the door is secured open by use of a screwdriver as a wedge, which if accidentally knocked out would cause serious injury to persons in its path. – UCADB 302.13

2. There are multiple extension cords being used as permanent sources of electrical installation throughout The Mile. – CFC 605.5

3. There is an extension cord that is running through an upstairs office window to power the outside exterior lighting. – CFC 605.5

4. The interior space behind the wall at the upper level of the stairway is open and does not provide the required fire protection and would serve to spread a fire very rapidly throughout the entire building. – CFC 703.1 // UCADB 302.13
5. The wall is breached at the west side of the bar and does not provide fire protection and would serve to spread a fire very rapidly throughout the entire building. – CFC 703.1 // UCADB 302.13

6. There is exposed electrical wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

H. **Illegal Living Unit/Dangerous Conditions at Former Office Space conversion – 1827 Pacific Avenue:**

1. Illegal, un-permitted alteration of Office space into a rented dwelling unit. – UCADB 302.9 // 15.04.250, 260, 310

2. The exterior door of the rented dwelling unit has a dual-keyed lock which would not allow the occupant to exit in an emergency without the use of a key. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

3. The windows have permanent bars blocking emergency exiting and do not meet the minimum sizing to allow for emergency escape and rescue. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

4. The required interior hall lighting at the stairs is not working. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.l

5. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet the minimum requirements as a bedroom. – UHC 503.2 // UCADB 302.13

6. The ceiling material throughout the living space is damaged and deteriorated. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

7. The wall material throughout the living space is damaged and deteriorated. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

8. The bathroom ventilation system and light is illegally installed in the shower and does not meet the minimum safety requirements for wet locations. – SMC 15.24.030 (b) 6 // H&S 17920.3.f
9. There are missing and damaged receptacle covers and light switch plate covers throughout the living unit. — UHC 701.2

10. There are missing handrails on loft stairway making an unsafe exit pathway. — SMC 15.24.030 (b) 9 // H&S 17920.3.i

11. There are no carbon monoxide and smoke detectors installed in the living space as required by code to notify. — 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

1. **Dangerous Conditions at Serendipity Salon — 1829 Pacific Avenue:**

1. The stairs to the second floor of the Salon do not meet the minimum Building code requirements for size, width, handrails and other requirements creating a hazardous condition. — UCADB 302.1

2. Extension cords are being used as the permanent sources of electrical power for all equipment in the salon. — CFC 605.5

3. There are missing illuminated exit signs and exit lighting that would prevent occupants from being able to locate exits in the event of an emergency. — CFC 1013.3 // UCADB 302.13

J. **Dangerous Conditions at Casa Flores Restaurant — 1831 Pacific Avenue:**

1. There are missing panel covers on the electrical sub-panels which create a fire and electrical shock hazard. — CFC 605.6

2. There are missing illuminated exit signs and exit lighting which would prevent occupants from being able to locate exits in the event of an emergency. — CFC 1013.3

3. There is damaged sheetrock in the stairway behind the register, creating a potential fire hazard. — SMC 15.24.030 (b) 9 // CFC 703.1

4. There is a high fire hazard which exists as a result of the significant buildup of grease in the flue cooking vent. — CFC 904.12.6
5. The Restaurant’s kitchen is either missing the required Fire extinguishers, or the existing extinguishers are not those that are required to be installed in a commercial kitchen operation to be used in the event of a grease or similar fire. – CFC 904.12.5.2

6. There is an accumulation of excessive grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

7. The Restaurant is currently using a plastic storage cover plate in the attic storage area rather than the approved fire rated cover, which is required to help contain a grease fire in the kitchen from spreading rapidly to the attic area, and then throughout the entire building. – CFC 703.1

8. There is a potential fire hazard caused by the exposed wiring in the bathroom on the second level storage area which is accessed by the stairway behind the register. – CFC 605.6

9. There are multiple extension cords being used as permanent sources of electrical installation throughout the Restaurant. – CFC 605.5

II. CONDITIONS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

A. Lack of or improperly installed sprinkler/fire protection systems. – SMC 15.12.040

B. Dangerous Conditions at Empire/Royal Theatre – 1825 Pacific Avenue:

1. The electrical panels/shutoffs require Identification and labeling. – NEC 408.4 A

2. Repair the damaged and deteriorated paths of travel in the seating area within the theatre. – UCADB 302.13

3. The ceiling scuttle door is missing inside the closet next to the east exit door. – CFC 703.1

4. Repair the damaged and deteriorated electrical receptacle outlet cover plates throughout the theatre. – CFC 605.6
C. Dangerous Conditions at Empresso Coffee and Seating/Patio Area – 1825 Pacific Avenue:

1. The test switch is missing on the emergency lighting to the north of the entrance/exit. – CFC 604.6.1

2. The exit sign to the north of the entrance/exit door does not operate properly would prevent someone from locating an exit in an emergency. – CFC 604.6.1

3. Provide appropriate clearance around electrical sub-panels throughout the Coffee shop which are currently blocked by storage and other items. – NEC 110.26.A // UCADB 302.13

4. Provide covers on all open electrical boxes, electrical panels to include dead front, light fixtures, receptacle outlets and other electrical covers throughout the Coffee shop, the seating area and the patio area which are missing. – CFC 605.6

5. Repair damaged and/or missing receptacle covers throughout the Coffee shop and seating area. – CFC 605.6

6. Repair the ceiling material in the kitchen area which is damaged, deteriorated and missing. – CFC 703.1 // UCADB 302.13

D. Dangerous Conditions at Balance Physical Therapy – 1825 Pacific Avenue, Suite 1:

1. The railings on the interior stairway are not connected to the stairs and pose a safety hazard. – UCADB 302.2

E. Dangerous Conditions at Centrale – 1825 Pacific Avenue, Suite 2:

1. Completely remove the accumulation of grease and debris from kitchen hoods and cooking appliances in the Restaurant which, could create a fire hazard. – CFC 904.12.6
F. **Dangerous Conditions at Catalyst Realty – 1825 Pacific Avenue, Suites 3 and 4:**

1. Repair the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

2. Repair the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

G. **Dangerous Conditions at Gusty Wings – 1825 Pacific Avenue, Suite 5:**

1. The fat fryers need side splash guards. – CFC 904.1 // NFPA 17A

2. Completely clean grease from hood areas and walls which could create a fire hazard. – CFC 904.11.6.3

3. Completely remove the garbage, debris and other combustible items being stored around the water heater. – CFC 315.3.3

H. **Dangerous Conditions at The Mile – 1825 Pacific Avenue, Suite 6:**

1. There is not proper clearance provided around the electrical sub-panels throughout the establishment, including the kitchen and bar area. – NEC 110.26.A // UCADB 302.13

2. All Fire extinguishers need to be within 75 feet of the area to be protected. – CFC Table 906.3.1

I. **Dangerous Conditions at Serendipity Salon – 1829 Pacific Avenue:**

1. There is not proper clearance provided around the electrical sub-panel. – UCADB 302.13 // NEC 110.26.A

2. Repair the missing or damaged electrical covers throughout the Salon. – CFC 605.6

3. The Fire extinguishers require proof of annual service/recharge. – CFC 906.2
J. Dangerous Conditions at Casa Flores Restaurant -- 1831 Pacific Avenue:

1. There is not proper clearance provided around the electrical sub-panel. – UCADB 302.13 // NEC 110.26.A

2. The electrical installation within the footprint of the kitchen exhaust hood at the cooking area is not correctly installed. – NEC 110.26.A // UCADB 302.13

3. There is damaged ceiling, floors and walls throughout the restaurant, the kitchen, the storage area, the bathrooms and the stairway. – CFC 703.1

4. There is an accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, the electrical rooms, the mechanical rooms, the stairs and other locations throughout the Restaurant. – CFC 315

5. There are improperly installed hand rails on the stairway behind the register. – UCADB 302.2

6. There is damaged stair covering (tile) on the stairway behind the register. – UCADB 302.2

7. There are missing or damaged electrical receptacle covers throughout the restaurant. – CFC 605.6

III. CORRECTIVE ACTIONS REQUIRED FOR THE DANGEROUS AND HAZARDOUS CONDITIONS:

1. Submit two complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to the entire parcel address to comply with the currently adopted 2016 Building codes and Stockton Municipal codes to the Community Developments Department. This shall include, but not limited to the following listed violations. – 15.04.250, 260, 310 // UCADB 302.13
NOTICE & ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS
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Empire/Royal Theatre:

1. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB 302.2 // CBC 1014.4

2. Repair or replace west side exit door which does not operate properly. – CBC 1008.1.8.7 // UCADB 302.2

3. Repair or replace east side exit door which does not operate properly. – CBC 1008.1.8.7 // UCADB 302.2

4. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

5. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

6. Determine the source of the water intrusion throughout the theatre which has caused the ceiling to be damaged and/or deteriorated. Once determined, repair appropriately. Replace the damaged, deteriorated and/or missing ceiling material throughout and properly seal. – CFC 703.1 // UCADB 302.13

7. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 603.5

8. Legally construct and/or remove the separation walls between Main Theatre, dressing rooms, storage areas and north storage area which are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

9. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, S.08.Decorative Materials // UCADB 302.13

Empresso Coffee and Seating/Patio area:

1. Clear hazards near the entrance/exit which are a hazard for people exiting the theatre. – CFC 1028.3
2. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer required or in service. – UCADB 302.13 // CFC 604.6.1

3. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

4. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. – CFC 605.5 // UCADB 302.13

5. Remove the stage lighting at the Lobby Piano which are connected with extension cords. – CFC 605.5

6. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. – UCADB 302.13 // CFC 605.6

7. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. – UCADB 302.13 // CFC 605.3

8. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. – UCADB 302.13

9. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. – CFC 906.2

Centrale:

1. Properly secure all compressed gas cylinders in an approved manner. – CFC 3003.5.3 // CFC 5303.5.3

2. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. – CFC 1013.3

3. Cease using extension cords as permanent sources of electrical installation throughout the business. – CFC 605.5

4. Replace all missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13
5. Properly cap all exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

Catalyst Realty:

1. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

2. Second story emergency exit is not accessible or installed to meet the minimum exiting requirements. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

3. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

Gusty Wings:

1. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

2. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1 // NFPA 17A

The Mile:

1. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

2. Cease using extension cords as permanent sources of electrical installation throughout The Mile. – CFC 605.5

3. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

4. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13
5. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1 // UCADB 302.13

6. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

**Rented Dwelling Unit:**

1. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADB 302.9 // 15.04.250, 260, 310

2. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must function properly during an emergency without the use of tools, i.e. keys. Remove the dual-keyed lock and install an approved locking mechanism. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

3. Properly install windows which are code compliant for emergency egress during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

4. Properly repair or replace the interior hall lighting. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.l

5. Cease occupying the room next to the kitchen/bathroom area as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. – UHC 503.2 // UCADB 302.13

6. Properly repair the damaged and/or missing ceiling material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

7. Repair or replace the damaged wall material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

8. Properly install bathroom lighting and bathroom ventilation system. – SMC 15.24.030 (b) 6 // H&S 17920.3.f
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9. Properly install receptacle covers and light switch plate covers throughout the living unit. – UHC 701.2

10. Properly install code compliant handrails on loft stairway. – SMC 15.24.030 (b) 9 // H&S 17920.3.l

11. Properly install required carbon monoxide and smoke alarms in an approved manner. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

Serendipity Salon:

1. Properly construct the stairs to the second floor of the Salon which do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

2. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5

3. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

Casa Flores Restaurant:

1. Install all missing panel covers on sub-panels. – CFC 605.6

2. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

3. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

4. Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030 (b) 9 // CFC 703.1

5. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

6. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2
7. Properly remove the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

8. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

9. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

10. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5

11. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10% (ten percent), an automatic fire sprinkler system shall be installed within the building. – SMC 15.12.040

IV. CORRECTIVE ACTIONS REQUIRED FOR CONDITIONS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

Empire/Royal Theatre:

1. Properly identify and label electrical panels/disconnects. – NEC 408.4 A

2. Repair or replace damaged, deteriorated paths of travel in seating area (i.e. steps) and the covering material within the theatre. – UCADB 302.13

3. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

4. All electrical outlet cover plates must be intact throughout the theatre. – CFC 605.6

Empresso Coffee and Seating/Patio area:

1. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1
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2. The exit sign to the north of the entrance/exit door does not function properly. Repair or replace to ensure correct operation. – CFC 604.6.1

3. Provide proper clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

4. Properly install covers on all open electrical boxes, panels to include dead front, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6

5. Repair or replace all damaged and/or missing receptacle covers throughout Empresso Coffee and seating area. - CFC 605.6

6. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

**Balance Physical Therapy:**

1. Properly secure and install code compliant stair railings on the interior stairway. – UCADB 302.2

**Centrale:**

1. Properly clean all grease and debris from kitchen hoods and cooking appliances. – CFC 904.12.6

**Catalyst Realty:**

1. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

2. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

**Gusty Wings:**

1. Properly install splash guards on fat fryers. – CFC 904.1 // NFPA 17A

2. Properly clean grease from hood areas and walls. – CFC 904.11.6.3
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3. Remove all items being stored around water heater and allow access to unit. — CFC 315.3.3

The Mille:

1. Provide proper clearance around sub-panels throughout, to include kitchen and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. — NEC 110.26.A // UCADB 302.13

2. Fire extinguishers need to be within 75 feet of area to be protected. — CFC Table 906.3.1

Serendipity Salon:

1. Provide proper clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. — UCADB 302.13 // NEC 110.26.A

2. Replace the missing or damaged electrical covers throughout the Salon. — CFC 605.6

3. Fire extinguishers require annual service/recharge. — CFC 906.2

Casa Flores:

1. Provide proper clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. — NEC 110.26.A // UCADB 302.13

2. Properly install all electrical installations within the foot print of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. — NEC 110.26.A // UCADB 302.13

3. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. — CFC 703.1
4. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. — CFC 315

5. Properly install code compliant hand rails on the stairway behind the register. — UCADB 302.2

6. Repair or replace the damaged stair covering (tile) on the stairway behind the register. — UCADB 302.2

7. Replace the missing or damaged electrical covers throughout the restaurant. — CFC 605.6
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

ANNUAL FIRE INSPECTION

BUSINESS NAME: TASH KENNY CLOSURES
ADDRESS: 1825 PACIFIC

STOCKTON BUS LIC: □ Yes □ No Lic # ____________
FIRE PERMIT CERTIFICATE: □ Yes □ No □ N/A

BUSINESS OWNER / REP
PHONE: ____________ CELL PHONE: ____________

DATE OF INSPECTION: 6-7-2017 2nd Inspection Code Compliance
HAS INFORMATION CHANGED? □ Yes □ NO

OCCUPANCY INFORMATION (Check Business Type)

□ A - Place of Assembly
   Occupancy Load ______
□ B - Business/City Buildings
□ F - Fabrication
   Storage area sq. ft. __________
□ H - Hazardous Materials
□ M - Merchandise/Retail Sales
   □ R-1 HOTEL □ R-2 RESIDENCE
   Number of Units ______
   Number of Units Checked ______
□ S-1 - Repair Garage
□ R-2 RESIDENCE
□ High Piled Storage
   Storage Area sq. ft. __________

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

Permit Type Required

Permit Type Required

Permit Type Required

NOTICE OF VIOLATION: Number corresponds with violation(s) on back of this form:

A: Electrical
B: Special Hazards
C: Exit / Fire Protection System
D: Exiting
E: General Housekeeping

CFC Sec. 105 Permit(s) Needed

Initial Inspection.......................... □ No Hazards Noted □ Violation(s) Noted Reinspection date:

Second Inspection.......................... □ Violation(s) Corrected □ Violation(s) not Corrected: Reinspection date:

Third Inspection.......................... □ Violation(s) Corrected □ Violation(s) not Corrected: Notify FPD date:

NOTES: JUNE 13, 2017

□ 100% FUNCTIONAL CLOTHES ON PACIFIC BUILDINGS INVADE 1825, 1827, 1829 & 1831. NO 7 BUILDINGS WITH CLOTHS. NOTICES POSTED ON ALL INVOLVED BUILDINGS.

□ PATRONS MAY ALLOWED TO FILL UP VARIABLES. THEN BUILDINGS WILL CLOSE DOORS.

□ CITY PERSON INVOLVED NO CONTACT WITH PATRONS. □ SPECIAL NO PROPAGATION.

□ NEGATIVE RESPONSES NOTED. 4 TASK PERSONNEL REMAIN TO 13:17 HANDLING STOCKTON MILE @ 04:14. CLOTHS ON PACIFIC ALSO OPERATES THIS BUSINESS NO ONE ON SITE 8:17. RETURN TO OFFICE.

Inspector MIKE BOSWELL ID # 5/15/14
Unit Shift: Contact Phone #

Responsible Signature: Date: 6-7-2017

White Original - Fire Prevention □ Yellow Copy - Co File

FD-18 Revised 04-09-15
HAZARDOUS VIOLATIONS – NOTICE TO VACATE:

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

7. Submit two complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to the entire parcel address to comply with the currently adopted 2016 Building codes and Stockton Municipal codes to the Community Developments Department. This shall include, but not limited to the following listed violations. – 15.04.250, 260, 310 // UCADB 302.13

1825 Pacific Avenue – Royal Theatre

8. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB 302.2 // CBC 1014.4

9. Repair or replace west side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2

10. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

11. Repair or replace east side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2
12. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

13. Determine the source of the water intrusion throughout the theatre which has caused the ceiling to be damaged and/or deteriorated. Once determined, repair appropriately. Replace the damaged, deteriorated and/or missing ceiling material throughout and properly seal. – CFC 703.1 // UCADB 302.13

14. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

15. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

16. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, 5.08.Door Decorative Materials // UCADB 302.13

**1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:**

17. Clear hazards near the entrance/exit which are a blocking hazard for people exiting the theatre. – CFC 1028.3

18. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer in service. – UCADB 302.13 // CFC 604.6.1

19. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

20. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. Extension cords have been installed through walls, ceilings, doorways, etc. and are damaged/deteriorated. – CFC 605.5 // UCADB 302.13

21. Extension cords are installed under mats behind the service counter of Empresso Coffee to supply island equipment. These cords are damaged/deteriorated and being walked on, further damaging them. – CFC 605.5

22. Remove the stage lighting at the Lobby Piano which are connected with extension cords. – CFC 605.5
23. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. – UCADB 302.13 // CFC 605.6

24. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. – UCADB 302.13 // CFC 605.3

25. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. – UCADB 302.13

26. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. – CFC 906.2

**1825 Pacific Avenue, Suite 2 – Centrale:**

27. Properly secure all compressed gas cylinders in an approved manner. – CFC 3003.5.3 // CFC 5303.5.3

28. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. – CFC 1013.3

29. Cease using extension cords as permanent sources of electrical installation throughout the business. – CFC 605.5

30. Replace all missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13

31. Properly cap all exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

**1825 Pacific Avenue, Suite 3 and 4 – Catalyst Realty:**

32. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

33. Second story emergency exit is not accessible. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1
34. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

1825 Pacific Avenue, Suite 5 – Gusty Wings:

35. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

36. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1 // NFPA 17A

1825 Pacific Avenue, Suite 6 – The Mile:

37. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

38. Cease using extension cords as permanent sources of electrical installation throughout The Mile. – CFC 605.5

39. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

40. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13

41. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1 // UCADB 302.13

42. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

1827 Pacific Avenue – Living Unit:

43. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADB 302.9 // 15.04.250, 260, 310
44. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must be egressable during an emergency without the use of tools, i.e. keys. Remove the dual-keyed lock and install an approved locking mechanism. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

45. Properly install windows which are egressable during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

46. Properly repair or replace the interior hall lighting. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.l

47. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet minimum requirements to function as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. – UHC 503.2 // UCADB 302.13

48. Properly repair the damaged and/or missing ceiling material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

49. Repair or replace the damaged wall material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

50. Properly install bathroom lighting and bathroom ventilation system. Currently, the ventilation system is installed in the shower. – SMC 15.24.030 (b) 6 // H&S 17920.3.f

51. Properly install receptacle plug covers and light switch plate covers throughout the living unit. – UHC 701.2

52. Properly install handrails on loft stairway. – SMC 15.24.030 (b) 9 // H&S 17920.3.i

53. Properly install required carbon monoxide and smoke detectors in an approved manner. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

1829 Pacific – Serendipity Salon:

54. The stairs to the second floor of the Salon do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

55. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
56. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

1831 Pacific – Casa Flores:

57. Install all missing panel covers on sub-panels. – CFC 605.6

58. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

59. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

60. Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030 (b) 9 // CFC 703.1

61. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

62. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2

63. Properly clean the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

64. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

65. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

66. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
ITEMS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

67. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10% (ten percent), an automatic fire sprinkler system shall be installed within the building. – SMC 15.12.040

1825 Pacific Avenue – Royal Theatre:

68. Electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

69. Repair or replace damaged, deteriorated seating steps and the covering material within the theatre. – UCAD 302.13

70. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

71. All electrical plug outlet cover plates must be intact throughout the theatre. – CFC 605.6

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

72. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1

73. The exit sign to the north of the entrance/exit door is not on for the same location. Repair or replace to ensure correct operation. – CFC 604.6.1

74. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCAD 302.13

75. Properly install covers on all open electrical boxes, panels to include dead front fillers, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6

76. Repair or replace all damaged and/or missing receptacle plug covers throughout Empresso Coffee and seating area. - CFC 605.6
77. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

**1825 Pacific Ave, Suite 1 – Balance Physical Therapy:**

78. Properly secure the railings on the interior stairway. – UCADB 302.2

**1825 Pacific Ave, Suite 2 – Centrale:**

79. Properly clean all grease and debris from kitchen hoods and cooking appliances. – CFC 904.12.6

**1825 Pacific Ave, Suite 3 and 4 – Catalyst Realty:**

80. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

81. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

**1825 Pacific Ave, Suite 5 – Gusty Wings:**

82. Fat fryers need side splash guards. – CFC 904.1 // NFPA 17A

83. Properly clean grease from hood areas and walls. – CFC 904.11.6.3

84. Remove all items being stored around water heater and allow access to unit. – CFC 315.3.3

**1825 Pacific Ave, Suite 6 – The Mile:**

85. Provide appropriate clearance around sub-panels throughout, to include kitchen and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

86. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1
1829 Pacific Ave – Serendipity Salon:

87. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

88. Replace the missing or damaged electrical plug covers throughout the Salon. – CFC 605.6

89. Fire extinguishers require annual service/recharge. – CFC 906.2

1831 Pacific Ave – Casa Flores:

90. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

91. Properly install all electrical within the foot print of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

92. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1

93. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

94. Properly install hand rails on the stairway behind the register. – UCADB 302.2

95. Repair or replace the damages stair covering (tile) on the stairway behind the register. – UCADB 302.2

96. Replace the missing or damaged electrical plug covers throughout the restaurant. – CFC 605.6
ITEMS TO BE ON A NOTICE OF VIOLATION (NOT HAZARDOUS/DANGEROUS):

1. A sidewalk café, fence or any object over, on or under any public right-of-way requires a revocable permit. Obtain a revocable permit for the café seating area outside the Royal Theatre/Empresso Café. Contact Community Development Department, Planning Division, to apply for the permit. If approved, properly conform to the permit requirements. If denied, remove the sidewalk café and return to original, approved configuration. – 16.72.127

1825 Pacific Avenue – Royal Theatre:

2. It is unlawful to commence or carry on any profession, trade, calling, occupation or business without first having procured a license from the city of Stockton. Obtain a business license. Contact Finance Department, 209-937-8313, for further direction. – SMC 5.04.040 B

3. An operational permit is required to operate a place of assembly. - CFC 105.6.36

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

4. Determine the source of the active water intrusion within Balance Physical Therapy at the stairway and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13

1825 Pacific Ave, Suite 2 – Centrale:

5. Properly date the fire alarm control panel batteries. – National Fire Code 72, table 14.3.1

1825 Pacific Ave, Suite 3 and 4 – Catalyst Realty:

6. Determine the source of the active water intrusion within the break room on the second floor and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13

1825 Pacific Ave, Suite 5 – Gusty Wings:

7. Repair, replace or remove the exit sign which is not illuminated. – CFC 1013.3
1825 Pacific Ave, Suite 6 – The Mile:

8. Properly install plumbing at the bar sink. Flex pipe is not an approved material. – UPC 706

9. All kitchen appliances shall be permitted, inspected and meet minimum code requirements. – UCADB 302.13

1831 Pacific Ave – Casa Flores:

10. Determine the source of the water intrusion in the kitchen area ceiling and repair appropriately. Once repaired, replace the damaged ceiling material. – UCADB 302.13

11. Remove the old and unmaintained extinguishing system stored in the attic room. – CFC 901.6

12. Properly repair or replace all leaking, broken and/or inoperable plumbing fixtures throughout the restaurant. – UPC 706

13. Repair or replace the inoperable bathroom ventilation on the half-bath behind the register, midway up the stairway. – UCADB 302.13

14. Repair or replace the leaking toilet in the half-bath behind the register, midway up the stairway. – UCADB 302.13

15. Repair or replace the inoperable bathroom ventilation system in the bathroom on the second level storage area, accessed by the stairway behind the register. – UCADB 302.13
General/Exterior:

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

7. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10%, an automatic fire sprinkler system shall be installed within the building. SMC 15.12.040

8. A sidewalk café, fence or any object over, on or under any public right-of-way requires a revocable permit. Obtain a revocable permit for the café seating area outside the Royal Theatre/Empress Cafe. Contact Community Development Department, Planning Division, to apply for the permit. If approved, properly conform to the permit requirements. If denied, remove the sidewalk café and return to original, approved configuration. – 16.72.127

9. Submit 2 complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to comply with the currently adopted 2015 Building codes and Stockton Municipal code to the Community Development Department. This shall include, but not limited to the following items:
a. A complete exiting and emergency egress path of travel plan to include illuminated exit signage and egress lighting. Plans shall reflect Main Theatre (1825) and north end storage area to exterior of buildings, the altered seating in the Main Theatre (1825), and the elevated seating stairs, does not contact path of travel lighting for normal operation

b. Properly remove the marquis signs which have been removed from front of south building and installed on front exterior of the Main Theatre (1825) above the lower roof to include related electrical

c. Balcony additions at each corridor entrance of the Main Theatre (1825) to include electrical installation

d. Repair or replacement of ceiling and wall material in the Main Theatre (1825) due to water intrusion to include original theatre room, projector room and non-permitted secondary theatre room

e. Alterations to the Main Theatre (1825) which has created a private seating area and private office area on either side of the projector room to include electrical installation

f. Alterations to the Main Theatre (1825) which has sub-divided the space into two separate rooms to include new stage, balcony area in secondary space and electrical installation

g. Separation wall between north wall and north building storage area in Main Theatre (1825) has not been completed, to include doors. The separation wall does not extend through the ceiling and continue to roof line

h. Non-permitted dressing area in Main Theatre (1825) under new stage construction to include walls, ceilings and electrical installation and stair construction

i. Non-permitted second floor walkway and storage rooms in Main Theatre (1825) with electrical built above first floor illegal dressing area

j. Illegal storage rooms with sink and electrical installation, to include lighting, chandeliers, receptacle outlets and other miscellaneous electrical in Main Theatre (1825) on west wall

k. Electrical installation in Main Theatre (1825) to include overhead theatre lighting trusses, chandeliers, new lighting and electrical outlets throughout the theatre and seating area

l. Provide drawings and details from architect that previous wall opening that was filled in and new door installed in south wall meets fire separation requirements at entrance to Empresso Coffee/Main Theatre (1825)

m. Electrical installation in the seating area of Empresso Coffee (1825) to include lighting installation and receptacle plugs; electrical installation in storage area off seating area
n. Water heater installation for Empresso Coffee to include lack of T & P drain line, earthquake strapping, etc. (1825)
o. Sub-panel installation in main service area for Empresso Coffee (1825)
p. False wall in the storage room off the Electrical Room in lobby for Empresso Coffee (1825)
q. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Balance Physical Therapy (1825 #1) to include building, plumbing, mechanical, electrical and all related work
r. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Centrale (1825 #2) to include building, plumbing, mechanical, electrical and all related work
s. Patio cover and electrical installation for exterior seating area at Centrale (1825 #2)
t. All first and second floor areas of Catalyst Realty (1825 #3/4) have not been permitted, inspected or approved by Community Development Department to include cubicles, walls, electrical, plumbing and any other non-permitted alterations
u. Catalyst Realty (1825 #3/4) has not been approved by Community Development Department, Building Department or Stockton Fire Department for occupancy
v. Catalyst Realty (1825 #3/4) has been modified/constructed twice without permits, inspections or approvals. Previous illegal use was a church/assembly use
w. Catalyst Realty (1825 #3/4) has tenant improvements to the second floor above The Mile without permits, inspections or approvals. This area is not connected to The Mile tenant improvements. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Catalyst Realty (1825 #3/4) to include building, plumbing, mechanical, electrical and all related work
x. Alterations to the third floor area of Catalyst Realty (1825 #3/4) off the break room to include electrical and any other non-permitted alterations
y. Non-permitted installation of fireplace on the second floor of Catalyst Realty (1825 #3/4)
z. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Gusty's (1825 #5) to include building, plumbing, mechanical, electrical and all related work
aa. Submit plans reflecting the emergency egress path of travel from The Mile (1825 #6) to exterior of building for approval by Community Development Department, to include illuminated exit signage and egress lighting. Exterior side walk fencing cannot cause a hazard for the path of travel

bb. Alterations to The Mile (1825 #6) to include roll up front door, elevated seating area, elevated platforms, bar area, kitchen installation, water heater installation, sub-panel in kitchen, electrical installation, interior lighting installation, secondary egress door in seating area and any other non-permitted alterations

c. Back west room of The Mile (1825 #6) has been modified twice without permits, inspections or approvals. Previous illegal use was a small theatre with a south wall screen, dinner tables, video games and a double-door entrance wall from bar area

d. Exterior lighting installation above The Mile (1825 #6)

e. Water heater installation in The Mile (1825 #6)

ff. Provide a complete set of plans and apply for required building permits for all tenant improvements done within The Mile (1825 #6) to include building, plumbing, mechanical, electrical and all related work

gg. Provide a complete set of plans and apply for required building permits for all tenant improvements done within Royal Theatre manager's office (1827) which has been converted into a living space to include building, plumbing, mechanical, electrical and all related work

hh. Shower installation in Theatre manager’s office (1827) which has been converted into a living space

ii. Install required stove ventilation system in Theatre manager’s office which has been converted into a living space

jj. Water heater Installation in Serendipity Salon (1829)

kk. Non-permitted tenant improvements to include building, plumbing, electrical, mechanical and plumbing in Serendipity Salon (1829)

ll. Non-permitted extension/expansion of Casa Flores restaurant (1831) to include walls removed and adjacent tenant spaces combined without permits, inspections and approvals to enlarge the restaurant area

mm. Provide a complete set of plans and apply for required building permits for all tenant improvements done within Casa Flores restaurant (1831) to include building, plumbing, mechanical, electrical and all related work

nn. Electrical installation throughout Casa Flores restaurant (1831) to include can lighting in the kitchen area and bathroom sensor lighting and any/all open and illegally installed electrical

oo. Ceiling repair in kitchen area of Casa Flores restaurant (1831)
pp. Water heater installation in storage area above Casa Flores restaurant (1831)
qq. Repair or replace the leaking exhaust hood duct system in the kitchen area of
   Casa Flores restaurant (1831)

1825 Pacific Avenue – Royal Theatre:

10. It is unlawful to commence or carry on any profession, trade, calling, occupation or
    business without first having procured a license from the city of Stockton. Obtain a
    business license. Contact Finance Department, 209-937-8313, for further direction. –
    SMC 5.04.040 E

11. An operational permit is required to operate a place of assembly. CFC 105.6.3F

12. Electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

13. Ensure exit egress pathways are not blocked within the main theatre and clear of all
    obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB
    302.2 // CBC 1014.4

14. Repair or replace west side exit door which is difficult to open. – CBC 1008.1.8.7 //
    UCADB 302.2

15. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

16. Repair or replace east side exit door which is difficult to open. – CBC 1008.1.8.7 //
    UCADB 302.2

17. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

18. Repair or replace the damaged/deteriorated ceiling throughout the theatre. – CFC 703.1
    // UCADB 302.13

19. Repair or replace damaged, deteriorated seating steps and the covering material within
    the theatre. – UCADB 302.13
20. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

21. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.6

22. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

23. All electrical plug outlet cover plates must be intact throughout the theatre. – CFC 605.6

24. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, S.08. Decorative Materials // UCADB 302.13

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

25. Clear Hazards near the entrance/exit which are a blocking hazard for people exiting the theatre. – CFC 1028.3

26. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer in service. – UCADB 302.13 // CFC 604.6.1

27. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1

28. The exit sign to the north of the entrance/exit door is not on for the same location. Repair or replace to ensure correct operation. – CFC 604.6.1

29. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

30. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

31. Properly install covers on all open electrical boxes, panels to include dead front fillers, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6
32. Repair or replace all damaged and/or missing receptacle plug covers throughout Empresso Coffee and seating area. - CFC 605.6

33. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. Extension cords have been installed through walls, ceilings, doorways, etc. and are damaged/deteriorated. - CFC 605.5 // UCADB 302.13

34. Extension cords are installed under mats behind the service counter of Empresso Coffee to supply island equipment. These cords are damaged/deteriorated and being walked on, further damaging them. - CFC 605.5

35. Remove the stage lighting at the Lobby Piano which are connected with extension cords. - CFC 605.5

36. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. - UCADB 302.13 // CFC 605.6

37. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. - UCADB 302.13 // CFC 605.6

38. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. - UCADB 302.13

39. Repair or replace the damaged light fixture in the office off the seating area. (not sure what Building code to use)

40. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. - CFC 703.1 // UCADB 302.13

41. Fire extinguishers require annual service/replace. Ensure all fire protection systems have been properly serviced. - CFC 908.2

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

42. Properly secure the railings on the interior stairway. - UCADB 302.7
43. Determine the source of the active water intrusion within Balance Physical Therapy of the stairway and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. — UCADB 302.13 (not sure what Building Code to use)

1825 Pacific Avenue, Suite 2 — Centrale:

44. Properly secure all compressed gas cylinders in an approved manner. — CFC 3003.5.3 // CFC 5303.5.3

45. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. — CFC 1013.8

46. Properly date the fire alarm control panel batteries. — National Fire Code 72, table 14.3.1

47. Cease using extension cords as permanent sources of electrical installation throughout the business. — CFC 605.5

48. Replace all missing exterior receptacle covers in the patio area of Centrale. — CFC 605.6 // UCADB 302.13

49. Properly cap all exposed wiring in the exterior patio area of Centrale. — UCADB 302.13 // CFC 605.6

50. Properly clean all grease and debris from kitchen hoods and cooking appliances. — CFC 904.12.6

1825 Pacific Avenue, Suite 3 and 4 — Catalyst Realty:

51. Determine the source of the active water intrusion within the break room on the second floor and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. — UCADB 302.13 (not sure what Building Code to use)

52. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. — CFC 605.5
53. Second story emergency exit is not accessible. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

54. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

55. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

56. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

1825 Pacific Avenue, Suite 5 – Gusty Wings:

57. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

58. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1/NFPA17A

59. Fat fryers need side splash guards. – CFC 904.1/NFPA 17A

60. Properly clean grease from hood areas and walls. – CFC 904.11.6.3

61. Repair or replace the exit sign which is not illuminated. – CFC 1013.3 (Not required-Can be removed.)

62. Remove all items being stored around water heater and allow access to unit. [not sure what building code to use] CFC315.3.3

1825 Pacific Avenue, Suite 6 – The Mile:
63. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

64. Cease using extension cords as permanent sources of electrical installation throughout the Mile. – CFC 605.5

65. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

66. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

67. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1

68. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13

69. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1 // UCADB 302.13

70. Properly install plumbing at the bar sink. Flex pipe is not an approved material. – UPC 706

71. All kitchen appliances shall be permitted, inspected and meet minimum code requirements. – UCADB 300.13 (must turn on Building Dept.)

72. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.19 // CFC 605.6

73. Provide appropriate clearance around sub-panel located in the kitchen area and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

74. Provide the square footage occupancy calculations. (Not sure what Building Dept. said)

1827 Pacific Avenue – Living Unit:
Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADB 302.9 // 15.04.250, 260, 310

Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must be egressable during an emergency without the use of tools, i.e. keys. Remove the dual-keyed lock and install an approved locking mechanism. – SMC 15.24.030 (b) 12 // H&S 17920.3.1 // UCADB 302.13 // CBC 1008.1.8.7

Properly install windows which are egressable during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. – SMC 15.24.030 (b) 12 // H&S 17920.3.1 // UCADB 302.13 // CBC 1008.1.8.7

Properly repair or replace the interior hall lighting. – UHC 701.2 // SMC 15.24.030 (b) 4 13 // H&S 17920.3.d, 17920.3.

The room next to the kitchen/bathroom area which is being used as a bedroom does not meet minimum requirements to function as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. – UHC 503.2 // UCADB 302.13

Properly repair the damaged and/or missing ceiling material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 708.1 // UCADB 302.13

Repair or replace the damaged wall material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

Properly install bathroom lighting and bathroom ventilation system. Currently the ventilation system is installed in the shower. – SMC 15.24.030 (b) 6 // H&S 17920.3

Properly install receptacle plug covers and light switch plate covers throughout the living unit. – UHC 701.2

Properly install handrails on loft stairway. – SMC 15.24.030 (a) 9 // H&S 17920.3.

Properly install required carbon monoxide and smoke detectors in an approved manner. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

1829 Pacific – Serendipity Salon:
86. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

87. The stairs to the second floor of the Salon do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

88. Replace the missing or damaged electrical plug covers throughout the Salon. – CFC 605.6

89. Cease using extension cords as permanent sources of electrical installation. – CFC 605.6

90. Fire extinguishers require annual service/recharge. – CFC 906.2

91. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

1831 Pacific – Casa Flores:

92. Determine the source of the water intrusion in the kitchen area taking site repair appropriately. Once repaired, replace the damaged ceiling material. – (not sure what it says to use here)

93. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

94. Install all missing panel covers on sub-panels. – CFC 605.6

95. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

96. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

97. Repair or replace the damaged sheetrock in the stairway behind the register. – SMG 15.24.030 (b) 9 // CFC 703.1

98. Remove the old and unmaintained extinguishing system stored in the attic room. – CFC 601.6
99. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. — CPC 904.12.6

100. Properly install K-type extinguisher in the kitchen area. — CPC 904.12.5.2

101. Properly repair or replace all leaking, broken and/or inoperable plumbing fixtures throughout the restaurant. — UPC 706

102. Properly install all electrical within the footprint of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. — NEC 110.26.A // UCADB 302.13

103. Properly clean the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. — CPC 904.12.6

104. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. — CPC 703.1

105. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. — CPC 708.1

106. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. — CPC 315

107. Properly install hand rails on the stairway behind the register. — UCADB 302.2

108. Repair or replace the damages stair covering (tile) on the stairway behind the register. — UCADB 302.2

109. Repair or replace the inoperable bathroom vent hood on the half bath behind the register, half way up the stairway. — UCADB 303.19

110. Repair or replace the leaking icemaker in the half bath behind the register, midway in the stairway. — UCX 210.202.15
111. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

112. Repair or replace the improper bathroom ventilation system in the bathroom on the second level storage area, accessed by the stairway behind the register. – UCAOB 402.13

113. Replace the missing or damaged electrical plug covers throughout the restaurant. – CFC 605.6

114. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Empire Theater  
**ADDRESS:** 1825 Presn  
**FIRE PERMIT CERTIFICATE:**  
**PHONE:** 649-1525  
**DATE OF INSPECTION:** 11/8/16  
**HAS INFORMATION CHANGED?** No

**OCCUPANCY INFORMATION**

<table>
<thead>
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<th>A - Place of Assembly</th>
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<th>F - Fabrication</th>
<th>H - Hazardous Materials</th>
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<td></td>
<td>Occupancy Load</td>
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<td>Storage area sq. ft.</td>
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<td>M - Merchandise/Retail Sales</td>
<td>R-1 Hotel</td>
<td>R-2 Residence</td>
<td>High Piled Storage</td>
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<td>Number of Units</td>
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<td>Storage Area sq. ft.</td>
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**LIST OPERATIONAL FIRE PERMIT(S)**

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<td>Place of Assembly</td>
<td>Pending</td>
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**NOTICE OF VIOLATION**

<table>
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<tr>
<th>A: Electrical</th>
<th>B: Special Hazards</th>
<th>C: Ext. Fire Protection System</th>
<th>D: Exit</th>
<th>E: General Housekeeping</th>
<th>F: CFC Section 109 Permit(s) Needed</th>
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<td>Initial Inspection................</td>
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**NOTES:**
- Back stage area: Fire extinguisher missing west side emergency light not functioning south wall.
- Main auditorium: Emergency light is west not functioning from west map.
- Main auditorium: Emergency light is west not functioning from west map.
- Main auditorium: Emergency light is west not functioning from west map.
- Main auditorium: Emergency light is west not functioning from west map.

**Inspector:** Pat Chase  
**ID:** 9385  
**Shift:** Contact Phone: 470-4441

**Responsible Signature:**  
**Date:** 11/8/16

**FD-18 Revised 06/29/13**
August 10th, 2011

Mr. Christopher Bennitt
1825 Pacific Ave.
Stockton, Ca. 95204

Subject: Status of fire alarm system at the Empire Theater

Mr. Bennitt,

A recent discussion with Larry Grub from Bay Alarm brought to my attention that the fire alarm at the Empire Theater is a temporary system. He also stated that it will be removed on August 17th if the problem between yourself and Bay Alarm is not resolved. It is required by law that this building has an operable fire alarm system. California Fire Code Section 901.7 states: SYSTEM OUT OF SERVICE. Where a required fire protection system is out of service, the fire department and the fire code official shall be notified immediately and, where required by the fire code official, the building shall either be evacuated or an approved fire watch shall be provided for all occupants left unprotected by the shutdown until the fire protection system has been returned to service. It is our intentions to help you rectify this situation and keep the theater open but more importantly it is our responsibility and duty to keep the citizens who enjoy the theater SAFE. Please notify your tenants (i.e. Reality Church) that if this problem is not rectified they will not be able to occupy the building.

Please call me if you have any concerns or questions. I look forward to working with you to bring this matter to a timely conclusion.

Sincerely,

Matt Merseth
ASSISTANT FIRE MARSHAL
Stockton Fire Department, Fire Prevention Division
345 N. El Dorado St.
Stockton, CA 95202
**STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION**
345 NORTH EL DORADO STREET
STOCKTON, CA  95202 • (209) 937-6271

**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Stockton Royal Theater Bldg.  
**ADDRESS:** 1805 Pacific Ave  
**STOCKTON BUS LIC:**  
**Yes**  
**No**  
**Lic #**  
**FIRE PERMIT CERTIFICATE:**  
**Yes**  
**No**  
**N/A**  

**BUSINESS OWNER / REP**  
**PHONE**  
**CELL PHONE**  

**DATE OF INSPECTION:**  
2nd Inspection  
3rd Inspection  

**OCCUPANCY INFORMATION**  
(Select Business Type)

- □ A - Place of Assembly
- □ B - Business City Buildings
- □ C - Fabrication
  - Storage area sq. ft.
- □ D - Hazardous Materials
  - S-1 - Repair Garage

- □ E - Merchandise/Retail Sales
- □ F-1 Hotel
- □ F-2 Residence
  - Number of Units
  - Storage Area sq. ft.
- □ Other:

**LIST OPERATIONAL FIRE PERMIT(S)**

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**CFC Sec. 105 Permit(s) Needed**

- Initial Inspection: □ No Hazards Noted  □ Violation(s) Noted  
  Reinspection date:________________________
- Second Inspection: □ Violation(s) Corrected  □ Violation(s) not Corrected:  
  Reinspection date:________________________
- Third Inspection: □ Violation(s) Corrected  □ Violation(s) not Corrected:  
  Notify FPD date:________________________

**NOTES:**

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**SCHEDULED FOR INSPECTION BY CAPT. M. MERSCH**

---

**Inspector:**  
**ID #: 9086**  
**Unit:**  
**Shift:** A  
**Contact Phone #: 8552**

**Responsible Signature:**

---

**Data:**  

---

**FD-18 Revised 01/08/10**
February 7, 2011

Christopher Bennitt
P.O. BOX 8346
Stockton, CA 95208

INSPECTION OF 1825 PACIFIC AVENUE

Mr. Bennitt,

An inspection was performed at the above address by Assistant Fire Marshal Jonathan Smith and the local Engine Company #6. Several issues arose during the inspection with areas of concern.

Areas of concern:

1. Exiting—Several areas of the theater have exiting issues. First of all the entrance to the theater is through the coffee shop and this also doubles as the exit for the theater. One of the exits was blocked by a couch in the coffee shop.

2. Access to day care—There is an area past the film room upstairs that could not be confirmed or denied if it was used as a day care area for children during church service. **Discontinue the use of this area to watch children or perform day-care activities immediately.**

3. Egress lighting—There is no emergency egress lighting to speak of in the entire area. Repair the existing emergency egress lighting and provide egress lighting for all areas required.
4. **Panic Hardware**—on door that leads to Matinee Bar appears to exit towards the Matinee bar. This exit is blocked. With an exit sign above it.

5. **Exit blocked by curtain**—There is a curtain on the North exit that has a hanging curtain. This curtain needs to be removed.

6. **Exit out of coffee shop**—There are two exits that are near the front door of the coffee shop that appear to lead people to exits. Better exit placement of signs is needed.

**General**

Numerous amounts of tenant improvements have occurred throughout the building over numerous years. If any work was done without a permit you may be required to bring that section or all the building up to current code.

I am asking for an exiting access plan to be submitted to the Fire Department for approval. This access plan should be submitted by a design professional i.e. architect, or other design professional. Please address the above issues as soon as possible. I am addressing this letter to you because of the numerous tenants that share this occupancy.

If there are any questions regarding the above-mentioned requirements, contact me at (209) 937-8343.

Sincerely,

**MATT DUAIME**
**DIVISION CHIEF / FIRE MARSHAL**
**FIRE PREVENTION DIVISION**

**JONATHAN SMITH**
**CAPTAIN/ ASSISTANT FIRE MARSHAL**
**FIRE PREVENTION DIVISION**

Stockton Fire Department, Fire Prevention Division
345 N. El Dorado St.
Stockton, CA 95202
Office: (209) 937-8343
Fax: (209) 937-8893
E-mail: jonathan.smith@ci.stockton.ca.us
Correction Punchlist

Fire Permit Number: N/A
Building Permit Number: 14-695
Tenant: Empire Theater
Job Address: 1825 Pacific Ave
Reviewed By: CSG-AS
Date: March 26, 2014
Proposed Work: Tenant Improvement

Questions regarding this Punchlist should be directed to
Stockton Fire Department at (209) 937-8271

This correction punchlist is not to be construed as an approval for any code items not noted, or commented on. It is the contractor's responsibility to conform to the provisions of all relevant laws, codes, ordinances, rules and regulations. Work shall not commence without approved plans unless specifically allowed by the Fire Chief. All inspections require the "APPROVED" job copy and job card to be available on the job site.

<table>
<thead>
<tr>
<th>Item No.</th>
<th>Sheet No.</th>
<th>Correction Comments</th>
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<tbody>
<tr>
<td>1.</td>
<td>A5</td>
<td>Provide correct occupant loads. The table and the plans do not match.</td>
</tr>
<tr>
<td>2.</td>
<td>A5</td>
<td>Provide minimum of 2 exits for assembly area. Current exit shall not pass thru an area that can be locked.</td>
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<tr>
<td>3.</td>
<td>A5</td>
<td>Provide complete exit and emergency lighting analysis for entire building.</td>
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<tr>
<td>4.</td>
<td>A5</td>
<td>Provide detailed seating arrangement for assembly area and other tenants in the building.</td>
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<tr>
<td>5.</td>
<td>A5</td>
<td>Provide exits for all areas to exit out to a public way and indicate on plans.</td>
</tr>
<tr>
<td>6.</td>
<td>A5</td>
<td>Provide correct type of construction required for assembly area and occupancy separations between 1st and 2nd floors.</td>
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<tr>
<td>7.</td>
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<td>NOTE: Due to the numerous plan errors found, this review is considered to be partial only. Outstanding building permits that were issued several years ago that have yet to be closed will require further review by city staff. Suggest that a meeting be coordinated between the architect, building owner and city fire, building and code enforcement staff to review the building for</td>
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</table>
construction compliance that may have been permitted or not permitted.
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-6271

ANNUAL FIRE INSPECTION

BUSINESS NAME __________________________ ADDRESS: 1825 PACIFIC AVE Ste #

STOCKTON BUS LIC: □ Yes □ No Lic # __________________________ FIRE PERMIT CERTIFICATE: □ Yes □ No

BUSINESS OWNER/REP: Christopher Bennett PHONE: 679-1500 CELL PHONE:

DATE OF INSPECTION: 8/7/13 2nd Inspection 8/18/13 Code Compliance

HAS INFORMATION CHANGED? □ Yes □ No

OCCUPANCY INFORMATION (Check Business Type)

☐ A - Place of Assembly
  ☐ B - Business/City Buildings☐ F - Fabrication
  ☐ M - Merchandise/Retail Sales☐ H - Hazardous Materials
  ☐ R-1 HOTEL ☐ R-2 RESIDENCE☐ S-1 - Repair Garage

  Number of Units
  Number of Units Checked

  Storage area sq. ft.

OTHER:

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NOTICE OF VIOLATION: Number corresponds with violation(s) on back of this form:

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CFC Sec. 105 Permit(s) Needed

Initial Inspection: □ No Hazards Noted ☑ Violation(s) Noted ☐ Violation(s) not Corrected:
Reinspection date: 8/18/13

Second Inspection: □ No Violation(s) Corrected ☑ Violation(s) Corrected ☐ Violation(s) not Corrected:
Reinspection date: 8/18/13

Third Inspection: ☑ Violation(s) Corrected ☐ Violation(s) not Corrected:
Notify FPD date:

NOTES: Ensure all fire extinguishers have annual service

- Recheck fire hose in storage room
- Ensure electrical panel has clearance of 20" (quarterly field area check)
- Remove tables & chairs from exit corridor

Inspector: Paul Johnson ID # 9041 Unit D2 Shift: A Contact Phone: 937-4652

Responsible Signature: [Signature] Date: 8/7/13

White Original - Fire Prevention • Yellow Copy – Co File

FD-18 Revised 06/07/10
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-6271

ANNUAL FIRE INSPECTION

BUSINESS NAME: Theatre
ADDRESS: 1275-23rd Ave
STOCKTON BUS LIC: Yes No Lic #
BUSINESS OWNER / REP: Chris Benint
PHONE: CELL PHONE:
DATE OF INSPECTION: 2/3/13 2nd Inspection
HAS INFORMATION CHANGED? Yes No

OCCUPANCY INFORMATION: (Check Business Type)
☐ A - Place of Assembly
Occupancy Load: 300
☐ B - Business/City Buildings
☐ F - Fabrication
Storage area sq. ft.
☐ H - Hazardous Materials
☐ I - Merchandise/Retail Sales
Number of Units
Number of Units Checked
☐ R-1 HOTEL ☐ R-2 RESIDENCE
☐ R-3 vs. Storage Area
Storage Area sq. ft.
☐ S-1 - Repair Garage

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)
Permit Type Required
Permit Type Required
Permit Type Required

NOTICE OF VIOLATION:
Number corresponds with violation(s) on back of this form:

A: Electrical
B: Special Hazards
C: Exit / Fire Protection System
D: Exiting
E: General Housekeeping
CFC Sec. 105 Permit(s) Needed

Initial Inspection: 1/11/13
No Hazards Noted Violation(s) Noted
Violation(s) Corrected: Violation(s) Not Corrected
Reinspection date: 2/3/13
Reinspection date:
Notify FPD date:

NOTES:
1) Old box office, unprotected light bulb openings
2) No storage permitted in electrical room
3) No storage permitted in exit areas
4) Stairways need amount rerouting in various areas
5) Many access to area behind stage

Inspector: Pat Chase ID #: 11281
Unit: P Shift: Contact Phone #: 9378221

Responsible Signature: Date: 2/3/13

White Original - Fire Prevention • Yellow Copy - Go File

FD-19 Revised 06/07/10

941 DO 72
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – CENTRALE KITCHEN & BAR:

ACTIONS

COS-Plan Check: Sprinkler System completed on 10/24/08
Gave plans to Phil Simon for review 10-23-08 JL
Approved plans returned to Julie from Phil 10-24-08 JL
See attachment 10-24-08 JL

COS-Sprinkler Test completed on 11/10/08
11-10-08: AP - All fire sprinkler heads have been installed as per the approved plans. Will require an additional fire sprinkler head in the cold box (kitchen). An As-Built drawing will be required for the new fire sprinkler head. Also advised the applicant/building owner to confirm that there is a fire sprinkler head in the mechanical closet. Will track these under the Basil’s tenant improvement permit, which has not yet been finalized by Fire. PS

COS-Annual Inspection completed on 7/25/12
7/3/12
*Formerly Miracle Mile Promenade
Kitchen exit to alleyway needs signage-Door To Remain Un....
A Notice of Violation issued for failure to renew annual operational fire permit
7 Day Notice Issued for business license expiration
PC

7/25/12
Violation cleared
PC

COS-Annual Inspection completed on 12/17/13
12/4/13
Secure compressed gas cylinders from falling.
PC

12/17/13
cleared
PC

COS-Annual Inspection completed on 08/18/14
7/22/14
Ansol nozzle over stovetop grilol is misdirected.
Storage area compressed gas cylinders not secured.
Need updated fire permit
PC

8/18/14
all cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – CIBO DI VINO RESTAURANT:

ACTIONS:
COS-Fire Final: Tenant Improvement assigned on 6/25/06
6/25 - DA: Not ready, no permit. MH

COS-Plan Check: Underground Water assigned
9-4-07 - See 1825 Pacific "Miracle Mile" for all underground info. Mh

Plans needed assigned on 9/10/17
Fire Alarm plans required – AH

COS-Plan Check: Building completed on 3/17/06
Sent plans to CCG on 8-21-06. Received plans back on 9-05-06. Contractor Resubmittal Plans on 9-22-06. Sent plans to CCG on 9-22-06. S.m received plans on 10-12-06 not approved.
Shipped re-submitted plans to CCG "Next Day by 3:00" per Kevin Hobby. Contractor is sending check for $266.00 11-1-06 JL
Received $266.00 check in mail 11-6-06 JL
Approved plans received back from CCG 11-13-06 JL
Mailed plans back to contractor 11-14-06 JL

COS-Plan Check: Hood/Duck completed on 8/15/07
Shipped plans to CCG 8-01-07 SM
Received plans back from CCG 8-15-07 It's Approved/Capt.
Higgins is in process of reviewing it. SM
Mitch Higgins returned our copy of plans to front desk 8-16-07 JL
Notified contractor plans are ready for pickup 8-16-07 JL

COS-Hood/Duct Inspection completed on 9/10/07
approved with exception that this system needs to be tied into an approved fire alarm system. AH

COS-Hood/Duct Inspection completed on 7/27/10
7/27/2010, INSPECTED HOOD & DUCT SYSTEM, OK AS OF INSPECTION, NEVER FINAL TESTED.
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – EMPIRE THEATER:

ACTIONS

COS-Plan Check: Building assigned 3/10/14
03/12/14 - PLANS SUBMITTED AND GIVEN TO ALLEN/CSG.RR

03/26/14 - CORRECTION PUNCHLIST BY ALLEN/CSG. RR SEE ATTACHMENT

03/27/14 - CORRECTION PUNCHLIST EMAILED TO APEXPLANNING@HOTMAIL.COM. RR

04-17-14: Additional comments made to correction punchlist that Allen Sigl (CSG) approved back in March. Added comments regarding the partial plan check. Site meeting will be required to review other outstanding permits where work was not inspected and/or finaled by the city. See additional comments in narrative dated 04-15-14 from PS regarding city staff meeting. PS

COS-Plan Check: Fire Alarm System completed 9/12/05
BAY ALARM. SECOND REVIEW.

PERMIT HAS EXPIRED. FILED AWAY. REE 6MARCH2006

COS-Plan Check: Fire Alarm System completed 9/29/06
Closed

COS-Fire Final: Tenent improvement completed 9/29/06
Closed

COS-Plan Check: Fire Alarm System completed 8/30/07
Shipped plans to CCG 8-07-07 SM
Received plans back from CCG 8-30-07 it's Approved/put plans in the plans for review basket by Julie desk SM
Approved plans returned to Julie from Mitch Higgins 9-4-07 JL
contractor picked up plans 9-05-07 SM

COS-Annual Inspection completed 3/5/13
2/13/5
This was a combined inspection with building and code enforcement. The following violations were found:
1. unprotected light bulb openings
2. storage in electrical room
3. storage in exit way
4. extinguishers in need of service
5. deny access to ground floor area behind screen.
PC

3/5/13
All cleared
PC

Prepared 3/29/13 Page 4
COS-Sprinkler Test scheduled on 11/10/08
11-10-08: DA - Performed a visual inspection of the fire sprinkler work that was completed for the tenant improvements of Units #1, #3 and #4. The inspection was disapproved due to incorrect information. Plans do not reflect actual tenant improvement work (i.e., walls are not reflected, fire sprinkler heads are missing, etc.). Advised the applicant/owner (Kit) to resubmit new plans that show the actual layout of units #1, #3 and #4.
PS

COS-Plan Check: Sprinkler System completed on 11/4/06
Shipped plans to CCG 8-21-06. Received plans back from CCG 9-05-06 it’s NOT Approved contractor
Resubmittal plans 9-22-06 and shipped 1st resubmittal plans to CCG 9-22-06. Received plans back from CCG 10-12-06 it's NOT Approved
Shipped 2nd resubmittal plans to CCG "Next Day by 3:00" per Kevin Hobby. Contractor is sending check for $266.00 11-01-06 JL. Received $266.00 check in mail 11-06-06 JL
Approved plans received back from CCG 11-13-06 JL
Mailed plans back to contractor 11-14-06 JL

COS-Plan Check: Underground completed on 11/25/06
Shipped Plans to CCG 7-16-07 SM
Received plans back from CCG 7-26-07 it’s Approved/
Bill Catlett needed to review it before release it to the contractor SM
Notified contractor 7-26-07 to pick up plans SM

COS-Underground Check Material completed on 8/20/07
Plans return from CCG 7-25-07 it’s Approved
Bill Catlett needed to review plans before release it to contractor SM, EVERY THING IS ON THE WALL

COS-Underground Pressure Test completed on 8/20/07
200 LBS. FOR 2 HRS.

COS-Underground Flush completed on 8/20/07
FLUSHED OUT OF 2 21/2 " HOSES FOR 10 MIN

COS-Sprinkler Test completed on 9/5/07
9-5-07 - Inspected and approved by A. Hall. mh

COS-Plan Check: Sprinkler System completed on 10/24/08
Plans submitted 10-21-08 CL
Gave plans to Phil 10-21-08 CL
Approved plans returned to Julie from Phil 10-24-08 JL
See attachment 10-24-08 JL
COS-Annual Inspection completed on 4/19/11

COS-Annual Inspection completed on 7/17/12
7/3/12
Hood & duct needs 6-month service
Extinguisher needs annual service
Close off access to area west of kitchen area (adjacent business)
PC

7/17/12
All cleared
PC

COS-Annual Inspection completed 5/20/14
5/20/14
No violations
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – JAM FACTORY:

ACTION

COS-Mercantile Inspection completed on 3/5/08
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – MATINEE BAR:

ACTIONS

COS-Plan Check: Building completed on 11/16/07

COS-Fire Final: Tenant Improvement completed on 11/10/08
11-10-08: AP - Met with building owner to walk the building for the new fire sprinkler work. Part of the inspection included this tenant space. The tenant improvement work was completed. Advised the tenant to provide occupant load signs prior to public opening. Will follow up - OK to sign off permit at this time. PS

COS-Annual Inspection completed on 1/24/12
1/17/12
Emergency light nonfunctioning
Lower storage in attic to more than 18" from sprinklers
PC

1/24/12
Cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – STOCKTON ROYAL THEATER:

ACTIONS

1st Qtr Permit Inspection scheduled on 3/31/06
COS-Mercantile Inspection completed on 6/5/02
1st Qtr Permit Inspection completed on 4/8/04
1st Qtr Permit Inspection completed on 5/9/11

FINDINGS

5-Extinquishers-Service cleared on 3/12/14
11-Exits-Obstructions cleared on 3/12/04
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – THE MILE:

ACTIONS

COS-Annual Inspection completed on 11/18/13
10/16/13
Post occupancy load 250
Replace lightswitch plate in employees room
Replace scudtle hole in stairway
PC

11/18/13
All cleared.
PC
ENTRIES COPIED FROM SUNPRO FOR 1831 PACIFIC AV – CASA FLORES MEXICAN RESTAURANT:

ACTIONS

COS-Mercantile inspection completed on 5/5/12

1ST QTR Permit Inspection completed on 4/4/04 – no violations

1ST QTR Permit Inspection completed on 4/11/05

COS-Company Level Inspection completed on 11/17/08

COS-Company Level Inspection completed on 2/22/10

COS-Plan Check: Hood/Duct completed on 11/10/10
11-09-10 Hood & Duct plan submitted and gave to Phil.sm
11-10-10 Final approval by Phil see attachment and notified contractor that plan are ready for pickup.sm
11-10-10 Phil hand delivery the plan to Abel.sm

4th QTR Permit Inspection completed on 1/24/11

COS-Hood & Duct Inspection completed on 3/18/11
031811 - AP - Manual pull and fusible link test with audible device approved per plans – trs

3rd QTR Permit Inspection completed on 12/21/11

COS-Annual Inspection completed on 1/12/12
12/12/11
Garbage can blocks kitchen extinguisher
Post signage on north exit door: Door To remain....
PC
1/12/12
All clear
PC

COS-Annual Inspection completed on 1/2/13
1/2/13
No violations
PC

COS-Annual Inspection completed on 12/18/13
12/4/13
Label switches in electrical breaker box.
Replaced spacer in electrical breaker box.
Put cover plate on ceiling electrical above refrigerator.
PC
12/18/13
All cleared PC
Details

Ownership
Name: BENNITT, CHRISTOPHER J
Address: 4643 QUAIL LAKES DR STE 123
         STOCKTON, CA 95207
Owner: NULL
Business Name: NULL
In Care Of: NULL
Deed Number: 2005R296620
Deed Date: 2005-11-29
Assessor Use: 230
Code: Assessor Use: WALK-IN THEATERS
Description: NULL

Land
Acres: 0.69
Sq. Ft.: 30,795.91
Zone: CG
General Plan: Commercial
Subdivision: LOMITA PARK
Lat/Long: 37.96913293, -121.29931887
Deed Number: 2005R296620
Deed Date: 2005-11-29
FEMA Flood Zones: XLEV 100.00%
FEMA Flood Panels: 06077C0460F
FEMA LOMR: 2013-07-22
Date: NULL
Annexation: HOMESTEAD ET AL (NORTH)
Name: PORTION
Annexation: 0.00000000
Ordinance: NULL
Annexation Date: 8/26/1914
Annexation: 0.00000000
Acreage: NULL

City Districts
City Limits: IN
City Council: DISTRICT 4
Garbage Service: Republic Services
Garbage PickUp: Thursday
Water Service: CALIFORNIA WATER COMPANY
School District: stockton
Census Tract: 12
Police District: Civic Center
Police RD: 0161
Fire District: STOCKTON
Fire Response (City Only): 6
Design District: MIRACLE MILE
Greater Downtown: OUT

Valuation
Structures: $879,396
Land: $458,816
Agricultural: $
Person: $0

APN History
APN History: NULL
Last Date: NULL
Last Change: NULL

Land Management (test)
Use
Location Code: 177928
Use Description: ADDR NOT IN USE
Address: 1833 PACIFIC AV

Location Code: 227666
Use Description: STORM DRAIN BILLING
Address: 1835 PACIFIC AV &

Location Code: 291278
Use Description: EATING PLACES
Address: 1825 PACIFIC AV 5

Location Code: 291280
Use Description: DRINKING PLACES
Address: 1825 PACIFIC AV 6
<table>
<thead>
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<td>EATING PLACES</td>
<td>1831</td>
<td>PACIFIC AV</td>
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</table>
Final Approval Requirements

Building Permit Number: 17-05942
Tenant: Balance Physical Therapy & Pilates (Suite 1)
Job Address: 1825 Pacific Ave (Suite 1)
Reviewed By: CSG-AS
Date: September 13, 2017
Proposed Work: Tenant Improvement

COMMENTS - This plan check is not to be construed as an approval for any code items not noted, or commented on. It is the contractor's responsibility to conform to the provisions of all relevant laws, codes, ordinances, rules and regulations. Work shall not commence without approved plans unless specifically allowed by the Fire Marshal. All inspections require the "APPROVED" job copy and job card to be available on the job site.

California Fire Code Title 24, Part 9: Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code shall be determined by the fire code official.

BUILDING PERMIT FIELD INSPECTIONS - BUILDING DIVISION INSPECTION REQUEST PROCEDURES – Call the automated inspection hotline at (209) 937-8560. The phone number is also on your jobsite inspection envelope that was issued with the building permit. To obtain building permit final approval, a Fire Protection System Inspection is required from the Stockton Fire Prevention Division. The Fire Protection System Inspection code is 785. INSPECTIONS MUST BE CALLED IN BY 4:00 pm TO THE AUTOMATED SYSTEM BEFORE THE DAY YOU WOULD LIKE THE INSPECTION DONE.

AUTOMATIC FIRE SPRINKLER / FIRE ALARM SYSTEM FIELD INSPECTIONS – Contact the Stockton Fire Prevention Division at (209) 937-8271. Inspections – Unless unusual circumstances arise, the developer shall provide at least twenty-four hour notice to the Fire Prevention Division to arrange an inspection. Inspection requests may be made by calling the telephone number listed above and scheduling either an A.M. inspection (9:00 a.m. to 11:00 a.m.) or a P.M. inspection (1:30 p.m. to 4:00 p.m.).

Additional Fire Inspection Fee(s) – Additional fee(s) will be imposed for any additional fire inspections that are requested.

Additional Fire Department Notes:

1. Plan Approval – These plans have been approved for the interior tenant improvements within an existing building with an automatic fire sprinkler system.

2. Fire Sprinkler System Alterations Required – Expand existing overhead fire sprinkler system into the tenant improvement areas within the building.

3. Fire Alarm System Alterations – If the building has an existing fire alarm system, means to expand interior notification within the tenant improvement areas within the building will be required.
4. **Portable Fire Extinguishers Required** — Install portable fire extinguishers having a minimum size of 5 lbs. and a minimum rating of 2A:10BC in centrally located and accessible locations (as approved by the Fire Department) within the tenant space.

5. **Building Address** — A minimum 12-inch address shall be installed on the exterior of the building. If there are individual tenant spaces / suites, 8-inch address numbers shall be installed on the entrance door to the business. Address numbers shall be installed on a contrasting background so as to be visible from the street.

**Additional Permits Required For:**

- Fire Sprinkler System Alterations
- Fire Alarm System Alterations

**Final Fire Department Inspection Required** — to verify that requirements for fire protection facilities have been met, and actual construction of all fire protection equipment has been completed in accordance with the approved plan.

Should you have any questions contact the Stockton Fire Prevention Division at (209) 937-8271.
08-21-17: City staff (Building and Fire) met with the project architect and staff representing Empire Real Estate (Mr. Kit Bennett) to review the architectural plans for preliminary review. The plans were submitted for review of the shell construction only. No tenant improvements were to be addressed as part of this package. Building Official confirmed that the shell needs to be submitted as a separate package and the T.I.’s for each suite will be separately submitted. Architect was also advised that Fire Prevention staff will assist with the inspections of each tenant space due to unknown improvements that may have taken place as part of the unpermitted work that was performed in this building. The focus on the shell construction was strictly for the southern half which has been retrofitted with fire sprinklers (back in 2008-2009). A 2-hour rated (masonry) wall separates the southern half from the northern half of the building which does not have fire sprinklers. No discussion on the northern half took place as this will be a separate project.

Confirmed the following with the architect:

**Suite 1:** B Occupancy, Yoga Studio/Therapy Office. Suite 1 also extends to the 2nd floor.

**Suite 2:** A2 occupancy, restaurant use (former Centrale and Basils).

**Suite 3/4:** B occupancy, offices (real estate). Also extends to 2nd floor.

**Suite 5:** A2 occupancy, restaurant (former Wing Stop).

**Suite 6:** A2 occupancy, restaurant
Advised the architect that with each tenant improvement, the fire alarm notification shall extend into those tenant spaces. Also advised that any tenant improvement which requires fire sprinkler system alterations would need to be addressed. Fire sprinkler and fire alarm system alterations are deferred submittals to the Fire Prevention Division. Suggested that we have a pre-submittal meeting with the architect one more time before formal submittal. PS

COS-PLAN CHECK: BUILDING

09/13/2017- PLANS SUBMITTED FOR SHELL IMPROVEMENT PLAN FOR SUITE 1-6 IN EXISTING STRUCTURE TO ADDRESS LIFE SAFETY CONCERNS ASSOCIATED WITH BUILDING VIOLATION NOTICE ISSUED TO OWNER.gn

09/13/2017- PLANS GIVEN TO ALLEN/CWG FOR REVIEW.gn

09/13/2017- CORRECTION PUNCHLIST PROVIDED BY ALLEN/CWG. IF SEE ATTACHMENT IN PROJECT CORRESPONDENCE FILE.gn

09/13/2017-BUILDING PLANS RETURNED TO JOHN/BLDG DEPT.gn

10/10/2017-REVISED PLANS RESUBMITTED AND GIVEN TO ALLEN CSG FOR REVIEW. gh

10/25/17 - FINAL PLAN CHECK APPROVAL BY ALLEN/CWG. IF SEE ATTACHMENT IN PROJECT CORRESPONDENCE FILE. JI

10/25/17-BUILDING PLANS RETURNED TO JOHN/BLDG DEPT, JI

GUSTY'S HOUSE OF WINGS SUITE 5

ANNUAL INSPECTION

05/05/2016 No violations

PC

CASA FLORES RESTAURANT OWNER: FLORES ELSA

VIOLATION CODE: Extinguishers and Fire Protection Systems

REPORT

12/18/2014 Hood & Duct system needed to be cleaned.

RECHECK

01/06/2015 Hood & Duct system needed to be cleaned.
REPORT

12/03/2015 Disconnect bug catcher appliance because of numerous extension cords.

RECHECK & REPAIRED 12/29/2018
NOTICE AND ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS

JUNE 7, 2017 IMMEDIATELY DISCONTINUE ALL BUSINESS OPERATIONS
JUNE 7, 2017 BY 5:00 PM DISCONTINUE ALL OCCUPANCY FOR RESIDENTIAL PURPOSES
JUNE 9, 2017 1:00 PM DISCONTINUE ALL OCCUPANCY OF THE BUILDING

JUNE 7, 2017

OCCUPANT/BUSINESSES
ANY/ALL OCCUPANTS/BUSINESSES
1825 – 1831 PACIFIC AVENUE
STOCKTON, CA 95204

CHRISTOPHER J BENNITT
P.O. BOX 8346
STOCKTON, CA 95208

BANK OF AGRICULTURE AND COMMERCE
2021 W MARCH LANE, STE 2D
PO BOX 7066
STOCKTON, CA 95208

RE: 1825 THROUGH 1831 PACIFIC AVENUE (137-020-42) CASE 12-100159

PLEASE TAKE NOTICE THAT The subject property has been deemed a Hazardous and Dangerous building in violation of multiple regulations of the California Fire Code and the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, chapter 3, section 302 as adopted by the Stockton Municipal Code. Recent inspections by enforcement staff of the City of Stockton found the following immediately Hazardous and Dangerous conditions throughout the building, as more fully noted on the attached list of violations.

These Hazardous and Dangerous conditions located throughout the building pose such an immediate threat to the life, limb, health, safety, and welfare of the public at large and the occupants of this property as to constitute an emergency.

THEREFORE NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS ORDERED VACATED JUNE 7, 2017 IMMEDIATELY FOR BUSINESS PURPOSES pursuant to Uniform Code for the Abatement of Dangerous Buildings, Section 401.2 et seq. Further Notice is provided that the building and affected businesses cannot be re-occupied until such time as all violations are corrected and approved by the Building Official and Fire Marshal.
NOTICE & ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS
CHRISTOPHER J BENNITT
JUNE 7, 2017
Page 2

RE: 1825 THROUGH 1831 PACIFIC AVENUE (137-020-42) CASE 12-100159

A copy of this Notice and Order to Vacate will be posted on the property. The lessor cannot retaliate against a lessee pursuant to section 1942.5 of the Civil Code. No person shall remain in or enter the posted property for any purpose, including conducting any operations, until a building permit has been acquired from the City to repair or demolish the building, and all required repairs have been approved by the City of Stockton. No person shall remove or deface any such Notice after it is posted until the required repairs or demolition have been completed and approved by the City of Stockton. Any person violating these provisions is guilty of a misdemeanor and is subject to imprisonment in the county jail for six months or a fine of $1,000, or both.

Any person having record title or legal interest in this property has the right to appear before an Administrative Hearing Officer and appeal the City's action by submitting the hearing fee of $84.75 with an appeal request form to The Community Development Department at the address listed above within ten (10) days of the postmarked date of this letter, pursuant to Stockton Municipal Code (S.M.C.) section 1:44:070. Submission of an appeal does not stay the Order to vacate the premises (Uniform Code for the Abatement of Dangerous Buildings, Section 504 and Uniform Housing Code Section 1204). Failure to file such an appeal shall constitute a waiver of all rights to an Administrative Hearing and adjudication of the Notice and Order or to any portion thereof.

Failure to abate will also result in reinspection fee(s) for each inspection until compliance is obtained. The amount charged for reinspection(s) is determined by the fee schedule of the individual departments. In addition, non-compliance may result in further action being taken against you, including, but not limited to Administrative Citations being issued, the violation(s) being abated at your expense, an Administrative fee of up to $658.00, and/or civil penalties of up to $1,000 per day. All violations listed herein must be abated by repair and approved prior to reoccupancy. Required permits for repairs or demolition must be obtained before commencing work.

If you have any questions, please contact Senior Code Enforcement Officer Carrie Lane at (209) 937-8369.

DAVID KWONG
DIRECTOR/COMMUNITY
DEVELOPMENT DEPARTMENT

ERIK NEWMAN
FIRE CHIEF, STOCKTON
FIRE DEPARTMENT

DK/EN:CAL:vr
LIST OF VIOLATIONS

I. DANGEROUS AND HAZARDOUS CONDITIONS MANDATING A NOTICE TO VACATE:

A. Failure to comply with Previous Violation Notices and Stipulation Agreement:

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 — SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. — SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. — SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. — SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. — SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. — SMC 1.32.010 // UCADB 404.2

B. Dangerous Conditions at Empire/Royal Theatre – 1825 Pacific Avenue:

1. Illegal, un-permitted alterations and additions to the tenant occupied spaces. — SMC 15.04.250, 260, 310 // UCADB 302.13

2. Blocked exit pathways within the main theatre. — UCADB 302.2 // CBC 1014.4

3. West side and East side exit doors within the main theatre do not open correctly presenting a hazard in the event of an emergency. — CBC 1008.1.8.7 // UCADB 302.2
4. West side and East side emergency lights within the main theatre are not functioning which will prevent people from locating exit doors in an emergency. -- CFC 604.6

5. The ceiling throughout the theatre is damaged and deteriorated due to water intrusion. -- CFC 703.1 // UCADB 302.13

6. There are multiple extension cords being used as permanent sources of electrical installation throughout the theatre. -- CFC 605.5

7. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area have been constructed without meeting minimum Building code standards. -- UCADB 302.13 // CFC 703.1

8. The curtain on the north stage is not flame retardant. -- CFC 807.3 Title 19, Division 1, S.08.Decorative Materials // UCADB 302.13

C. Dangerous Conditions at Empresso Coffee House Including Seating and Patio Area -- 1825 Pacific Avenue:

1. The entrance and exit from the Coffee shop and the main Theatre are blocked, which will prevent people from utilizing the exits in the event of an emergency. -- CFC 1028.3

2. There are inoperable Exit signs and/or disconnected Exit signs within the Coffee portion of the building which will prevent patrons from locating the exit in the event of an emergency. -- UCADB 302.13 // CFC 604.6.1

3. There are unsecured compressed gas cylinders being stored within the Coffee shop as well as in the seating/patio area. -- CFC 5303.5.3

4. There are multiple extension cords being used as permanent sources of electrical installation throughout the business and seating area, including the electric room, storage rooms, box office and the office area. In addition, extension cords have actually been installed through holes cut in the walls, ceilings, doorways and other locations. Many of the extension cords are damaged and deteriorated, presenting an even high risk of fire. -- CFC 605.5 // UCADB 302.13
5. Extension cords have been placed underneath the mats which employees stand on behind the service counter of the Coffee shop. These extension cords are all that are used to supply electricity to island equipment, rather than installation of permanent sources of electrical installation. These cords are damaged/deteriorated and being walked on, further damaging them and increasing the fire risk. – CFC 605.5

6. The stage lighting at the Lobby Piano is connected with extension cords. – CFC 605.5

7. There is illegal exposed wiring in the storage area off the seating area, the electric room off the seating area and the box office area. Further, the extension cords for the equipment is damaged or deteriorated in the storage area, increasing the fire risk. – UCADB 302.13 // CFC 605.6

8. There is illegal wiring and extension cords being used at Lobby box office ticket windows and used to light up the advertisement boards. – UCADB 302.13 // CFC 605.3

9. The required Fire extinguishers have not been properly serviced and are not operational. – CFC 906.2

D. Dangerous Conditions at Centrale – 1825 Pacific Avenue, Suite 2:

1. There are unsecured compressed gas cylinders being stored within Centrale. – CFC 3003.5.3 // CFC 5303.5.3

2. The Exit sign at the rear of the kitchen is not illuminated, which will prevent patrons from locating the exit in the event of an emergency. – CFC 1013.3

3. There are multiple extension cords being used as permanent sources of electrical installation throughout the business. – CFC 605.5

4. There are missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13
5. There is illegal exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

E. Dangerous Conditions at Catalyst Realty – 1825 Pacific Avenue, Suites 3 and 4:

1. There are multiple extension cords being used as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

2. The second story emergency exit is not accessible, preventing the required exiting in the event of an emergency. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

3. The Exit signs within Catalyst Realty are not illuminated, which will prevent people from locating exit doors in an emergency. – CFC 1013.3

F. Dangerous Conditions at Gusty Wings – 1825 Pacific Avenue, Suite 5:

1. There are multiple extension cords being used as permanent sources of electrical installation throughout the restaurant. – CFC 605.5 // UCADB 302.13

2. The fat fryer on the west side of the cookers is not positioned under hood and duct system nozzle. – CFC 904.1 // NFPA 17A

G. Dangerous Conditions at The Mile – 1825 Pacific Avenue, Suite 6:

1. The main Front roll up door does not operate properly in the open safely and securely. Currently, the door is secured open by use of a screwdriver as a wedge, which if accidentally knocked out would cause serious injury to persons in its path. – UCADB 302.13

2. There are multiple extension cords being used as permanent sources of electrical installation throughout The Mile. – CFC 605.5

3. There is an extension cord that is running through an upstairs office window to power the outside exterior lighting. – CFC 605.5

4. The interior space behind the wall at the upper level of the stairway is open and does not provide the required fire protection and would serve to spread a fire very rapidly throughout the entire building. – CFC 703.1 // UCADB 302.13
5. The wall is breached at the west side of the bar and does not provide fire protection and would serve to spread a fire very rapidly throughout the entire building. – CFC 703.1 // UCADB 302.13

6. There is exposed electrical wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

H. Illegal Living Unit/Dangerous Conditions at Former Office Space conversion – 1827 Pacific Avenue:

1. Illegal, un-permitted alteration of Office space into a rented dwelling unit. – UCADB 302.9 // 15.04.250, 260, 310

2. The exterior door of the rented dwelling unit has a dual-keyed lock which would not allow the occupant to exit in an emergency without the use of a key. – SMC 15.24.030 (b) 12 // H&S 17920.3.1 // UCADB 302.13 // CBC 1008.1.8.7

3. The windows have permanent bars blocking emergency exiting and do not meet the minimum sizing to allow for emergency escape and rescue. – SMC 15.24.030 (b) 12 // H&S 17920.3.1 // UCADB 302.13 // CBC 1008.1.8.7

4. The required interior hall lighting at the stairs is not working. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.1

5. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet the minimum requirements as a bedroom. – UHC 503.2 // UCADB 302.13

6. The ceiling material throughout the living space is damaged and deteriorated. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

7. The wall material throughout the living space is damaged and deteriorated. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

8. The bathroom ventilation system and light is illegally installed in the shower and does not meet the minimum safety requirements for wet locations. – SMC 15.24.030 (b) 6 // H&S 17920.3.f
9. There are missing and damaged receptacle covers and light switch plate covers throughout the living unit. – UHC 701.2

10. There are missing handrails on loft stairway making an unsafe exit pathway. – SMC 15.24.030 (b) 9 // H&S 17920.3.1

11. There are no carbon monoxide and smoke detectors installed in the living space as required by code to notify. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

I. Dangerous Conditions at Serendipity Salon – 1829 Pacific Avenue:

1. The stairs to the second floor of the Salon do not meet the minimum Building code requirements for size, width, handrails and other requirements creating a hazardous condition. – UCADB 302.1

2. Extension cords are being used as the permanent sources of electrical power for all equipment in the salon. – CFC 605.5

3. There are missing illuminated exit signs and exit lighting that would prevent occupants from being able to locate exits in the event of an emergency. – CFC 1013.3 // UCADB 302.13

J. Dangerous Conditions at Casa Flores Restaurant – 1831 Pacific Avenue:

1. There are missing panel covers on the electrical sub-panels which create a fire and electrical shock hazard. – CFC 605.6

2. There are missing illuminated exit signs and exit lighting which would prevent occupants from being able to locate exits in the event of an emergency. – CFC 1013.3

3. There is damaged sheetrock in the stairway behind the register, creating a potential fire hazard. – SMC 15.24.030 (b) 9 // CFC 703.1

4. There is a high fire hazard which exists as a result of the significant buildup of grease in the flue cooking vent. – CFC 904.12.6
5. The Restaurant’s kitchen is either missing the required Fire extinguishers, or the existing extinguishers are not those that are required to be installed in a commercial kitchen operation to be used in the event of a grease or similar fire. – CFC 904.12.5.2

6. There is an accumulation of excessive grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

7. The Restaurant is currently using a plastic storage cover plate in the attic storage area rather than the approved fire rated cover, which is required to help contain a grease fire in the kitchen from spreading rapidly to the attic area, and then throughout the entire building. – CFC 703.1

8. There is a potential fire hazard caused by the exposed wiring in the bathroom on the second level storage area which is accessed by the stairway behind the register. – CFC 605.6

9. There are multiple extension cords being used as permanent sources of electrical installation throughout the Restaurant. – CFC 605.5

II. CONDITIONS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

A. Lack of or improperly installed sprinkler/fire protection systems. – SMC 15.12.040

B. Dangerous Conditions at Empire/Royal Theatre – 1825 Pacific Avenue:

1. The electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

2. Repair the damaged and deteriorated paths of travel in the seating area within the theatre. – UCADB 302.13

3. The ceiling scuttle door is missing inside the closet next to the east exit door. – CFC 703.1

4. Repair the damaged and deteriorated electrical receptacle outlet cover plates throughout the theatre. – CFC 605.6
C. Dangerous Conditions at Empresso Coffee and Seating/Patio Area – 1825 Pacific Avenue:

1. The test switch is missing on the emergency lighting to the north of the entrance/exit. — CFC 604.6.1

2. The exit sign to the north of the entrance/exit door does not operate properly would prevent someone from locating an exit in an emergency. — CFC 604.6.1

3. Provide appropriate clearance around electrical sub-panels throughout the Coffee shop which are currently blocked by storage and other items. — NEC 110.26.A // UCADB 302.13

4. Provide covers on all open electrical boxes, electrical panels to include dead front, light fixtures, receptacle outlets and other electrical covers throughout the Coffee shop, the seating area and the patio area which are missing. — CFC 605.6

5. Repair damaged and/or missing receptacle covers throughout the Coffee shop and seating area. - CFC 605.6

6. Repair the ceiling material in the kitchen area which is damaged, deteriorated and missing. — CFC 703.1 // UCADB 302.13

D. Dangerous Conditions at Balance Physical Therapy – 1825 Pacific Avenue, Suite 1:

1. The railings on the interior stairway are not connected to the stairs and pose a safety hazard. — UCADB 302.2

E. Dangerous Conditions at Centrale – 1825 Pacific Avenue, Suite 2:

1. Completely remove the accumulation of grease and debris from kitchen hoods and cooking appliances in the Restaurant which, could create a fire hazard. — CFC 804.12.6
F. Dangerous Conditions at Catalyst Realty – 1825 Pacific Avenue, Suites 3 and 4:

1. Repair the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

2. Repair the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

G. Dangerous Conditions at Gusty Wings – 1825 Pacific Avenue, Suite 5:

1. The fat fryers need side splash guards. – CFC 904.1 // NFPA 17A

2. Completely clean grease from hood areas and walls which could create a fire hazard. – CFC 904.11.6.3

3. Completely remove the garbage, debris and other combustible items being stored around the water heater. – CFC 315.3.3

H. Dangerous Conditions at The Mile – 1825 Pacific Avenue, Suite 6:

1. There is not proper clearance provided around the electrical sub-panels throughout the establishment, including the kitchen and bar area. – NEC 110.26.A // UCADB 302.13

2. All fire extinguishers need to be within 75 feet of the area to be protected. – CFC Table 906.3.1

I. Dangerous Conditions at Serendipity Salon – 1829 Pacific Avenue:

1. There is not proper clearance provided around the electrical sub-panel. – UCADB 302.13 // NEC 110.26.A

2. Repair the missing or damaged electrical covers throughout the Salon. – CFC 605.6

3. The fire extinguishers require proof of annual service/recharge. – CFC 906.2
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J. Dangerous Conditions at Casa Flores Restaurant -- 1831 Pacific Avenue:

1. There is not proper clearance provided around the electrical sub-panel. — UCADB 302.13 // NEC 110.26.A

2. The electrical Installation within the foot print of the kitchen exhaust hood at the cooking area is not correctly installed. — NEC 110.26.A // UCADB 302.13

3. There is damaged ceiling, floors and walls throughout the restaurant, the kitchen, the storage area, the bathrooms and the stairway. — CFC 703.1

4. There is an accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, the electrical rooms, the mechanical rooms, the stairs and other locations throughout the Restaurant. — CFC 315

5. There are Improperly installed hand rails on the stairway behind the register. — UCADB 302.2

6. There is damaged stair covering (tile) on the stairway behind the register. — UCADB 302.2

7. There are missing or damaged electrical receptacle covers throughout the restaurant. — CFC 605.6

III. CORRECTIVE ACTIONS REQUIRED FOR THE DANGEROUS AND HAZARDOUS CONDITIONS:

1. Submit two complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to the entire parcel address to comply with the currently adopted 2016 Building codes and Stockton Municipal codes to the Community Developments Department. This shall include, but not limited to the following listed violations. — 15.04.250, 260, 310 // UCADB 302.13
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Empire/Royal Theatre:

1. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. — UCADB 302.2 // CBC 1014.4

2. Repair or replace west side exit door which does not operate properly. — CBC 1008.1.8.7 // UCADB 302.2

3. Repair or replace east side exit door which does not operate properly. — CBC 1008.1.8.7 // UCADB 302.2

4. Repair or replace west side emergency lights which are not functioning. — CFC 604.6

5. Repair or replace east side emergency lights which are not functioning. — CFC 604.6

6. Determine the source of the water intrusion throughout the theatre which has caused the ceiling to be damaged and/or deteriorated. Once determined, repair appropriately. Replace the damaged, deteriorated and/or missing ceiling material throughout and properly seal. — CFC 703.1 // UCADB 302.13

7. Cease using extension cords as permanent sources of electrical installation throughout the theatre. — CFC 605.5

8. Legally construct and/or remove the separation walls between Main Theatre, dressing rooms, storage areas and north storage area which are not constructed to meet minimum code standards. — UCADB 302.13 // CFC 703.1

9. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. — CFC 807.3 Title 19, Division 1, 5.08. Decorative Materials // UCADB 302.13

Empresso Coffee and Seating/Patio area:

1. Clear hazards near the entrance/exit which are a hazard for people exiting the theatre. — CFC 1028.3
2. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer required or in service. — UCADB 302.13 // CFC 604.6.1

3. Properly secure all compressed gas cylinders in an approved manner. — CFC 5303.5.3

4. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. — CFC 605.5 // UCADB 302.13

5. Remove the stage lighting at the Lobby Plano which are connected with extension cords. — CFC 605.5

6. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. — UCADB 302.13 // CFC 605.6

7. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. — UCADB 302.13 // CFC 605.3

8. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. — UCADB 302.13

9. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. — CFC 906.2

Centrale:

1. Properly secure all compressed gas cylinders in an approved manner. — CFC 3003.5.3 // CFC 5303.5.3

2. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. — CFC 1013.3

3. Cease using extension cords as permanent sources of electrical installation throughout the business. — CFC 605.5

4. Replace all missing exterior receptacle covers in the patio area of Centrale. — CFC 605.6 // UCADB 302.13
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5. Properly cap all exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

Catalyst Realty:

1. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

2. Second story emergency exit is not accessible or installed to meet the minimum exiting requirements. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

3. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

Gusty Wings:

1. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

2. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1 // NFPA 17A

The Mile:

1. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

2. Cease using extension cords as permanent sources of electrical installation throughout The Mile. – CFC 605.5

3. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

4. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13
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5. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1 // UCADB 302.13

6. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

Rented Dwelling Unit:

1. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADB 302.9 // 15.04.250, 260, 310

2. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must function properly during an emergency without the use of tools, i.e. keys. Remove the dual-keyed lock and install an approved locking mechanism. – SMC 15.24.030 (b) 12 // H&S 17920.3.I // UCADB 302.13 // CBC 1008.1.8.7

3. Properly install windows which are code compliant for emergency egress during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. – SMC 15.24.030 (b) 12 // H&S 17920.3.I // UCADB 302.13 // CBC 1008.1.8.7

4. Properly repair or replace the interior hall lighting. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.I

5. Cease occupying the room next to the kitchen/bathroom area as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. – UHC 503.2 // UCADB 302.13

6. Properly repair the damaged and/or missing ceiling material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

7. Repair or replace the damaged wall material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

8. Properly install bathroom lighting and bathroom ventilation system. – SMC 15.24.030 (b) 6 // H&S 17920.3.f
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9. Properly install receptacle covers and light switch plate covers throughout the living unit. – UHC 701.2

10. Properly install code compliant handrails on loft stairway. – SMC 15.24.030 (b) 9 // H&S 17920.3.1

11. Properly install required carbon monoxide and smoke alarms in an approved manner. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

Serendipity Salon:

1. Properly construct the stairs to the second floor of the Salon which do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

2. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5

3. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

Casa Flores Restaurant:

1. Install all missing panel covers on sub-panels. – CFC 605.6

2. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

3. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

4. Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030 (b) 9 // CFC 703.1

5. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

6. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2
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7. Properly remove the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

8. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

9. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

10. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5

11. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10% [ten percent], an automatic fire sprinkler system shall be installed within the building. – SMC 15.12.040

IV. CORRECTIVE ACTIONS REQUIRED FOR CONDITIONS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

Empire/Royal Theatre:

1. Properly identify and label electrical panels/disconnects. – NEC 408.4 A

2. Repair or replace damaged, deteriorated paths of travel in seating area (i.e. steps) and the covering material within the theatre. – UCADB 302.13

3. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

4. All electrical outlet cover plates must be intact throughout the theatre. – CFC 605.6

Empresso Coffee and Seating/Patio area:

1. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1
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2. The exit sign to the north of the entrance/exit door does not function properly. Repair or replace to ensure correct operation. – CFC 604.6.1

3. Provide proper clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

4. Properly install covers on all open electrical boxes, panels to include dead front, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6

5. Repair or replace all damaged and/or missing receptacle covers throughout Empresso Coffee and seating area. - CFC 605.6

6. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

**Balance Physical Therapy:**

1. Properly secure and install code compliant stair railings on the interior stairway. – UCADB 302.2

**Centrale:**

1. Properly clean all grease and debris from kitchen hoods and cooking appliances. – CFC 904.12.6

**Catalyst Realty:**

1. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

2. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

**Gusty Wings:**

1. Properly install splash guards on fat fryers. – CFC 904.1 // NFPA 17A

2. Properly clean grease from hood areas and walls. – CFC 904.11.6.3
3. Remove all items being stored around water heater and allow access to unit. – CFC 315.3.3

**The Mile:**

1. Provide proper clearance around sub-panels throughout, to include kitchen and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

2. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1

**Serendipity Salon:**

1. Provide proper clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

2. Replace the missing or damaged electrical covers throughout the Salon. – CFC 605.6

3. Fire extinguishers require annual service/recharge. – CFC 905.2

**Casa Flores:**

1. Provide proper clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

2. Properly install all electrical installations within the footprint of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

3. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1
4. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

5. Properly install code compliant hand rails on the stairway behind the register. – UCADB 302.2

6. Repair or replace the damaged stair covering (tile) on the stairway behind the register. – UCADB 302.2

7. Replace the missing or damaged electrical covers throughout the restaurant. – CFC 605.6
HAZARDOUS VIOLATIONS – NOTICE TO VACATE:

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

7. Submit two complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to the entire parcel address to comply with the currently adopted 2016 Building codes and Stockton Municipal codes to the Community Developments Department. This shall include, but not limited to the following listed violations. – 15.04.250, 260, 310 // UCADB 302.13

1825 Pacific Avenue – Royal Theatre

8. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB 302.2 // CBC 1014.4

9. Repair or replace west side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2

10. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

11. Repair or replace east side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2
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12. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

13. Determine the source of the water intrusion throughout the theatre which has caused the ceiling to be damaged and/or deteriorated. Once determined, repair appropriately. Replace the damaged, deteriorated and/or missing ceiling material throughout and properly seal. – CFC 703.1 // UCADB 302.13

14. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

15. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

16. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, S.08.Decorative Materials // UCADB 302.13

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

17. Clear hazards near the entrance/exit which are a blocking hazard for people exiting the theatre. – CFC 1028.3

18. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer in service. – UCADB 302.13 // CFC 604.6.1

19. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3
20. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. Extension cords have been installed through walls, ceilings, doorways, etc. and are damaged/deteriorated. – CFC 605.5 // UCADB 302.13

21. Extension cords are installed under mats behind the service counter of Empresso Coffee to supply island equipment. These cords are damaged/deteriorated and being walked on, further damaging them. – CFC 605.5

22. Remove the stage lighting at the Lobby Piano which are connected with extension cords. – CFC 605.5
23. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. – UCADB 302.13 // CFC 605.6

24. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. – UCADB 302.13 // CFC 605.3

25. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. – UCADB 302.13

26. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. – CFC 906.2

1825 Pacific Avenue, Suite 2 – Centrale:

27. Properly secure all compressed gas cylinders in an approved manner. – CFC 3003.5.3 // CFC 5303.5.3

28. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. – CFC 1013.3

29. Cease using extension cords as permanent sources of electrical installation throughout the business. – CFC 605.5

30. Replace all missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13

31. Properly cap all exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

1825 Pacific Avenue, Suite 3 and 4 – Catalyst Realty:

32. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

33. Second story emergency exit is not accessible. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1
34. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

**1825 Pacific Avenue, Suite 5 – Gusty Wings:**

35. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

36. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1 // NFPA 17A

**1825 Pacific Avenue, Suite 6 – The Mile:**

37. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

38. Cease using extension cords as permanent sources of electrical installation throughout The Mile. – CFC 605.5

39. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

40. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13

41. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1 // UCADB 302.13

42. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

**1827 Pacific Avenue – Living Unit:**

43. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADB 302.9 // 15.04.250, 260, 310
44. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must be egressable during an emergency without the use of tools, i.e., keys. Remove the dual-keyed lock and install an approved locking mechanism. – SMC 15.24.030 (b) 12 // H&S 17920.3.i // UCADB 302.13 // CBC 1008.1.8.7

45. Properly install windows which are egressable during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. – SMC 15.24.030 (b) 12 // H&S 17920.3.i // UCADB 302.13 // CBC 1008.1.8.7

46. Properly repair or replace the interior hall lighting. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.i

47. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet minimum requirements to function as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. – UHC 503.2 // UCADB 302.13

48. Properly repair the damaged and/or missing ceiling material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

49. Repair or replace the damaged wall material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

50. Properly install bathroom lighting and bathroom ventilation system. Currently, the ventilation system is installed in the shower. – SMC 15.24.030 (b) 6 // H&S 17920.3.f

51. Properly install receptacle plug covers and light switch plate covers throughout the living unit. – UHC 701.2

52. Properly install handrails on loft stairway. – SMC 15.24.030 (b) 9 // H&S 17920.3.i

53. Properly install required carbon monoxide and smoke detectors in an approved manner. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

1829 Pacific – Serendipity Salon:

54. The stairs to the second floor of the Salon do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

55. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
56. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

**1831 Pacific – Casa Flores:**

57. Install all missing panel covers on sub-panels. – CFC 605.6

58. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

59. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

60. Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030 (b) 9 // CFC 703.1

61. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

62. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2

63. Properly clean the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

64. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

65. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

66. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
ITEMS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

67. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10% (ten percent), an automatic fire sprinkler system shall be installed within the building. – SMC 15.12.040

1825 Pacific Avenue – Royal Theatre:

68. Electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

69. Repair or replace damaged, deteriorated seating steps and the covering material within the theatre. – UCADB 302.13

70. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

71. All electrical plug outlet cover plates must be intact throughout the theatre. – CFC 605.6

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

72. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1

73. The exit sign to the north of the entrance/exit door is not on for the same location. Repair or replace to ensure correct operation. – CFC 604.6.1

74. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

75. Properly install covers on all open electrical boxes, panels to include dead front fillers, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6

76. Repair or replace all damaged and/or missing receptacle plug covers throughout Empresso Coffee and seating area. - CFC 605.6
77. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

78. Properly secure the railings on the interior stairway. – UCADB 302.2

1825 Pacific Ave, Suite 2 - Centrale:

79. Properly clean all grease and debris from kitchen hoods and cooking appliances. – CFC 904.12.6

1825 Pacific Ave, Suite 3 and 4 – Catalyst Realty:

80. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

81. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

1825 Pacific Ave, Suite 5 – Gusty Wings:

82. Fat fryers need side splash guards. – CFC 904.1 // NFPA 17A

83. Properly clean grease from hood areas and walls. – CFC 904.11.6.3

84. Remove all items being stored around water heater and allow access to unit. – CFC 315.3.3

1825 Pacific Ave, Suite 6 – The Mile:

85. Provide appropriate clearance around sub-panels throughout, to include kitchen and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

86. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1
87. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

88. Replace the missing or damaged electrical plug covers throughout the Salon. – CFC 605.6

89. Fire extinguishers require annual service/recharge. – CFC 906.2

1831 Pacific Ave – Casa Flores:

90. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

91. Properly install all electrical within the foot print of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

92. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1

93. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

94. Properly install hand rails on the stairway behind the register. – UCADB 302.2

95. Repair or replace the damages stair covering (tile) on the stairway behind the register. – UCADB 302.2

96. Replace the missing or damaged electrical plug covers throughout the restaurant. – CFC 605.6
ITEMS TO BE ON A NOTICE OF VIOLATION (NOT HAZARDOUS/DANGEROUS):

1. A sidewalk café, fence or any object over, on or under any public right-of-way requires a revocable permit. Obtain a revocable permit for the café seating area outside the Royal Theatre/Empresso Café. Contact Community Development Department, Planning Division, to apply for the permit. If approved, properly conform to the permit requirements. If denied, remove the sidewalk café and return to original, approved configuration. – 16.72.127

1825 Pacific Avenue – Royal Theatre:

2. It is unlawful to commence or carry on any profession, trade, calling, occupation or business without first having procured a license from the city of Stockton. Obtain a business license. Contact Finance Department, 209-937-8313, for further direction. – SMC 5.04.040 B

3. An operational permit is required to operate a place of assembly. - CFC 105.6.36

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

4. Determine the source of the active water intrusion within Balance Physical Therapy at the stairway and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13

1825 Pacific Ave, Suite 2 – Centrale:

5. Properly date the fire alarm control panel batteries. – National Fire Code 72, table 14.3.1

1825 Pacific Ave, Suite 3 and 4 – Catalyst Realty:

6. Determine the source of the active water intrusion within the break room on the second floor and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13

1825 Pacific Ave, Suite 5 – Gusty Wings:

7. Repair, replace or remove the exit sign which is not illuminated. – CFC 1013.3
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1825 Pacific Ave, Suite 6 – The Mile:

8. Properly install plumbing at the bar sink. Flex pipe is not an approved material. – UPC 706

9. All kitchen appliances shall be permitted, inspected and meet minimum code requirements. – UCADB 302.13

1831 Pacific Ave – Casa Flores:

10. Determine the source of the water intrusion in the kitchen area ceiling and repair appropriately. Once repaired, replace the damaged ceiling material. – UCADB 302.13

11. Remove the old and unmaintained extinguishing system stored in the attic room. – CFC 901.6

12. Properly repair or replace all leaking, broken and/or inoperable plumbing fixtures throughout the restaurant. – UPC 706

13. Repair or replace the inoperable bathroom ventilation on the half-bath behind the register, midway up the stairway. – UCADB 302.13

14. Repair or replace the leaking toilet in the half-bath behind the register, midway up the stairway. – UCADB 302.13

15. Repair or replace the inoperable bathroom ventilation system in the bathroom on the second level storage area, accessed by the stairway behind the register. – UCADB 302.13
1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

7. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10%, an automatic fire sprinkler system shall be installed within the building SMC 15.12.040

8. A sidewalk café, fence or any object over, on or under any public right-of-way requires a revocable permit. Obtain a revocable permit for the café seating area outside the Royal Theatre/Empresso Café. Contact Community Development Department, Planning Division, to apply for the permit. If approved, properly conform to the permit requirements. If denied, remove the sidewalk café and return to original, approved configuration. – 16.72.127

9. Submit 2 complete sets of plans prepared by a licensed architect or engineer to reflect all as-built conditions to comply with the currently adopted 2016 Building codes and Stockton Municipal code to the Community Development Department. This shall include, but not limited to the following items:
a. A complete exiting and emergency egress path of travel plan to include illuminated exit signage and egress lighting. Plans shall reflect Main Theatre (1825) and north end storage area to exterior of buildings, the altered seating in the Main Theatre (1825), and the elevated seating stairs, does not contact path of travel lighting for normal operation.

b. Properly remove the marquis signs which have been removed from front of south building and installed on front exterior of the Main Theatre (1825) above the lower roof to include related electrical.

c. Balcony additions at each corridor entrance of the Main Theatre (1825) to include electrical installation.

d. Repair or replacement of ceiling and wall material in the Main Theatre (1825) due to water intrusion to include original theatre room, projector room and non-permitted secondary theatre room.

e. Alterations to the Main Theatre (1825) which has created a private seating area and private office area on either side of the projector room to include electrical installation.

f. Alterations to the Main Theatre (1825) which has sub-divided the space into two separate rooms to include new stage, balcony area in secondary space and electrical installation.

g. Separation wall between north wall and north building storage area in Main Theatre (1825) has not been completed, to include doors. The separation wall does not extend through the ceiling and continue to roof line.

h. Non-permitted dressing area in Main Theatre (1825) under new stage construction to include walls, ceilings and electrical installation and stair construction.

i. Non-permitted second floor walkway and storage rooms in Main Theatre (1825) with electrical built above first floor illegal dressing area.

j. Illegal storage rooms with sink and electrical installation, to include lighting, chandeliers, receptacle outlets and other miscellaneous electrical in Main Theatre (1825) on west wall.

k. Electrical installation in Main Theatre (1825) to include overhead theatre lighting trusses, chandeliers, new lighting and electrical outlets throughout the theatre and seating area.

l. Provide drawings and details from architect that previous wall opening that was filled in and new door installed in south wall meets fire separation requirements at entrance to Empress Coffee/Main Theatre (1825).

m. Electrical installation in the seating area of Empress Coffee (1825) to include lighting installation and receptacle plugs; electrical installation in storage area off seating area.
n. Water heater installation for Empresso Coffee to include lack of T & P drain line, earthquake strapping, etc. (1825)
o. Sub-panel installation in main service area for Empresso Coffee (1825)
p. False wall in the storage room off the Electrical Room in lobby for Empresso Coffee (1825)
q. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Balance Physical Therapy (1825 #1) to include building, plumbing, mechanical, electrical and all related work
r. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Centrale (1825 #2) to include building, plumbing, mechanical, electrical and all related work
s. Patio cover and electrical Installation for exterior seating area at Centrale (1825 #2)
t. All first and second floor areas of Catalyst Realty (1825 #3/4) have not been permitted, inspected or approved by Community Development Department to include cubicles, walls, electrical, plumbing and any other non-permitted alterations
u. Catalyst Realty (1825 #3/4) has not been approved by Community Development Department, Building Department or Stockton Fire Department for occupancy
v. Catalyst Realty (1825 #3/4) has been modified/constructed twice without permits, inspections or approvals. Previous illegal use was a church/assembly use
w. Catalyst Realty (1825 #3/4) has tenant improvements to the second floor above The Mile without permits, inspections or approvals. This area is not connected to The Mile tenant improvements. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Catalyst Realty (1825 #3/4) to include building, plumbing, mechanical, electrical and all related work
x. Alterations to the third floor area of Catalyst Realty (1825 #3/4) off the break room to include electrical and any other non-permitted alterations
y. Non-permitted installation of fireplace on the second floor of Catalyst Realty (1825 #3/4)
z. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Gusty's (1825 #5) to include building, plumbing, mechanical, electrical and all related work
aa. Submit plans reflecting the emergency egress path of travel from The Mie (1825 #6) to exterior of building for approval by Community Development Department, to include illuminated exit signage and egress lighting. Exterior side walk fencing cannot cause a hazard for the path of travel
bb. Alterations to The Mie (1825 #6) to include roll up front door, elevated seating area, elevated platforms, bar area, kitchen installation, water heater installation, sub-panel in kitchen, electrical installation, interior lighting installation, secondary egress door in seating area and any other non-permitted alterations
cc. Back west room of The Mie (1825 #6) has been modified twice without permits, inspections or approvals. Previous illegal use was a small theatre with a south wall screen, dinner tables, video games and a double-door entrance wall from bar area
dd. Exterior lighting installation above The Mie (1825 #6)
e. Water heater installation in The Mie (1825 #6)
f. Provide a complete set of plans and apply for required building permits for all tenant improvements done within The Mie (1825 #6) to include building, plumbing, mechanical, electrical and all related work

gg. Provide a complete set of plans and apply for required building permits for all tenant improvements done within Royal Theatre manager’s office (1827) which has been converted into a living space to include building, plumbing, mechanical, electrical and all related work

hh. Shower installation in Theatre manager’s office (1827) which has been converted into a living space
ii. Install required stove ventilation system in Theatre manager’s office which has been converted into a living space
jj. Water heater installation in Serendipity Salon (1829)
kk. Non-permitted tenant improvements to include building, plumbing, electrical, mechanical and plumbing in Serendipity Salon (1829)
ll. Non-permitted extension/expansion of Casa Flores restaurant (1831) to include walls removed and adjacent tenant spaces combined without permits, inspections and approvals to enlarge the restaurant area
mm. Provide a complete set of plans and apply for required building permits for all tenant improvements done within Casa Flores restaurant (1831) to include building, plumbing, mechanical, electrical and all related work
nn. Electrical installation throughout Casa Flores restaurant (1831) to include can lighting in the kitchen area and bathroom sensor lighting and any/all open and illegally installed electrical
oo. Ceiling repair in kitchen area of Casa Flores restaurant (1831)
pp. Water heater installation in storage area above Casa Flores restaurant (1831)
qq. Repair or replace the leaking exhaust hood duct system in the kitchen area of Casa Flores restaurant (1831)

1825 Pacific Avenue – Royal Theatre:

10. It is unlawful to commence or carry on any profession, trade, calling, occupation or business without first having procured a license from the city of Stockton. Obtain a business license. Contact Finance Department, 209-937-8313, for further direction. – SMC 5.04.040 B

11. An operational permit is required to operate a place of assembly CFC 105.6.36

12. Electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

13. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB 302.2//CBC 1014.4

14. Repair or replace west side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2

15. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

16. Repair or replace east side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2

17. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

18. Repair or replace the damaged/deteriorated ceiling throughout the theatre. – CFC 703.1 // UCADB 302.13

19. Repair or replace damaged, deteriorated seating steps and the covering material within the theatre. – UCADB 302.13
20. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

21. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

22. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

23. All electrical plug outlet cover plates must be intact throughout the theatre. – CFC 605.6

24. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, S.08: Decorative Materials // UCADB 302.13

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

25. Clear Hazards near the entrance/exit which are a blocking hazard for people exiting the theatre. – CFC 1028.3

26. Properly repair Inoperable Exit signs or remove disconnected Exit signs which are no longer in service. – UCADB 302.13 // CFC 604.6.1

27. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1

28. The exit sign to the north of the entrance/exit door is not on for the same location. Repair or replace to ensure correct operation. – CFC 604.6.1

29. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.6.3

30. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

31. Properly install covers on all open electrical boxes, panels to include dead front fillers, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6
32. Repair or replace all damaged and/or missing receptacle plug covers throughout Empresso Coffee and seating area. - CFC 605.6

33. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. Extension cords have been installed through walls, ceilings, doorways, etc. and are damaged/deteriorated. - CFC 605.5 // UCADB 302.13

34. Extension cords are installed under mats behind the service counter of Empresso Coffee to supply island equipment. These cords are damaged/deteriorated and being walked on, further damaging them. - CFC 605.5

35. Remove the stage lighting at the Lobby Piano which are connected with extension cords. - CFC 605.5

36. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. - UCADB 302.13 // CFC 605.6

37. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. - UCADB 302.13 // CFC 605.6

38. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. - UCADB 302.13

39. Repair or replace the damaged light fixture in the office off the seating area. (not sure what Building code to use)

40. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. - CFC 703.1 // UCADB 302.13

41. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. - CFC 906.2

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

42. Properly secure the railings on the interior stairway. - UCADB 302.2
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43. Determine the source of the active water intrusion within Balance Physical Therapy at the stairway and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13 (not sure what Building Code to use)

1825 Pacific Avenue, Suite 2 – Centrale:

44. Properly secure all compressed gas cylinders in an approved manner. – CFC 3003.5.3 // CFC 5303.5.3

45. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. – CFC 1013.3

46. Properly date the fire alarm control panel batteries. – National Fire Code 72, table 14.3.1

47. Cease using extension cords as permanent sources of electrical installation throughout the business. – CFC 605.5

48. Replace all missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13

49. Properly cap all exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

50. Properly clean all grease and debris from kitchen hoods and cooking appliances. – CFC 904.12.6

1825 Pacific Avenue, Suite 3 and 4 – Catalyst Realty:

51. Determine the source of the active water intrusion within the broad room on the second floor and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13 (not sure what Building Code to use)

52. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5
53. Second story emergency exit is not accessible. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

54. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

55. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

56. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

1825 Pacific Avenue, Suite 5 – Gusty Wings:

57. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

58. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1/NFPA17A

59. Fat fryers need side splash guards. – CFC 904.1/NFPA 17A

60. Properly clean grease from hood areas and walls. – CFC 904.3.6.3

61. Repair or replace the exit sign which is not illuminated. – CFC 1013.3 (Not required- Can be removed.)

62. Remove all items being stored around water heater and allow access to unit. (not sure what Building code to use) CFC315.3.3

1825 Pacific Avenue, Suite 6 – The Mile:
63. Ensure the front roll-up door properly functions to include securing. When business
door is unlocked, roll-up door must stay open on its own. Currently, the door is secured
open by use of a screwdriver wedge. – UCADB 302.13

64. Cease using extension cords as permanent sources of electrical installation throughout
The Mile. – CFC 605.5

65. Provide appropriate clearance around sub-panels throughout. Remove all materials 3
feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6

66. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

67. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1

68. Properly seal the opening to interior space behind the wall at the upper level of the
stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13

69. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1
   // UCADB 302.13

70. Properly install plumbing at the bar sink. Flex pipe is not an approved material. – UPC 708

71. All kitchen appliances shall be permitted, inspected and meet minimum code
requirements. – UCADB 302.13 (not sure what Building code)

72. Properly cap all exposed wiring throughout the bar area, second floor stairway and
second floor security room. – UCADB 302.13 // CFC 605.6

73. Provide appropriate clearance around sub-panel located in the kitchen area and bar
area. Remove all materials 3 feet from in front of the equipment to a width of the panel
and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

74. Provide the square footage occupancy calculations. (not sure what Building code)
   to use

1827 Pacific Avenue – Living Unit:
75. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADB 302.9 // 15.04.250, 260, 310

76. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must be egressable during an emergency without the use of tools, i.e. keys. Remove the dual-keyed lock and install an approved locking mechanism. – SMC 15.24.030 (b) 12 // H&S 17920.3.1 // UCADB 302.13 // CBC 1008.1.8.7

77. Properly install windows which are egressable during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. – SMC 15.24.030 (b) 12 // H&S 17920.3.1 // UCADB 302.13 // CBC 1008.1.8.7

78. Properly repair or replace the interior hall lighting. – UHC 701.2 // SMC 15.24.030 (b) 4.13 // H&S 17920.3.d, 17920.3

79. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet minimum requirements to function as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. – UHC 503.2 // UCADB 302.13

80. Properly repair the damaged and/or missing ceiling material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.15

81. Repair or replace the damaged wall material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

82. Properly install bathroom lighting and bathroom ventilation system. Currently, the ventilation system is installed in the shower. – SMC 15.24.030 (b) 6 // H&S 17920.3.f

83. Properly install receptacle plug covers and light switch plate covers throughout the living unit. – UHC 701.3

84. Properly install handrails on loft stairway. – SMC 15.24.030 (b) 9 // H&S 17920.3.i

85. Properly install required carbon monoxide and smoke detectors in an approved manner. – 15.24.030 (b) 18 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

1829 Pacific – Serendipity Salon:
86. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 302.13 // UCADB 302.13

87. The stairs to the second floor of the Salon do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

88. Replace the missing or damaged electrical plug covers throughout the Salon. – CFC 605.6

89. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5

90. Fire extinguishers require annual service/recharge. – CFC 906.2

91. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

1831 Pacific – Casa Flores:

92. Determine the source of the water intrusion in the kitchen area ceiling and repair appropriately. Once repaired, replace the damaged ceiling material. – not sure the codes to use here?

93. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

94. Install all missing panel covers on sub-panels. – CFC 605.6

95. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

96. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

97. Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030 (b) 9 // CFC 703.1

98. Remove the old and unmaintained extinguishing system stored in the attic room. – CFC 901.6
99. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. - CFC 904.12.6

100. Properly install K-type extinguisher in the kitchen area. - CFC 904.12.5.2

101. Properly repair or replace all leaking, broken and/or inoperable plumbing fixtures throughout the restaurant. - UPC 705

102. Properly install all electrical within the foot print of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. - NEC 110.26.A // UCADB 302.13

103. Properly clean the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. - CFC 904.12.6

104. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. - CFC 703.1

105. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. - CFC 703.1

106. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. - CFC 315

107. Properly install hand rails on the stairway behind the register. - UCADB 302.2

108. Repair or replace the damages stair covering (tile) on the stairway behind the register. - UCADB 302.2

109. Repair or replace the inoperable bathroom ventilation on the half-bath behind the register, initially on the stairway. - UCADB 316.13

110. Repair or replace the ceiling tiles in the half-bath behind the register, initially on the stairway. - UCADB 316.13
111. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

112. Repair or replace the inoperable bathroom ventilation system in the bathroom on the second level storage area, accessed by the stairway behind the register. – UCADB 302.13

113. Replace the missing or damaged electrical plug covers throughout the restaurant. – CFC 605.6

114. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
Pat. These are my notes, ignore the email I sent this AM. Monday, 5/1/2017. Too many screwed up sentences. Stupid Serle

Mike

0900 4/26/2017 Inspection of Empire Theater complex
1831 Pacific Ave. Stockton Casa Florez Restaurant

North end dining area: Illuminated exit sign required.
Occupancy sign required.

Primary entry door exit sign not illuminating.
Cashers station: exposed electrical. Wall plates missing.
Commercial kitchen. 7 head Ansul system. Service date: 4/2017.
Ceiling above cooking and beverage service area: holes in ceiling.
Storage under stairs.
Multiple holes in drywall ceilings and walls.
CO2 cylinder atop of stairs.
Food pantry and storage at top of stairway.
Out of service Ansul cylinder to be removed.
Attic is storage space. Attic has electrical panels with storage in front.
Water heater in attic space. Heater is braced.
Attic storage to be removed.
False wall in 2nd floor storage area. Storage over ceiling. No door access.

Address 1827 is a second story R2.

Empress coffee house: hard wired exit signs. Not all signs illuminate.
Emergency lights non-operational.
South side exit door is blocked by a piano and door is disabled.
South storage room: propane cylinder (empty), Daisy chained extension cords, extension cords used as permanent wiring, exposed electrical, outlet covers missing.

Kitchen area: 8 unsecured cylinders.

Water heater in closet. Heater not braced.

Penetrations in ceilings.

No smoke detectors.

Exposed electrical behind serving area.

Box office room is electrical room.


Storage to be organized. FACP circuit breaker is locked.


Southwest exit to lobby accessible. Door is blocked.

Floor level outlet covers broken.

Green room emergency light non-operational.

Behind green room is old theater stage. Emergency light/exit sign N/E corner nonoperational.

N/E exit corridor has closet. Closet is combustible storage. Storage to be organized.

Stage ceiling: multiple holes. Exposed electrical.

N/W exit sign not illuminating.

Double doors, rear egress, non-operational.

Large ceiling vents (2) front and rear stage areas without fire stop.

Theater occupancy based on seats available: 351.

Projector booth has roof access.

Attic space has extension cords as permanent wiring.

1829 Pacific. Beauty salon

Salon is 2 story. Interior stairway.

No smoke/CO2 detectors.

Extension cords as permanent wiring.
All occupancies south of Empire Theater have incorrect addressing. Must be 12 "tall.

1825. Number 5. House of Wings.
Extension cords as permanent wiring in kitchen and back of house.
2- twenty pound CO2 tanks. Unsecured.
5 head Ansel system.
3 deep fryers without side splash guards.
Strip plug energizing 2 cooling units/heavy appliances.
Exit sign at entry door not illuminating.
Crystal real estate.
Exit signs not illuminating.
2nd floor. Electrical room, ceiling panels missing.
Storage room. Holes in ceiling and walls.
2nd floor North end, room connects to theater projection room. This area has non-illuminating exit signs.
Door access to stairway leading to 1st floor bar. Door is screwed shut. Nonoperational.

1st floor Palates studio.
Exit sign not illuminating.
Enter door does not have panic hardware.
Studio 2nd floor closet ceiling, holes in drywall.

Central Kitchen and Bar.
Exit doors do not have panic hardware.
60 pound CO2 cylinder behind bar.
Cylinder unsecured.
Commercial kitchen. 9 head Ansel system.
3 fifty pound CO2 cylinders. Unsecured.
Exit sign at rear of kitchen not illuminating.
FACP located rear of kitchen in hallway. Batteries not dated.
50-pound nitrogen cylinder unsecured.
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – CENTRALE KITCHEN & BAR:

ACTIONS

COS-Plan Check: Sprinkler System completed on 10/24/08
Gave plans to Phil Simon for review 10-23-08 JL
Approved plans returned to Julie from Phil 10-24-08 JL
See attachment 10-24-08 JL

COS-Sprinkler Test completed on 11/10/08
11-10-08: AP - All fire sprinkler heads have been installed as per the approved plans. Will require an additional fire sprinkler head in the cold box (kitchen). An As-Built drawing will be required for the new fire sprinkler head. Also advised the applicant/building owner to confirm that there is a fire sprinkler head in the mechanical closet. Will track these under the Basil’s tenant improvement permit, which has not yet been fined by Fire. PS

COS-Annual Inspection completed on 7/25/12
7/3/12
*Formerly Miracle Mile Promenade
Kitchen exit to alleyway needs signage-Door To Remain Un…. A Notice of Violation issued for failure to renew annual operational fire permit
7 Day Notice issued for business license expiration
PC

7/25/12
Violation cleared
PC

COS-Annual Inspection completed on 12/17/13
12/4/13
Secure compressed gas cylinders from falling.
PC

12/17/13
cleared
PC

COS-Annual Inspection completed on 08/18/14
7/22/14
Ansl nozzle over stovetop grilol is misdirected.
Storage area compressed gas cylinders not secured.
Need updated fire permit
PC

8/18/14
all cleared
PC

Prepared 3/29/18 Page 2
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – CIRO DI VINO RESTAURANT:

ACTIONS:
COS-Fire Final: Tenant Improvement assigned on 6/25/06.
6/25 - DA- Not ready, no permit. MH

COS-Plan Check: Underground Water assigned
9-4-07 - See 1825 Pacific "Miracle Mile" for all underground info. Mh

Plans needed assigned on 9/10/17
Fire Alarm plans required – AH

COS-Plan Check: Building completed on 3/17/06
Sented Plans to CCG on 8-21-06. Received plans back on 9-05-06. Contractor Resubmittal Plans on 9-22-06. Sented plans to CCG on 9-22-06. SM
received plans on 10-12-06 not approved.
Shipped re-submitted plans to CCG "Next Day by 3:00" per Kevin Hobby. Contractor is sending check for $266.00 11-1-06 JL
Received $266.00 check in mail 11-6-06 JL
Approved plans received back from CCG 11-13-06 JL
Mailed plans back to contractor 11-14-06 JL

COS-Plan Check: Hood/Duck completed on 8/15/07
Shipped plans to CCG 8-01-07 SM
Received plans back from CCG 8-15-07 it's Approved/Capt.
Higgins is in process of reviewing it. SM
Mitch Higgins returned our copy of plans to front desk 8-16-07 JL
Notified contractor plans are ready for pickup 8-16-07 JL

COS-Hood/Duct Inspection completed on 9/10/07
approved with exception that this system needs to be tied into an approved fire alarm system. AH

COS-Hood/Duct Inspection completed on 7/27/10
7/27/2010, INSPECTED HOOD & DUCT SYSTEM, OK AS OF INSPECTION, NEVER FINAL TESTED.
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – EMPIRE THEATER:

ACTIONS

COS-Plan Check: Building assigned 3/10/14
03/12/14 - PLANS SUBMITTED AND GIVEN TO ALLEN/CSG.RR

03/26/14 - CORRECTION PUNCHLIST BY ALLEN/CSG. RR SEE ATTACHMENT

03/27/14 - CORRECTION PUNCHLIST EMAILED TO APEXPLANNING@HOTMAIL.COM. RR

04-17-14: Additional comments made to correction punchlist that Allen Sigl (CSG) approved back in March. Added comments regarding the partial plan check. Site meeting will be required to review other outstanding permits where work was not inspected and/or finaled by the city. See additional comments in narrative dated 04-15-14 from PS regarding city staff meeting. PS

COS-Plan Check: Fire Alarm System completed 9/12/05
BAY ALARM. SECOND REVIEW.

PERMIT HAS EXPIRED. FILED AWAY. REE 6MARCH2006

COS-Plan Check: Fire Alarm System completed 9/29/06
Closed

COS-Fire Final: Tenant Improvement completed 9/29/06
Closed

COS-Plan Check: Fire Alarm System completed 8/30/07
Shipped plans to CCG 8-07-07 SM
Received plans back from CCG 8-30-07 it’s Approved/put plans in the plans for review basket by Julie desk SM
Approved plans returned to Julie from Mitch Higgins 9-4-07 JL
contractor picked up plans 9-05-07 SM

COS-Annual Inspection completed 3/5/13
2/13/5
This was a combined inspection with building and code enforcement. The following violations were found:
1. unprotected light bulb openings
2. storage in electrical room
3. storage in exit way
4. extinguishers in need of service
5. deny access to ground floor area behind screen.
PC

3/5/13
All cleared
PC

Prepared 3/29/18 Page 4
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – GUSTY'S WINGS:

ACTIONS

COS-Sprinkler Test scheduled on 11/10/08
11-10-08: DA - Performed a visual inspection of the fire sprinkler work that was completed for the tenant improvements of Units #1, #3 and #4. The inspection was disapproved due to incorrect information. Plans do not reflect actual tenant improvement work (i.e., walls are not reflected, fire sprinkler heads are missing, etc.). Advised the applicant/owner (Kit) to resubmit new plans that show the actual layout of units #1, #3 and #4.

PS

COS-Plan Check: Sprinkler System completed on 11/4/06
Shipped plans to CCG 8-21-06 Received plans back from CCG 9-05-06 it's NOT Approved contractor
Resubmittal plans 9-22-06 and shipped 1st resubmittal plans to CCG 9-22-06 Received plans back from CCG 10-12-06 it's NOT Approved
Shipped 2nd resubmittal plans to CCG "Next Day by 3:00" per Kevin Hobby. Contractor is sending check for $266.00 11-01-06 JL Received $266.00 check in mail 11-06-06 JL
Approved plans received back from CCG 11-13-06 JL
Mailed plans back to contractor 11-14-06 JL

COS-Plan Check: Underground completed on 11/25/06
Shipped Plans to CCG 7-16-07 SM
Received plans back from CCG 7-26-07 it's Approved/
Bill Catlett needed to review it before release it to the contractor SM
Notified contractor 7-26-07 to pick up plans SM

COS-Underground Check Material completed on 8/20/07
Plans return from CCG 7-25-07 It's Approved
Bill Catlett needed to review plans before release it to contractor SM, EVERY THING IS ON THE WALL

COS-Underground Pressure Test completed on 8/20/07
200 LBS. FOR 2 HRS.

COS-Underground Flush completed on 8/20/07
FLUSHED OUT OF 2 21/2 " HOSES FOR 10 MIN

COS-Sprinkler Test completed on 9/5/07
9-5-07 - Inspected and approved by A. Hall. mh

COS-Plan Check: Sprinkler System completed on 10/24/08
Plans submitted 10-21-08 CL
Gave plans to Phil 10-21-08 CL
Approved plans returned to Julie from Phil 10-24-08 JL
See attachment 10-24-08 JL

Prepared 3/29/18 Page 6
COS-Annual Inspection completed on 4/19/11

COS-Annual Inspection completed on 7/17/12
7/3/12
Hood & duct needs 6-month service
Extinguisher needs annual service
Close off access to area west of kitchen area (adjacent business)
PC

7/17/12
All cleared
PC

COS-Annual Inspection completed 5/20/14
5/20/14
No violations
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – JAM FACTORY:

ACTION

COS-Mercantile Inspection completed on 3/5/08
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – MATINÉE BAR:

ACTIONS

COS-Plan Check: Building completed on 11/16/07

COS-Fire Final: Tenant Improvement completed on 11/10/08
11-10-08: AP - Met with building owner to walk the building for the new fire sprinkler work. Part of the inspection included this tenant space. The tenant improvement work was completed. Advised the tenant to provide occupant load signs prior to public opening. Will follow up - OK to sign off permit at this time. PS

COS-Annual Inspection completed on 1/24/12
1/17/12
Emergency light nonfunctioning
Lower storage in attic to more than 18" from sprinklers
PC

1/24/12
Cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV—STOCKTON ROYAL THEATER:

ACTIONS

1st Qtr Permit Inspection scheduled on 3/31/06
COS-Mercantile Inspection completed on 6/5/02
1st Qtr Permit Inspection completed on 4/8/04
1st Qtr Permit Inspection completed on 5/9/11

FINDINGS

5-Extinguishers-Service cleared on 3/12/14
11-Exits-Obstructions cleared on 3/12/04
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – THE MILE:

ACTIONS

COS-Annual Inspection completed on 11/18/13
10/16/13
Post occupancy load 250
Replace light switch plate in employees room
Replace scuttle hole in stairway
PC

11/18/13
All cleared.
PC
ENTRIES COPIED FROM SUNPRO FOR 1831 PACIFIC AV – CASA FLORES MEXICAN RESTAURANT:

ACTIONS

COS-Mercantile inspection completed on 5/5/12

1st QTR Permit Inspection completed on 4/4/04 – no violations

1st QTR Permit Inspection completed on 4/11/05

COS-Company Level Inspection completed on 11/17/08

COS-Company Level Inspection completed on 2/22/10

COS-Plan Check: Hood/Duct completed on 11/10/10
11-09-10 Hood & Duct plan submitted and gave to Phil.sm
11-10-10 Final approval by Phil see attachment and notified contractor that plan are ready for pickup.sm
11-10-10 Phil hand delivery the plan to Abel.sm

4th QTR Permit Inspection completed on 1/24/11

COS-Hood & Duct inspection completed on 3/18/11
031811 - AP - Manual pull and fusible link test with audible device approved per plans – trs

3rd QTR Permit Inspection completed on 12/21/11

COS-Annual Inspection completed on 1/12/12
12/12/11
Garbage can blocks kitchen extinguisher
Post signage on north exit door: Door To remain....
PC
1/12/12
All clear
PC

COS-Annual Inspection completed on 1/2/13
1/2/13
No violations
PC

COS-Annual Inspection completed on 12/18/13
12/4/13
Label switches in electrical breaker box.
Replaced spacer in electrical breaker box.
Put cover plate on ceiling electrical above rerigerator.
PC
12/18/13
All cleared  PC
Details

Ownership
Name: BENNITT, CHRISTOPHER J
Address: 4643 QUAIL LAKES DR STE 123
        STOCKTON, CA 95207
Owner: null
Business: null
Name: null
In Care Of: null
Deed Number: 2005R296620
Deed Date: 2005-11-29
Assessor Use Code: 230
Assessor Use Description: WALK-IN THEATERS

Land
Acres: 0.69
Sq. Ft.: 30,795.91
Zone: CG
General Plan: Commercial
Subdivision: LOMITA PARK
Lat/Long: 37.96913293, -121.29931887
Deed Number: 2005R296620
Deed Date: 2005-11-29
FEMA Flood Zones: XLEV 100.00%
FEMA Flood Panels: 06077C0460F
FEMA LOMR Date: 2013-07-22
Annexation Name: HOMESTEAD ET AL (NORTH PORTION)
Annexation Ordinance: 0.00000000
Annexation Date: 8/26/1914
Annexation Acreage: 0.00000000

City Districts
City Limits: IN
City Council: DISTRICT 4
Garbage Service: Republic Services
Garbage PickUp: Thursday
Water Service: CALIFORNIA WATER COMPANY
School District: stockton
Census Tract: 12
Police District: Civic Center
Police RD: 0161
Fire District: STOCKTON
Fire Response (City Only): 6
Design District: MIRACLE MILE
Greater Downtown: OUT

Valuation
Structures: $879,396
Land: $458,816
Agricultural: $0
Person: $0

APN History
APN History: null
Last Date: null
Last Change: null

Land Management (test)
Use
Location Code: 177928
Use Description: ADDR NOT IN USE
Address: 1833 PACIFIC AV

Location Code: 227666
Use Description: STORM DRAIN BILLING
Address: 1835 PACIFIC AV &

Location Code: 291278
Use Description: EATING PLACES
Address: 1825 PACIFIC AV 5

Location Code: 291280
Use Description: DRINKING PLACES
Address: 1825 PACIFIC AV

Location Code: 291357
Use Description: FOOD SERVICE
Address: 1833 PACIFIC AV

Location Code: 292580
Use Description: MOTOR VEHICLE REPAIR
Address: 1825 PACIFIC AV
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<td>7231</td>
<td>SHOPS</td>
<td>1829</td>
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<td>EATING</td>
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<td>PLACES</td>
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NOTICE AND ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS

JUNE 7, 2017 IMMEDIATELY DISCONTINUE ALL BUSINESS OPERATIONS
JUNE 7, 2017 BY 5:00 PM DISCONTINUE ALL OCCUPANCY FOR RESIDENTIAL PURPOSES
JUNE 9, 2017 1:00 PM DISCONTINUE ALL OCCUPANCY OF THE BUILDING

JUNE 7, 2017

OCCUPANT/BUSINESSES
ANY/ALL OCCUPANTS/BUSINESSES
1825 – 1831 PACIFIC AVENUE
STOCKTON, CA 95204

CHRISTOPHER J BENNITT
P.O. BOX 8346
STOCKTON, CA 95208

BANK OF AGRICULTURE AND COMMERCE
2021 W MARCH LANE, STE 2D
PO BOX 7066
STOCKTON, CA 95208

RE: 1825 THROUGH 1831 PACIFIC AVENUE (137-020-42) CASE 12-100159

PLEASE TAKE NOTICE THAT The subject property has been deemed a Hazardous and Dangerous building in violation of multiple regulations of the California Fire Code and the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, chapter 3, section 302 as adopted by the Stockton Municipal Code. Recent inspections by enforcement staff of the City of Stockton found the following immediately Hazardous and Dangerous conditions throughout the building, as more fully noted on the attached list of violations.

These Hazardous and Dangerous conditions located throughout the building pose such an immediate threat to the life, limb, health, safety, and welfare of the public at large and the occupants of this property as to constitute an emergency.

THEREFORE NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS ORDERED VACATED JUNE 7, 2017 IMMEDIATELY FOR BUSINESS PURPOSES pursuant to Uniform Code for the Abatement of Dangerous Buildings, Section 401.2 et seq. Further Notice is provided that the building and affected businesses cannot be re-occupied until such time as all violations are corrected and approved by the Building Official and Fire Marshal.
NOTICE & ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS
CHRISTOPHER J BENNITT
JUNE 7, 2017
Page 2

RE: 1825 THROUGH 1831 PACIFIC AVENUE (137-020-42) CASE 12-100159

A copy of this Notice and Order to Vacate will be posted on the property. The lessor cannot retaliate against a lessee pursuant to section 1942.5 of the Civil Code. No person shall remain in or enter the posted property for any purpose, including conducting any operations, until a building permit has been acquired from the City to repair or demolish the building, and all required repairs have been approved by the City of Stockton. No person shall remove or deface any such Notice after it is posted until the required repairs or demolition have been completed and approved by the City of Stockton. Any person violating these provisions is guilty of a misdemeanor and is subject to imprisonment in the county jail for six months or a fine of $1,000, or both.

Any person having record title or legal interest in this property has the right to appear before an Administrative Hearing Officer and appeal the City's action by submitting the hearing fee of $84.75 with an appeal request form to The Community Development Department at the address listed above within ten (10) days of the postmarked date of this letter, pursuant to Stockton Municipal Code (S.M.C.) section 1.44.070. Submission of an appeal does not stay the Order to vacate the premises (Uniform Code for the Abatement of Dangerous Buildings, Section 504 and Uniform Housing Code Section 1204). Failure to file such an appeal shall constitute a waiver of all rights to an Administrative Hearing and adjudication of the Notice and Order or to any portion thereof.

Failure to abate will also result in reinspection fee(s) for each inspection until compliance is obtained. The amount charged for reinspection(s) is determined by the fee schedule of the individual departments. In addition, non-compliance may result in further action being taken against you, including, but not limited to Administrative Citations being issued, the violation(s) being abated at your expense, an Administrative fee of up to $658.00, and/or civil penalties of up to $1,000 per day. All violations listed herein must be abated by repair and approved prior to reoccupancy. Required permits for repairs or demolition must be obtained before commencing work.

If you have any questions, please contact Senior Code Enforcement Officer Carrie Lane at (209) 937-8369.

DAVID KWONG
DIRECTOR/COMMUNITY DEVELOPMENT DEPARTMENT

ERIK NEWMAN
FIRE CHIEF, STOCKTON FIRE DEPARTMENT
LIST OF VIOLATIONS

I. DANGEROUS AND HAZARDOUS CONDITIONS MANDATING A NOTICE TO VACATE:

A. Failure to comply with Previous Violation Notices and Stipulation Agreement:

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

B. Dangerous Conditions at Empire/Royal Theatre – 1825 Pacific Avenue:

1. Illegal, un-permitted alterations and additions to the tenant occupied spaces. – SMC 15.04.250, 260, 310 // UCADB 302.13

2. Blocked exit pathways within the main theatre. – UCADB 302.2 // CBC 1014.4

3. West side and East side exit doors within the main theatre do not open correctly presenting a hazard in the event of an emergency. – CBC 1008.1.8.7 // UCADB 302.2
4. West side and East side emergency lights within the main theatre are not functioning which will prevent people from locating exit doors in an emergency. — CFC 604.6

5. The ceiling throughout the theatre is damaged and deteriorated due to water intrusion. — CFC 703.1 // UCADB 302.13

6. There are multiple extension cords being used as permanent sources of electrical installation throughout the theatre. — CFC 605.5

7. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area have been constructed without meeting minimum Building code standards. — UCADB 302.13 // CFC 703.1

8. The curtain on the north stage is not flame retardant. — CFC 807.3 Title 19, Division 1, S.08.Doorective Materials // UCADB 302.13

C. **Dangerous Conditions at Empresso Coffee House Including Seating and Patio Area — 1825 Pacific Avenue**:

1. The entrance and exit from the Coffee shop and the main Theatre are blocked, which will prevent people from utilizing the exits in the event of an emergency. — CFC 1028.3

2. There are inoperable Exit signs and/or disconnected Exit signs within the Coffee portion of the building which will prevent patrons from locating the exit in the event of an emergency. — UCADB 302.13 // CFC 604.6.1

3. There are unsecured compressed gas cylinders being stored within the Coffee shop as well as in the seating/patio area. — CFC 5303.5.3

4. There are multiple extension cords being used as permanent sources of electrical installation throughout the business and seating area, including the electric room, storage rooms, box office and the office area. In addition, extension cords have actually been installed through holes cut in the walls, ceilings, doorways and other locations. Many of the extension cords are damaged and deteriorated, presenting an even high risk of fire. — CFC 605.5 // UCADB 302.13
5. Extension cords have been placed underneath the mats which employees stand on behind the service counter of the Coffee shop. These extension cords are all that are used to supply electricity to island equipment, rather than installation of permanent sources of electrical installation. These cords are damaged/deteriorated and being walked on, further damaging them and increasing the fire risk. – CFC 605.5

6. The stage lighting at the Lobby Piano is connected with extension cords. – CFC 605.5

7. There is illegal exposed wiring in the storage area off the seating area, the electric room off the seating area and the box office area. Further, the extension cords for the equipment is damaged or deteriorated in the storage area, increasing the fire risk. – UCADB 302.13 // CFC 605.6

8. There is illegal wiring and extension cords being used at Lobby box office ticket windows and used to light up the advertisement boards. – UCADB 302.13 // CFC 605.3

9. The required Fire extinguishers have not been properly serviced and are not operational. – CFC 906.2

D. Dangerous Conditions at Centrale – 1825 Pacific Avenue, Suite 2:

1. There are unsecured compressed gas cylinders being stored within Centrale. – CFC 3003.5.3 // CFC 5303.5.3

2. The Exit sign at the rear of the kitchen is not illuminated, which will prevent patrons from locating the exit in the event of an emergency. – CFC 1013.3

3. There are multiple extension cords being used as permanent sources of electrical installation throughout the business. – CFC 605.5

4. There are missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13
5. There is illegal exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

E. Dangerous Conditions at Catalyst Realty – 1825 Pacific Avenue, Suites 3 and 4:

1. There are multiple extension cords being used as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

2. The second story emergency exit is not accessible, preventing the required exiting in the event of an emergency. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

3. The Exit signs within Catalyst Realty are not illuminated, which will prevent people from locating exit doors in an emergency. – CFC 1013.3

F. Dangerous Conditions at Gusty Wings – 1825 Pacific Avenue, Suite 5:

1. There are multiple extension cords being used as permanent sources of electrical installation throughout the restaurant. – CFC 605.5 // UCADB 302.13

2. The fat fryer on the west side of the cookers is not positioned under hood and duct system nozzle. – CFC 904.1 // NFPA 17A

G. Dangerous Conditions at The Mile – 1825 Pacific Avenue, Suite 6:

1. The main Front roll up door does not operate properly in the open safely and securely. Currently, the door is secured open by use of a screwdriver as a wedge, which if accidentally knocked out would cause serious injury to persons in it’s path. – UCADB 302.13

2. There are multiple extension cords being used as permanent sources of electrical installation throughout The Mile. – CFC 605.5

3. There is an extension cord that is running through an upstairs office window to power the outside exterior lighting. – CFC 605.5

4. The interior space behind the wall at the upper level of the stairway is open and does not provide the required fire protection and would serve to spread a fire very rapidly throughout the entire building. – CFC 703.1 // UCADB 302.13
5. The wall is breached at the west side of the bar and does not provide fire protection and would serve to spread a fire very rapidly throughout the entire building. – CFC 703.1 // UCADB 302.13

6. There is exposed electrical wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

H. **Illegal Living Unit/Dangerous Conditions at Former Office Space conversion – 1827 Pacific Avenue:**

1. Illegal, un-permitted alteration of Office space into a rented dwelling unit. – UCADB 302.9 // 15.04.250, 260, 310

2. The exterior door of the rented dwelling unit has a dual-keyed lock which would not allow the occupant to exit in an emergency without the use of a key. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

3. The windows have permanent bars blocking emergency exiting and do not meet the minimum sizing to allow for emergency escape and rescue. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

4. The required interior hall lighting at the stairs is not working. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.l

5. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet the minimum requirements as a bedroom. – UHC 503.2 // UCADB 302.13

6. The ceiling material throughout the living space is damaged and deteriorated. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

7. The wall material throughout the living space is damaged and deteriorated. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

8. The bathroom ventilation system and light is illegally installed in the shower and does not meet the minimum safety requirements for wet locations. – SMC 15.24.030 (b) 6 // H&S 17920.3.f
9. There are missing and damaged receptacle covers and light switch plate covers throughout the living unit. – UHC 701.2

10. There are missing handrails on loft stairway making an unsafe exit pathway. – SMC 15.24.030 (b) 9 // H&S 17920.3.i

11. There are no carbon monoxide and smoke detectors installed in the living space as required by code to notify. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

I. **Dangerous Conditions at Serendipity Salon – 1829 Pacific Avenue:**

1. The stairs to the second floor of the Salon do not meet the minimum Building code requirements for size, width, handrails and other requirements creating a hazardous condition. – UCADB 302.1

2. Extension cords are being used as the permanent sources of electrical power for all equipment in the salon. – CFC 605.5

3. There are missing illuminated exit signs and exit lighting that would prevent occupants from being able to locate exits in the event of an emergency. – CFC 1013.3 // UCADB 302.13

J. **Dangerous Conditions at Casa Flores Restaurant – 1831 Pacific Avenue:**

1. There are missing panel covers on the electrical sub-panels which create a fire and electrical shock hazard. – CFC 605.6

2. There are missing illuminated exit signs and exit lighting which would prevent occupants from being able to locate exits in the event of an emergency. – CFC 1013.3

3. There is damaged sheetrock in the stairway behind the register, creating a potential fire hazard. – SMC 15.24.030 (b) 9 // CFC 703.1

4. There is a high fire hazard which exists as a result of the significant buildup of grease in the flue cooking vent. – CFC 904.12.6
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5. The Restaurant's kitchen is either missing the required Fire extinguishers, or the existing extinguishers are not those that are required to be installed in a commercial kitchen operation to be used in the event of a grease or similar fire. – CFC 904.12.5.2

6. There is an accumulation of excessive grease from the exhaust hood and cooking appliances in the kitchen area. – CFC:904.12.6

7. The Restaurant is currently using a plastic storage cover plate in the attic storage area rather than the approved fire rated cover, which is required to help contain a grease fire in the kitchen from spreading rapidly to the attic area, and then throughout the entire building. – CFC 703.1

8. There is a potential fire hazard caused by the exposed wiring in the bathroom on the second level storage area which is accessed by the stairway behind the register. – CFC 605.6

9. There are multiple extension cords being used as permanent sources of electrical installation throughout the Restaurant. – CFC 605.5

II. CONDITIONS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

A. Lack of or improperly installed sprinkler/fire protection systems. – SMC 15.12.040

B. Dangerous Conditions at Empire/Royal Theatre – 1825 Pacific Avenue:

1. The electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

2. Repair the damaged and deteriorated paths of travel in the seating area within the theatre. – UCADB 302.13

3. The ceiling scuttle door is missing inside the closet next to the east exit door. – CFC 703.1

4. Repair the damaged and deteriorated electrical receptacle outlet cover plates throughout the theatre. – CFC 605.6
C. **Dangerous Conditions at Empresso Coffee and Seating/Patio Area – 1825 Pacific Avenue:**

1. The test switch is missing on the emergency lighting to the north of the entrance/exit. – CFC 604.6.1

2. The exit sign to the north of the entrance/exit door does not operate properly and would prevent someone from locating an exit in an emergency. – CFC 604.6.1

3. Provide appropriate clearance around electrical sub-panels throughout the Coffee shop which are currently blocked by storage and other items. – NEC 110.26.A // UCADB 302.13

4. Provide covers on all open electrical boxes, electrical panels to Include dead front, light fixtures, receptacle outlets and other electrical covers throughout the Coffee shop, the seating area and the patio area which are missing. – CFC 605.6

5. Repair damaged and/or missing receptacle covers throughout the Coffee shop and seating area. - CFC 605.6

6. Repair the ceiling material in the kitchen area which is damaged, deteriorated and missing. – CFC 703.1 // UCADB 302.13

D. **Dangerous Conditions at Balance Physical Therapy – 1825 Pacific Avenue, Suite 1:**

1. The railings on the interior stairway are not connected to the stairs and pose a safety hazard. – UCADB 302.2

E. **Dangerous Conditions at Centrale – 1825 Pacific Avenue, Suite 2:**

1. Completely remove the accumulation of grease and debris from kitchen hoods and cooking appliances in the Restaurant which, could create a fire hazard. – CFC 904.12.6
F. **Dangerous Conditions at Catalyst Realty – 1825 Pacific Avenue, Suites 3 and 4:**

1. Repair the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

2. Repair the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

G. **Dangerous Conditions at Gusty Wings – 1825 Pacific Avenue, Suite 5:**

1. The fat fryers need side splash guards. – CFC 904.1 // NFPA 17A

2. Completely clean grease from hood areas and walls which could create a fire hazard. – CFC 904.11.6.3

3. Completely remove the garbage, debris and other combustible items being stored around the water heater. – CFC 315.3.3

H. **Dangerous Conditions at The Mile – 1825 Pacific Avenue, Suite 6:**

1. There is not proper clearance provided around the electrical sub-panels throughout the establishment, including the kitchen and bar area. – NEC 110.26.A // UCADB 302.13

2. All Fire extinguishers need to be within 75 feet of the area to be protected. – CFC Table 906.3.1

I. **Dangerous Conditions at Serendipity Salon – 1829 Pacific Avenue:**

1. There is not proper clearance provided around the electrical sub-panel. – UCADB 302.13 // NEC 110.26.A

2. Repair the missing or damaged electrical covers throughout the Salon. – CFC 605.6

3. The Fire extinguishers require proof of annual service/recharge. – CFC 906.2
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J. Dangerous Conditions at Casa Flores Restaurant – 1831 Pacific Avenue:

1. There is not proper clearance provided around the electrical sub-panel. – UCADB 302.13 // NEC 110.26.A

2. The electrical installation within the foot print of the kitchen exhaust hood at the cooking area is not correctly installed. – NEC 110.26.A // UCADB 302.13

3. There is damaged ceiling, floors and walls throughout the restaurant, the kitchen, the storage area, the bathrooms and the stairway. – CFC 703.1

4. There is an accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, the electrical rooms, the mechanical rooms, the stairs and other locations throughout the Restaurant. – CFC 315

5. There are improperly installed hand rails on the stairway behind the register. – UCADB 302.2

6. There is damaged stair covering (tile) on the stairway behind the register. – UCADB 302.2

7. There are missing or damaged electrical receptacle covers throughout the restaurant. – CFC 605.6

III. CORRECTIVE ACTIONS REQUIRED FOR THE DANGEROUS AND HAZARDOUS CONDITIONS:

1. Submit two complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to the entire parcel address to comply with the currently adopted 2016 Building codes and Stockton Municipal codes to the Community Developments Department. This shall include, but not limited to the following listed violations. – 15.04.250, 260, 310 // UCADB 302.13
Empire/Royal Theatre:

1. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB 302.2 // CBC 1014.4

2. Repair or replace west side exit door which does not operate properly. – CBC 1008.1.8.7 // UCADB 302.2

3. Repair or replace east side exit door which does not operate properly. – CBC 1008.1.8.7 // UCADB 302.2

4. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

5. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

6. Determine the source of the water Intrusion throughout the theatre which has caused the ceiling to be damaged and/or deteriorated. Once determined, repair appropriately. Replace the damaged, deteriorated and/or missing ceiling material throughout and properly seal. – CFC 703.1 // UCADB 302.13

7. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

8. Legally construct and/or remove the separation walls between Main Theatre, dressing rooms, storage areas and north storage area which are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

9. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, 5.08.Decorative Materials // UCADB 302.13

Empresso Coffee and Seating/Patio area:

1. Clear hazards near the entrance/exit which are a hazard for people exiting the theatre. – CFC 1028.3
2. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer required or in service. – UCADB 302.13 // CFC 604.6.1

3. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

4. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. – CFC 605.5 // UCADB 302.13

5. Remove the stage lighting at the Lobby Piano which are connected with extension cords. – CFC 605.5

6. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. – UCADB 302.13 // CFC 605.6

7. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. – UCADB 302.13 // CFC 605.3

8. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. – UCADB 302.13

9. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. – CFC 906.2

Centrale:

1. Properly secure all compressed gas cylinders in an approved manner. – CFC 3003.5.3 // CFC 5303.5.3

2. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. – CFC 1013.3

3. Cease using extension cords as permanent sources of electrical installation throughout the business. – CFC 605.5

4. Replace all missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13
5. Properly cap all exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

**Catalyst Realty:**

1. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

2. Second story emergency exit is not accessible or installed to meet the minimum exiting requirements. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

3. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

**Gusty Wings:**

1. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

2. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1 // NFPA 17A

**The Mile:**

1. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

2. Cease using extension cords as permanent sources of electrical installation throughout The Mile. – CFC 605.5

3. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

4. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13
5. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1 // UCADB 302.13

6. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

**Rented Dwelling Unit:**

1. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADB 302.9 // 15.04.250, 260, 310

2. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must function properly during an emergency without the use of tools, i.e., keys. Remove the dual-keyed lock and install an approved locking mechanism. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

3. Properly install windows which are code compliant for emergency egress during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. – SMC 15.24.030 (b) 12 // H&S 17920.3.I // UCADB 302.13 // CBC 1008.1.8.7

4. Properly repair or replace the interior hall lighting. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.l

5. Cease occupying the room next to the kitchen/bathroom area as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. – UHC 503.2 // UCADB 302.13

6. Properly repair the damaged and/or missing ceiling material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

7. Repair or replace the damaged wall material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

8. Properly install bathroom lighting and bathroom ventilation system. – SMC 15.24.030 (b) 6 // H&S 17920.3.f
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9. Properly install receptacle covers and light switch plate covers throughout the living unit. – UHC 701.2

10. Properly install code compliant handrails on loft stairway. – SMC 15.24.030 (b) 9 // H&S 17920.3.1

11. Properly install required carbon monoxide and smoke alarms in an approved manner. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

**Serendipity Salon:**

1. Properly construct the stairs to the second floor of the Salon which do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

2. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5

3. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

**Casa Flores Restaurant:**

1. Install all missing panel covers on sub-panels. – CFC 605.6

2. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

3. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

4. Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030 (b) 9 // CFC 703.1

5. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

6. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2
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7. Properly remove the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

8. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

9. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

10. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5

11. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10% (ten percent), an automatic fire sprinkler system shall be installed within the building. – SMC 15.12.040

IV. CORRECTIVE ACTIONS REQUIRED FOR CONDITIONS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

Empire/Royal Theatre:

1. Properly identify and label electrical panels/disconnects. – NEC 408.4 A

2. Repair or replace damaged, deteriorated paths of travel in seating area (i.e. steps) and the covering material within the theatre. – UCADB 302.13

3. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

4. All electrical outlet cover plates must be intact throughout the theatre. – CFC 605.6

Empresso Coffee and Seating/Patio area:

1. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1
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2. The exit sign to the north of the entrance/exit door does not function properly. Repair or replace to ensure correct operation. – CFC 604.6.1

3. Provide proper clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

4. Properly install covers on all open electrical boxes, panels to include dead front, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6

5. Repair or replace all damaged and/or missing receptacle covers throughout Empress Coffee and seating area. - CFC 605.6

6. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

Balance Physical Therapy:

1. Properly secure and install code compliant stair railings on the interior stairway. – UCADB 302.2

Centrale:

1. Properly clean all grease and debris from kitchen hoods and cooking appliances. – CFC 904.12.6

Catalyst Realty:

1. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

2. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

Gusty Wings:

1. Properly install splash guards on fat fryers. – CFC 904.1 // NFPA 17A

2. Properly clean grease from hood areas and walls. – CFC 904.11.6.3
3. Remove all items being stored around water heater and allow access to unit. – CFC 315.3.3

The Mile:

1. Provide proper clearance around sub-panels throughout, to include kitchen and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

2. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1

Serendipity Salon:

1. Provide proper clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

2. Replace the missing or damaged electrical covers throughout the Salon. – CFC 605.6

3. Fire extinguishers require annual service/recharge. – CFC 906.2

Casa Flores:

1. Provide proper clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

2. Properly install all electrical installations within the foot print of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

3. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1
4. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. — CFC 315

5. Properly install code compliant hand rails on the stairway behind the register. — UCADB 302.2

6. Repair or replace the damaged stair covering (tile) on the stairway behind the register. — UCADB 302.2

7. Replace the missing or damaged electrical covers throughout the restaurant. — CFC 605.6
HAZARDOUS VIOLATIONS – NOTICE TO VACATE:

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

7. Submit two complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to the entire parcel address to comply with the currently adopted 2016 Building codes and Stockton Municipal codes to the Community Developments Department. This shall include, but not limited to the following listed violations. – 15.04.250, 260, 310 // UCADB 302.13

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8. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB 302.2 // CBC 1014.4

9. Repair or replace west side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2

10. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

11. Repair or replace east side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2
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12. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

13. Determine the source of the water intrusion throughout the theatre which has caused the ceiling to be damaged and/or deteriorated. Once determined, repair appropriately. Replace the damaged, deteriorated and/or missing ceiling material throughout and properly seal. – CFC 703.1 // UCADB 302.13

14. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

15. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

16. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, S.08.Decorative Materials // UCADB 302.13

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

17. Clear hazards near the entrance/exit which are a blocking hazard for people exiting the theatre. – CFC 1028.3

18. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer in service. – UCADB 302.13 // CFC 604.6.1

19. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

20. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. Extension cords have been installed through walls, ceilings, doorways, etc. and are damaged/deteriorated. – CFC 605.5 // UCADB 302.13

21. Extension cords are installed under mats behind the service counter of Empresso Coffee to supply island equipment. These cords are damaged/deteriorated and being walked on, further damaging them. – CFC 605.5

22. Remove the stage lighting at the Lobby Piano which are connected with extension cords. – CFC 605.5
23. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. – UCADB 302.13 // CFC 605.6

24. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. – UCADB 302.13 // CFC 605.3

25. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. – UCADB 302.13

26. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. – CFC 906.2

1825 Pacific Avenue, Suite 2 – Centrale:

27. Properly secure all compressed gas cylinders in an approved manner. – CFC 3003.5.3 // CFC 5303.5.3

28. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. – CFC 1013.3

29. Cease using extension cords as permanent sources of electrical installation throughout the business. – CFC 605.5

30. Replace all missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13

31. Properly cap all exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

1825 Pacific Avenue, Suite 3 and 4 – Catalyst Realty:

32. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

33. Second story emergency exit is not accessible. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1
34. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

1825 Pacific Avenue, Suite 5 – Gusty Wings:

35. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

36. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1 // NFPA 17A

1825 Pacific Avenue, Suite 6 – The Mile:

37. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

38. Cease using extension cords as permanent sources of electrical installation throughout The Mile. – CFC 605.5

39. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

40. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13

41. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1 // UCADB 302.13

42. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

1827 Pacific Avenue – Living Unit:

43. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADB 302.9 // 15.04.250, 260, 310
44. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must be egressable during an emergency without the use of tools, i.e. keys. Remove the dual-keyed lock and install an approved locking mechanism. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

45. Properly install windows which are egressable during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

46. Properly repair or replace the interior hall lighting. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.l

47. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet minimum requirements to function as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. – UHC 503.2 // UCADB 302.13

48. Properly repair the damaged and/or missing ceiling material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

49. Repair or replace the damaged wall material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

50. Properly install bathroom lighting and bathroom ventilation system. Currently, the ventilation system is installed in the shower. – SMC 15.24.030 (b) 6 // H&S 17920.3.f

51. Properly install receptacle plug covers and light switch plate covers throughout the living unit. – UHC 701.2

52. Properly install handrails on loft stairway. – SMC 15.24.030 (b) 9 // H&S 17920.3.i

53. Properly install required carbon monoxide and smoke detectors in an approved manner. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

1829 Pacific – Serendipity Salon:

54. The stairs to the second floor of the Salon do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

55. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
56. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

1831 Pacific – Casa Flores:

57. Install all missing panel covers on sub-panels. – CFC 605.6

58. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

59. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

60. Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030 (b) 9 // CFC 703.1

61. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

62. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2

63. Properly clean the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

64. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

65. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

66. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
ITEMS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

67. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10% (ten percent), an automatic fire sprinkler system shall be installed within the building. – SMC 15.12.040

1825 Pacific Avenue – Royal Theatre:

68. Electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

69. Repair or replace damaged, deteriorated seating steps and the covering material within the theatre. – UCADB 302.13

70. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

71. All electrical plug outlet cover plates must be intact throughout the theatre. – CFC 605.6

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

72. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1

73. The exit sign to the north of the entrance/exit door is not on for the same location. Repair or replace to ensure correct operation. – CFC 604.6.1

74. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

75. Properly install covers on all open electrical boxes, panels to include dead front fillers, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6

76. Repair or replace all damaged and/or missing receptacle plug covers throughout Empresso Coffee and seating area. - CFC 605.6
77. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

78. Properly secure the railings on the interior stairway. – UCADB 302.2

1825 Pacific Ave, Suite 2 - Centrale:

79. Properly clean all grease and debris from kitchen hoods and cooking appliances. – CFC 904.12.6

1825 Pacific Ave, Suite 3 and 4 – Catalyst Realty:

80. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

81. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

1825 Pacific Ave, Suite 5 – Gusty Wings:

82. Fat fryers need side splash guards. – CFC 904.1 // NFPA 17A

83. Properly clean grease from hood areas and walls. – CFC 904.11.6.3

84. Remove all items being stored around water heater and allow access to unit. – CFC 315.3.3

1825 Pacific Ave, Suite 6 – The Mile:

85. Provide appropriate clearance around sub-panels throughout, to include kitchen and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

86. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1
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1829 Pacific Ave – Serendipity Salon:

87. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

88. Replace the missing or damaged electrical plug covers throughout the Salon. – CFC 605.6

89. Fire extinguishers require annual service/recharge. – CFC 906.2

1831 Pacific Ave – Casa Flores:

90. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

91. Properly install all electrical within the foot print of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

92. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1

93. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

94. Properly install hand rails on the stairway behind the register. – UCADB 302.2

95. Repair or replace the damages stair covering (tile) on the stairway behind the register. – UCADB 302.2

96. Replace the missing or damaged electrical plug covers throughout the restaurant. – CFC 605.6
ITEMS TO BE ON A NOTICE OF VIOLATION (NOT HAZARDOUS/DANGEROUS):

1. A sidewalk café, fence or any object over, on or under any public right-of-way requires a revocable permit. Obtain a revocable permit for the café seating area outside the Royal Theatre/Empresso Café. Contact Community Development Department, Planning Division, to apply for the permit. If approved, properly conform to the permit requirements. If denied, remove the sidewalk café and return to original, approved configuration. – 16.72.127

1825 Pacific Avenue – Royal Theatre:

2. It is unlawful to commence or carry on any profession, trade, calling, occupation or business without first having procured a license from the city of Stockton. Obtain a business license. Contact Finance Department, 209-937-8313, for further direction. – SMC 5.04.040 B

3. An operational permit is required to operate a place of assembly. - CFC 105.6.36

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

4. Determine the source of the active water intrusion within Balance Physical Therapy at the stairway and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13

1825 Pacific Ave, Suite 2 – Centrale:

5. Properly date the fire alarm control panel batteries. – National Fire Code 72, table 14.3.1

1825 Pacific Ave, Suite 3 and 4 – Catalyst Realty:

6. Determine the source of the active water intrusion within the break room on the second floor and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13

1825 Pacific Ave, Suite 5 – Gusty Wings:

7. Repair, replace or remove the exit sign which is not illuminated. – CFC 1013.3
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1825 Pacific Ave, Suite 6 – The Mile:

8. Properly install plumbing at the bar sink. Flex pipe is not an approved material. – UPC 706

9. All kitchen appliances shall be permitted, inspected and meet minimum code requirements. – UCADB 302.13

1831 Pacific Ave – Casa Flores:

10. Determine the source of the water intrusion in the kitchen area ceiling and repair appropriately. Once repaired, replace the damaged ceiling material. – UCADB 302.13

11. Remove the old and unmaintained extinguishing system stored in the attic room. – CFC 901.6

12. Properly repair or replace all leaking, broken and/or inoperable plumbing fixtures throughout the restaurant. – UPC 706

13. Repair or replace the inoperable bathroom ventilation on the half-bath behind the register, midway up the stairway. – UCADB 302.13

14. Repair or replace the leaking toilet in the half-bath behind the register, midway up the stairway. – UCADB 302.13

15. Repair or replace the inoperable bathroom ventilation system in the bathroom on the second level storage area, accessed by the stairway behind the register. – UCADB 302.13
1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

7. **In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10%, an automatic fire sprinkler system shall be installed within the building SMC 15.12.040**

8. A sidewalk café, fence or any object over, on or under any public right-of-way requires a revocable permit. Obtain a revocable permit for the café seating area outside the Royal Theatre/Empresso Café. Contact Community Development Department, Planning Division, to apply for the permit. If approved, properly conform to the permit requirements. If denied, remove the sidewalk café and return to original, approved configuration. – 16.72.127

9. **Submit 2 complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to comply with the currently adopted 2016 Building codes and Stockton Municipal code to the Community Development Department. This shall include, but not limited to the following items:**
a. A complete exiting and emergency egress path of travel plan to include illuminated exit signage and egress lighting. Plans shall reflect Main Theatre (1825) and north end storage area to exterior of buildings, the altered seating in the Main Theatre (1825), and the elevated seating stairs, does not contact path of travel lighting for normal operation

b. Properly remove the marquis signs which have been removed from front of south building and installed on front exterior of the Main Theatre (1825) above the lower roof to include related electrical

c. Balcony additions at each corridor entrance of the Main Theatre (1825) to include electrical installation

d. Repair or replacement of ceiling and wall material in the Main Theatre (1825) due to water intrusion to include original theatre room, projector room and non-permitted secondary theatre room

e. Alterations to the Main Theatre (1825) which has created a private seating area and private office area on either side of the projector room to include electrical installation

f. Alterations to the Main Theatre (1825) which has sub-divided the space into two separate rooms to include new stage, balcony area in secondary space and electrical installation

g. Separation wall between north wall and north building storage area in Main Theatre (1825) has not been completed, to include doors. The separation wall does not extend through the ceiling and continue to roof line

h. Non-permitted dressing area in Main Theatre (1825) under new stage construction to include walls, ceilings and electrical installation and stair construction

i. Non-permitted second floor walkway and storage rooms in Main Theatre (1825) with electrical built above first floor illegal dressing area

j. Illegal storage rooms with sink and electrical installation, to include lighting, chandeliers, receptacle outlets and other miscellaneous electrical in Main Theatre (1825) on west wall

k. Electrical installation in Main Theatre (1825) to include overhead theatre lighting trusses, chandeliers, new lighting and electrical outlets throughout the theatre and seating area

l. Provide drawings and details from architect that previous wall opening that was filled in and new door installed in south wall meets fire separation requirements at entrance to Empresso Coffee/Main Theatre (1825)

m. Electrical installation in the seating area of Empresso Coffee (1825) to include lighting installation and receptacle plugs; electrical installation in storage area off seating area
n. Water heater installation for Empresso Coffee to include lack of T & P drain line, earthquake strapping, etc. (1825)
o. Sub-panel installation in main service area for Empresso Coffee (1825)
p. False wall in the storage room off the Electrical Room in lobby for Empresso Coffee (1825)
q. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Balance Physical Therapy (1825 #1) to include building, plumbing, mechanical, electrical and all related work
r. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Centrale (1825 #2) to include building, plumbing, mechanical, electrical and all related work
s. Patio cover and electrical installation for exterior seating area at Centrale (1825 #2)
t. All first and second floor areas of Catalyst Realty (1825 #3/4) have not been permitted, inspected or approved by Community Development Department to include cubicles, walls, electrical, plumbing and any other non-permitted alterations
u. Catalyst Realty (1825 #3/4) has not been approved by Community Development Department, Building Department or Stockton Fire Department for occupancy
v. Catalyst Realty (1825 #3/4) has been modified/constructed twice without permits, inspections or approvals. Previous illegal use was a church/assembly use
w. Catalyst Realty (1825 #3/4) has tenant improvements to the second floor above The Mile without permits, inspections or approvals. This area is not connected to The Mile tenant improvements. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Catalyst Realty (1825 #3/4) to include building, plumbing, mechanical, electrical and all related work
x. Alterations to the third floor area of Catalyst Realty (1825 #3/4) off the break room to include electrical and any other non-permitted alterations
y. Non-permitted installation of fireplace on the second floor of Catalyst Realty (1825 #3/4)
z. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Gusty's (1825 #5) to include building, plumbing, mechanical, electrical and all related work
aa. Submit plans reflecting the emergency egress path of travel from The Mile (1825 #6) to exterior of building for approval by Community Development Department, to include illuminated exit signage and egress lighting. Exterior side walk fencing cannot cause a hazard for the path of travel
bb. Alterations to The Mile (1825 #6) to include roll up front door, elevated seating area, elevated platforms, bar area, kitchen installation, water heater installation, sub-panel in kitchen, electrical installation, interior lighting installation, secondary egress door in seating area and any other non-permitted alterations
cc. Back west room of The Mile (1825 #6) has been modified twice without permits, inspections or approvals. Previous illegal use was a small theatre with a south wall screen, dinner tables, video games and a double-door entrance wall from bar area
dd. Exterior lighting installation above The Mile (1825 #6)
ee. Water heater installation in The Mile (1825 #6)
ff. Provide a complete set of plans and apply for required building permits for all tenant improvements done within The Mile (1825 #6) to include building, plumbing, mechanical, electrical and all related work
gg. Provide a complete set of plans and apply for required building permits for all tenant improvements done within Royal Theatre manager’s office (1827) which has been converted into a living space to include building, plumbing, mechanical, electrical and all related work
hh. Shower installation in Theatre manager’s office (1827) which has been converted into a living space
ii. Install required stove ventilation system in Theatre manager’s office which has been converted into a living space
jj. Water heater installation in Serendipity Salon (1829)
kk. Non-permitted tenant improvements to include building, plumbing, electrical, mechanical and plumbing in Serendipity Salon (1829)
ll. Non-permitted extension/expansion of Casa Flores restaurant (1831) to include walls removed and adjacent tenant spaces combined without permits, inspections and approvals to enlarge the restaurant area
mm. Provide a complete set of plans and apply for required building permits for all tenant improvements done within Casa Flores restaurant (1831) to include building, plumbing, mechanical, electrical and all related work
nn. Electrical installation throughout Casa Flores restaurant (1831) to include can lighting in the kitchen area and bathroom sensor lighting and any/all open and illegally installed electrical
oo. Ceiling repair in kitchen area of Casa Flores restaurant (1831)
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pp. Water heater installation in storage area above Casa Flores restaurant (1831)
qq. Repair or replace the leaking exhaust hood duct system in the kitchen area of
Casa Flores restaurant (1831)

1825 Pacific Avenue – Royal Theatre:

10. It is unlawful to commence or carry on any profession, trade, calling, occupation or
business without first having procured a license from the city of Stockton. Obtain a
business license. Contact Finance Department, 209-937-8313, for further direction. –
SMC 5.04.040 B

11. An operational permit is required to operate a place of assembly CFC 105.6.36

12. Electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

13. Ensure exit egress pathways are not blocked within the main theatre and clear of all
obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB
302.2 // CBC 1014.4

14. Repair or replace west side exit door which is difficult to open. – CBC 1008.1.8.7 //
UCADB 302.2

15. Repair or replace west side emergency lights which are not functioning. – CFC 504.6

16. Repair or replace east side exit door which is difficult to open. – CBC 1008.1.8.7 //
UCADB 302.2

17. Repair or replace east side emergency lights which are not functioning. – CFC 504.6

18. Repair or replace the damaged/deteriorated ceiling throughout the theatre. – CFC 703.1
// UCADB 302.13

19. Repair or replace damaged, deteriorated seating steps and the covering material within
the theatre. – UCADB 302.13
20. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

21. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

22. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

23. All electrical plug outlet cover plates must be intact throughout the theatre. – CFC 605.6

24. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated, or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, § 08. Decorative Materials // UCADB 302.13

1825 Pacific Avenue – Empress Coffee and Seating/Patio area:

25. Clear Hazards near the entrance/exit which are a blocking hazard for people exiting the theatre. – CFC 1028.3

26. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer in service. – UCADB 302.13 // CFC 604.6.1

27. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1

28. The exit sign to the north of the entrance/exit door is not on for the same location. Repair or replace to ensure correct operation. – CFC 604.6.1

29. Properly secure all compressed gas cylinders in an approved manner. – CFC 3803.5.8

30. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

31. Properly install covers on all open electrical boxes, panels to include dead front fillers, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6
32. **Repair or replace all damaged and/or missing receptacle plug covers throughout Empresso Coffee and seating area.** - CFC 605.6

33. **Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. Extension cords have been installed through walls, ceilings, doorways, etc. and are damaged/deteriorated.** - CFC 605.5 // UCADB 302.13

34. **Extension cords are installed under mats behind the service counter of Empresso Coffee to supply island equipment. These cords are damaged/deteriorated and being walked on, further damaging them.** - CFC 605.5

35. **Remove the stage lighting at the Lobby Piano which are connected with extension cords.** - CFC 605.5

36. **Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area.** - UCADB 302.13 // CFC 605.6

37. **Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards.** - UCADB 302.13 // CFC 605.3

38. **Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area.** - UCADB 302.13

39. **Repair or replace the damaged light fixture in the office off the seating area.** (not sure what Building code to use)

40. **Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing.** - CFC 703.1 // UCADB 302.13

41. **Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced.** - CFC 908.2

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

42. **Properly secure the railings on the interior stairway.** - UCADB 302.2
43. Determine the source of the water intrusion within Balance Physical Therapy at the stairway and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. — UCAD 302.13 [not sure what building code to use]

1825 Pacific Avenue, Suite 2 – Centrale:

44. Properly secure all compressed gas cylinders in an approved manner. — CFC 3003.5.3
   CFC 5303.5.3

45. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. — CFC 1013.3

46. Properly date the fire alarm control panel batteries. — National Fire Code 72, table 14.3.1

47. Cease using extension cords as permanent sources of electrical installation throughout the business. — CFC 605.8

48. Replace all missing exterior receptacle covers in the patio area of Centrale. — CFC 605.6
   UCAD 302.13

49. Properly cap all exposed wiring in the interior patio area of Centrale. — UCAD 302.13
   CFC 605.6

50. Properly clean all grease and debris from kitchen hoods and cooking appliances. — CFC 904.12.6

1825 Pacific Avenue, Suite 3 and 4 – Catalyst Realty:

51. Determine the source of the water leak/ intrusion within the break room on the second floor and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. — UCAD 302.13 [not sure what building code to use]

52. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. — CFC 605.8
Second story emergency exit is not accessible. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

54. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

55. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

56. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

1825 Pacific Avenue, Suite 5 – Gusty Wings:

57. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

58. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1/NFPA17A

59. Fat fryers need side splash guards. – CFC 904.1/NFPA 17A

60. Properly clean grease from hood areas and walls. – CFC 904.11.6.3

61. Repair or replace the exit sign which is not illuminated. – CFC 1013.3 (Not required-Can be removed.)

62. Remove all items being stored around water heater and allow access to unit. (not sure what Building code to use) CFC315.3.3

1825 Pacific Avenue, Suite 6 – The Mile:
53. Ensure the front roll-up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

54. Cease using extension cords as permanent sources of electrical installation throughout the Mile. – CFC 605.5

55. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

56. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

57. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1

58. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13

59. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1 // UCADB 302.13

60. Properly install plumbing at the bar sink. Flex pipe is not an approved material. – UPC 705

61. All kitchen appliances shall be permitted, inspected and meet minimum code requirements. – UCADB 302.13 (check what Building Code)

62. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

63. Provide appropriate clearance around sub-panel located in the kitchen area and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

64. Provide the square footage occupancy calculations. (Be sure to get Building Code to use)

1827 Pacific Avenue – Living Unit:
75. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. - UCADB 302.9 // 15.04.250, 260, 310

76. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must be egressable during an emergency without the use of tools, i.e., keys. Remove the dual-keyed lock and install an approved locking mechanism. - SMC 15.24.030 (b) 12 // H&S 17920.3.1 // UCADB 302.13 // CBC 1008.1.8.7

77. Properly install windows which are egressable during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. - SMC 15.24.030 (b) 12 // H&S 17920.3.1 // UCADB 302.13 // CBC 1008.1.8.7

78. Properly repair or replace the interior hall lighting. - UHC 701.2 // SMC 15.24.030 (b) 4.13 // H&S 17920.3.d.1.17920.3.1

79. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet minimum requirements to function as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. - UHC 503.2 // UCADB 302.13

80. Properly repair the damaged and/or missing ceiling material throughout the living space. - SMC 15.24.030 (b) 3 // H&S 17920.3.c // CF 703.1 // UCADB 302.13

81. Repair or replace the damaged wall material throughout the living space. - SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

82. Properly install bathroom lighting and bathroom ventilation system. Currently, the ventilation system is installed in the shower. - SMC 15.24.030 (b) 6 // H&S 17920.3.1

83. Properly install receptacle plug covers and light switch plate covers throughout the living unit. - UHC 701.2

84. Properly install handrails on loft stairway. - SMC 15.24.030 (b) 9 // H&S 17920.3

85. Properly install required carbon monoxide and smoke detectors in an approved manner. - 15.24.030 (b) 16 // CF 1103.8 // CF 915.1 // UCADB 302.13

1829 Pacific – Serendipity Salon:
86. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. — NEC 110.26.A

87. The stairs to the second floor of the Salon do not meet minimum code requirements for size, width, handrails and other requirements. — UCADB 302.1

88. Replace the missing or damaged electrical plug covers throughout the Salon. — CFC 605.6

89. Cease using extension cords as permanent sources of electrical installation. — CFC 605.6

90. Fire extinguishers require annual service/recharge. — CFC 906.2

91. Provide the required egress requirements including any required illuminated exit signage and egress lighting. — CFC 1013.3 // UCADB 302.13

1831 Pacific – Casa Flores:

92. Determine the source of the water intrusion in the kitchen area ceiling and repair appropriately. Once repaired, replace the damaged ceiling material. — (not date the code to use here)

93. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. — NEC 110.26.A // UCADB 302.13

94. Install all missing panel covers on sub-panels. — CFC 605.6

95. Provide the required egress requirements including illuminated exit signage and egress lighting. — CFC 1013.3

96. Repair or replace the exit sign which is not illuminated. — CFC 1013.3

97. Repair or replace the damaged sheetrock in the stairway behind the register. — SMG 15.24.030 (b) 9 // CFC 703.1

98. Remove the old and unmaintained extinguishing system stored in the attic room. — CFC 901.6
99. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

100. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2

101. Properly repair or replace all leaking, broken and/or inoperable plumbing fixtures throughout the restaurant. – UPC 706

102. Properly install all electrical within the foot print of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

103. Properly clean the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

104. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1

105. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

106. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

107. Properly install hand rails on the stairway behind the register. – UCADB 302.2

108. Repair or replace the damages stair covering (tile) on the stairway behind the register. – UCADB 302.2

109. Repair or replace the inoperative bathroom ventilation on the half-bath behind the register, midway up the stairway. – UCADB 302.19

110. Repair or replace the leaky toilet in the half-bath behind the register, midway up the stairway. – UCADB 302.19
111. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

112. Repair or replace the inoperative bathroom ventilation system in the bathroom on the second level storage area, accessed by the stairway behind the register. – USAG 308.1

113. Replace the missing or damaged electrical plug covers throughout the restaurant. – CFC 605.6

114. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
Pat. These are my notes. Ignore the email I sent this AM, Monday, 5/1/2017. Too many screwed up sentences. Stupid Seri

Mike

0900 4/26/2017 Inspection of Empire Theater complex
1831 pacific Ave. Stockton  Casa Florez Restaurant
North end dining area: illuminated exit sign required.
Occupy sign required.

Primary entry door exit sign not illuminating.
Cashers station: exposed electrical. Wall plates missing.
Commercial kitchen. 7 head Ansel system. Service date: 4/2017.
Ceiling above cooking and beverage service area: holes in ceiling.
Storage under stairs.
Multiple holes in drywall ceilings and walls.
CO2 cylinder atop of stairs.
Food pantry and storage at top of stairway.
Out of service Ansel cylinder to be removed.
Attic is storage space. Attic has electrical panels with storage in front.
Water heater in attic space. Heater is braced.
Attic storage to be removed.
False wall in 2nd floor storage area. Storage over ceiling. No door access.

Address 1827 Is a second story R2.

Empress coffee house: hard wired exit signs. Not all signs illuminate.
Emergency lights non-operational.
South side exit door is blocked by a piano and door is disabled.
South storage room: propane cylinder (empty), Daisy chained extension cords, extension cords used as permanent wiring, exposed electrical, outlet covers missing.

Kitchen area: 8 unsecured cylinders.

Water heater in closet. Heater not braced.

Penetrations in ceilings.

No smoke detectors.

Exposed electrical behind serving area.

Box office room is electrical room.


Storage to be organized. FACP circuit breaker is locked.


Southwest exit to lobby accessible. Door is blocked.

Floor level outlet covers broken.

Green room emergency light non-operational.

Behind green room is old theater stage. Emergency light/exit sign N/E corner nonoperational.

N/E exit corridor has closet. Closet is combustible storage. Storage to be organized.

Stage ceiling: multiple holes. Exposed electrical.

N/W exit sign not illuminating.

Double doors, rear egress, non-operational.

Large ceiling vents (2) front and rear stage areas without fire stop.

Theater occupancy based on seats available: 351.

Projector booth has roof access.

Attic space has extension cords as permanent wiring.

1829 Pacific. Beauty salon

Salon is 2 story. Interior stairway.

No smoke/CO2 detectors.

Extension cords as permanent wiring.
All occupancies south of Empire Theater have incorrect addressing. Must be 12 “tall.

1825. Number 5. House of Wings.
Extension cords as permanent wiring in kitchen and back of house.
2- twenty pound CO2 tanks. Unsecured.
5 head Ansel system.
3 deep fryers without side splash guards.
Strip plug energizing 2 cooling units/heavy appliances.
Exit sign at entry door not illuminating.
Crystal real estate.
Exit signs not illuminating.
2nd floor. Electrical room, ceiling panels missing.
Storage room. Holes in ceiling and walls.
2nd floor North end, room connects to theater projection room. This area has non-Illuminating exit signs.
Door access to stairway leading to 1st floor bar. Door is screwed shut. Nonoperational.

1st floor Palates studio.
Exit sign not illuminating.
Entry door does not have panic hardware.
Studio 2nd floor closet ceiling, holes in drywall.

Central Kitchen and Bar.
Exit doors do not have panic hardware.
60 pound CO2 cylinder behind bar.
Cylinder unsecured.
Commercial kitchen. 9 head Ansel system.
3 fifty pound CO2 cylinders. Unsecured.
Exit sign at rear of kitchen not illuminating.
FACP located rear of kitchen in hallway. Batteries not dated.
50-pound nitrogen cylinder unsecured.
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Centrale Kitchen  
**ADDRESS:** 1825 Pacific, Ste # 2

**STOCKTON BUS LIC:** Yes  
**Lic #:** 83823  
**FIRE PERMIT CERTIFICATE:** Yes  
**PHONE:** 9391825  
**CELL PHONE:**

**BUSINESS OWNER / REP:** Tony Spania

**DATE OF INSPECTION:** 7/14/16  
**2nd Inspection**

**HAS INFORMATION CHANGED?** Yes  
**NO**

### OCCUPANCY INFORMATION

- **A - Place of Assembly**
- **B - Business/City Buildings**
- **C - R-1 HOTEL**
- **D - R-2 RESIDENCE**
- **F - Fabrication**
- **H - Hazardous Materials**

- **M - Merchandise/Retail Sales**
- **R-1 HOTEL**
- **R-2 RESIDENCE**
- **Storage area sq. ft.**

**OTHER:**

### LIST OPERATIONAL FIRE PERMIT(S)

- **Permit Type Required**

**Place of Assembly**

### NOTICE OF VIOLATION:

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**CFC Sec. 105 Permit(s) Needed**

- **Initial Inspection**
- **Second Inspection**
- **Third Inspection**

**On or after**

**Reinspection date:** 7/28/16  
**Notify FPD date:** 8/1/16

### NOTES:

1. Compressed gas cylinders need to be secured from falling.
2. Emergency lights above exit door from kitchen not functioning.

**Inspector:** Pat Chase  
**ID #:** 2385  
**Unit:**  
**Shift:**  
**Contact Phone #:** 9335771

**Responsible Signature:**  
**Date:** 7/14/16

**White Original - Fire Prevention**  
**Yellow Copy - Co File**

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**FD-18 Revised 06/26/13**
BUSINESS NAME: Central Kitchen
ADDRESS: 1825 Pacific St
STOCKTON BUS LIC: Yes No Lc# 03903 8/31/11
FIRE PERMIT CERTIFICATE: Yes No N/A
BUSINESS OWNER / REP: Steven
PHONE: 934-8925
CELL PHONE:
DATE OF INSPECTION: 7/22/14 2nd Inspection Code Compliance
HAS INFORMATION CHANGED? Yes No

OCCUPANCY INFORMATION (Check Business Type)
☑ A - Place of Assembly Occupancy Load
☑ B - Business/City Buildings
☐ M - Merchandise/Retail Sales
☐ R-1 HOTEL ☐ R-2 RESIDENCE
Number of Units
Number of Units Checked
☐ F - Fabrication
Storage area sq. ft.
☐ H - Hazardous Materials
Storage Area sq. ft.
☐ S-1 - Repair Garage

LIST OPERATIONAL FIRE PERMIT(S)
Permit Type Required

NOTICE OF VIOLATION: Number corresponds with violation(s) on back of this form:
A: Electrical
B: Special Hazards
C: Ext / Fire Protection System
D: Exiting
E: General Housekeeping
CFC Sec. 105 Permit(s) Needed
Initial Inspection 8/18/14
Second Inspection 8/19/14
Third Inspection
No Hazards Noted ☐ Violation(s) Noted ☐
Violation(s) Corrected ☐ Violation(s) not Corrected:
Reinspection date: 8/21/14 (call)
Reinspection date:
Notify FPD date:

NOTES:
1) Ansul nozzle over stove top grill is misdirected
2) Storage area compressed gas cylinders not secured corrected on scene by ke
3) Need updated fire permit

Inspector: D. Clay ID # 1181 Unit ID: Contact Phone #: 934-8271

Respondible Signature: D. Brown Date: 7/22/14

White Original - Fire Prevention Yellow Copy - Co File
City Business License Required
7 DAY NOTICE

BUSINESS NAME: Central Kitchen
ADDRESS: 1825 Pacific
CONTACT PERSON: Emily Mangmamath
CONTROL #: 97888
SUITE #: 2
PHONE # 939 1825

YOUR BUSINESS OPERATION REQUIRES A VALID CITY OF STOCKTON BUSINESS LICENSE
You are required to appear within 7 days from the date of this notice at the City of Stockton Business License Division, City Hall, First Floor, 425 N. El Dorado St., (209) 937-8313.
Office Hours: 8:30 a.m. to 4:30 p.m., Monday-Friday. Closed every other Friday.

Operating a business without a valid license is a violation of Stockton Municipal Code (SMC) 5.04.040. Violations could result in fines, fees and an administrative citation issued by Neighborhood Services Section per SMC 1.24.020, and/or a misdemeanor citation issued by the Stockton Police Department per SMC 1.08.010. Visit stocktongov.com for additional information.

INPECTION RESULTS:
☐ Business license expired
☐ Need to apply for new license
☐ Amount due
☐ Schedule Appointment

INSPECTOR SIGNATURE: [Signature]
DATE OF NOTICE: 12/4/13

Original: COS  Yellow: Customer  Rev. 07/20/11
### ANNUAL FIRE INSPECTION

**BUSINESS NAME:** Central Kitchen
**ADDRESS:** 1825 Pacific Ste #

**STOCKTON BUS LIC:** Yes No Lic # 973.89 913113
**FIRE PERMIT CERTIFICATE:** Yes No N/A

**BUSINESS OWNER/REP:** Scott Thompson
**PHONE:** 237.825
**CELL PHONE:**

**DATE OF INSPECTION:** 12/1/13
2nd Inspection Code Compliance

**HAS INFORMATION CHANGED?** Yes No

---

### OCCUPANCY INFORMATION

- **A - Place of Assembly:** Occupancy Load
- **B - Business/City Buildings**
- **C - Fabrication** Storage area sq. ft.
- **D - Hazardous Materials**

**M - Merchandise/Retail Sales**

**R-1 HOTEL**
**R-2 RESIDENCE** Number of Units
Number of Units Checked

**High Piled Storage** Storage Area sq. ft.

**S-1 - Repair Garage**

**OTHER:**

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### LIST OPERATIONAL FIRE PERMIT(S)

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### NOTICE OF VIOLATION:

| Notice | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 |
|--------|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|
| A: Electrical |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| B: Special Hazards |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| C: Ext / Fire Protection System |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| D: Exiting |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |
| E: General Housekeeping |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |   |

**CFC Sec. 105 Permit(s) Needed**

- Initial Inspection: 12/1/13
- Second Inspection: 12/1/13
- Third Inspection: 12/1/13

**Hazards Noted:**
**Violation(s) Noted:**
**Reinspection date:** 12/1/13

**Violation(s) Corrected:**
**Violation(s) not Corrected:**

---

### NOTES:

- Secure compressed gas cylinders from falling

---

**INSPECTOR:** Pat Chang
**ID #:** 11281
**Unit:** FPD
**Shift:** Contact Phone: 237.8221

**Responsible Signature:**
**Date:** 12/1/13

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**White Original - Fire Prevention**
**Yellow Copy - Co File**

**Emily Mayermacko**

**FPD Office Use**

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ANNUAL FIRE INSPECTION

BUSINESS NAME: Centrode Kitchen + Bar
ADDRESS: 1825 Pacific Ste # 2

STOCKTON BUS LIC: ☐ Yes ☐ No Lic # 8303 8114
FIRE PERMIT CERTIFICATE: ☐ Yes ☐ No ☐ N/A

BUSINESS OWNER/REP: Scott Thompson
PHONE: 937-1825

DATE OF INSPECTION: 7/3/12 2nd Inspection
HAS INFORMATION CHANGED? ☐ Yes ☐ No

OCCUPANCY INFORMATION (Check Business Type)
☐ A - Place of Assembly
   Occupancy Load
☐ B - Business/City Buildings
☐ C - Fabrication
   Storage area sq. ft.
☐ D - Hazardous Materials
☐ M - Merchandise/Retail Sales
   ☐ R-1 HOTEL ☐ R-2 RESIDENCE
   Number of Units
   Number of Units Checked
☐ E - High Piled Storage
   Storage Area sq. ft.
☐ F - S-1 - Repair Garage

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

Permit Type Required Permit Type Required Permit Type Required

NOTICE OF VIOLATION: Number corresponds with violation(s) on back of this form:

A: Electrical
B: Special Hazards
C: Ext / Fire Protection System
D: Exiting
E: General Housekeeping

CFC Sec. 105 Permit(s) Needed:
Initial Inspection: ☐ Violation(s) Noted ☐ Violation(s) Noted
Reinspection date: 7/4/12
Second Inspection: ☐ Violation(s) Corrected ☐ Violation(s) Corrected
Reinspection date: 7/19/12
Third Inspection: ☐ Violation(s) Corrected ☐ Violation(s) Corrected
Notify FPD date:

NOTES:
1) Kitchen exit to alleyway: Best size

Door To Remain Unlocked During Business Hours
2) A Notice of Violation issued for failure to renew annual operational fire permit

3) A 7 Day Notice issued for expired business license.

Inspector: Pat Chase ID # 1128 Unit: PD Shift: Contact Phone #: 9378271

Responsible Signature: Date: 7/3/12

White Original - Fire Prevention Yellow Copy - Co File

FPD Office Use

Database ☑ Scan ☑ SunPro ☑

FD-18 Revised 06/07/10
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – CENTRALE KITCHEN & BAR:

ACTIONS

COS-Plan Check: Sprinkler System completed on 10/24/08
Gave plans to Phil Simon for review 10-23-08 JL
Approved plans returned to Julie from Phil 10-24-08 JL
See attachment 10-24-08 JL

COS-Sprinkler Test completed on 11/10/08
11-10-08: AP - All fire sprinkler heads have been installed as per the approved plans. Will require an additional fire sprinkler head in the cold box (kitchen). An As-Built drawing will be required for the new fire sprinkler head. Also advised the applicant/building owner to confirm that there is a fire sprinkler head in the mechanical closet. Will track these under the Basil’s tenant improvement permit, which has not yet been finalized by Fire. PS

COS-Annual Inspection completed on 7/25/12
7/3/12
*Formerly Miracle Mile Promenade
Kitchen exit to alleyway needs signage-Door To Remain Un....
A Notice of Violation issued for failure to renew annual operational fire permit
7 Day Notice issued for business license expiration
PC

7/25/12
Violation cleared
PC

COS-Annual Inspection completed on 12/17/13
12/4/13
Secure compressed gas cylinders from falling.
PC

12/17/13
cleared
PC

COS-Annual Inspection completed on 08/18/14
7/22/14
Ansu nozzle over stovetop grilol is misdirected.
Storage area compressed gas cylinders not secured.
Need updated fire permit
PC

8/18/14
all cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – CIBO DI VINO RESTAURANT:

ACTIONS:
COS-Fire Final: Tenant Improvement assigned on 6/25/06
6/25 - DA- Not ready, no permit. MH

COS-Plan Check: Underground Water assigned
9-4-07 - See 1825 Pacific "Miracle Mile" for all underground info. Mh

Plans needed assigned on 9/10/17
Fire Alarm plans required – AH

COS-Plan Check: Building completed on 3/17/06
Sented Plans to CCG on 8-21-06. Received plans back on 9-05-06. Contractor Resubmittal Plans on 9-22-06. Sented plans to CCG on 9-22-06. s.m
received plans on 10-12-06 not approved.
Shipped re-submitted plans to CCG "Next Day by 3:00" per Kevin Hobby. Contractor is sending check for $266.00 11-1-06 JL
Received $266.00 check in mail 11-6-06 JL
Approved plans received back from CCG 11-13-06 JL
Mailed plans back to contractor 11-14-06 JL

COS-Plan Check: Hood/Duck completed on 8/15/07
Sented plans to CCG 8-01-07 SM
Received plans back from CCG 8-15-07 it's Approved/Capt.
Higgins is in process of reviewing it. SM
Mitch Higgins returned our copy of plans to front desk 8-16-07 JL
Notified contractor plans are ready for pickup 8-16-07 JL

COS-Hood/Duct Inspection completed on 9/10/07
approved with exception that this system needs to be tied into an approved fire alarm system. AH

COS-Hood/Duct Inspection completed on 7/27/10
7/27/2010, INSPECTED HOOD & DUCT SYSTEM, OK AS OF INSPECTION, NEVER FINAL TESTED.
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – EMPIRE THEATER:

ACTIONS

COS-Plan Check: Building assigned 3/10/14
03/12/14 - PLANS SUBMITTED AND GIVEN TO ALLEN/CSG.RR

03/26/14 - CORRECTION PUNCHLIST BY ALLEN/CSG. RR SEE ATTACHMENT

03/27/14 - CORRECTION PUNCHLIST EMAILED TO APEXPLANNING@HOTMAIL.COM. RR

04-17-14: Additional comments made to correction punchlist that Allen Sigl (CSG) approved back in March. Added comments regarding the partial plan check. Site meeting will be required to review other outstanding permits where work was not inspected and/or finalized by the city. See additional comments in narrative dated 04-15-14 from PS regarding city staff meeting. PS

COS-Plan Check: Fire Alarm System completed 9/12/05
BAY ALARM. SECOND REVIEW.

PERMIT HAS EXPIRED. FILED AWAY. REE 6MARCH2006

COS-Plan Check: Fire Alarm System completed 9/29/06
Closed

COS-Fire Final: Tenant Improvement completed 9/29/06
Closed

COS-Plan Check: Fire Alarm System completed 8/30/07
Shipped plans to CCG 8-07-07 SM
Received plans back from CCG 8-30-07 it's Approved/put plans in the plans for review basket by Julie desk SM
Approved plans returned to Julie from Mitch Higgins 9-4-07 JL
contractor picked up plans 9-05-07 SM

COS-Annual Inspection completed 3/5/13
2/13/5
This was a combined inspection with building and code enforcement. The following violations were found:
1. unprotected light bulb openings
2. storage in electrical room
3. storage in exit way
4. extinguishers in need of service
5. deny access to ground floor area behind screen.
PC

3/5/13
All cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – GUSTY’S WINGS:

ACTIONS

COS-Sprinkler Test scheduled on 11/10/08
11-10-08: DA - Performed a visual inspection of the fire sprinkler work that was completed for the tenant improvements of Units #1, #3 and #4. The inspection was disapproved due to incorrect information. Plans do not reflect actual tenant improvement work (i.e., walls are not reflected, fire sprinkler heads are missing, etc.). Advised the applicant/owner (Kit) to resubmit new plans that show the actual layout of units #1, #3 and #4.
PS

COS-Plan Check: Sprinkler System completed on 11/4/06
Shipped plans to CCG 8-21-06 Received plans back from CCG 9-05-06 it’s NOT Approved contractor
Resubmittal plans 9-22-06 and shipped 1st resubmittal plans to CCG 9-22-06 Received plans back from CCG 10-12-06 it’s NOT Approved
Shipped 2nd resubmittal plans to CCG "Next Day by 3:00" per Kevin Hobby. Contractor is sending check for $266.00 11-01-06 JL Received $266.00 check in mail 11-06-06 JL
Approved plans received back from CCG 11-13-06 JL
Mailed plans back to contractor 11-14-06 JL

COS-Plan Check: Underground completed on 11/25/06
Shipped Plans to CCG 7-16-07 SM
Received plans back from CCG 7-26-07 it's Approved/
Bill Catlett needed to review it before release it to the contractor SM
Notified contractor 7-26-07 to pick up plans SM

COS-Underground Check Material completed on 8/20/07
Plans return from CCG 7-25-07 it's Approved
Bill Catlett needed to review plans before release it to contractor SM, EVERY THING IS ON THE WALL

COS-Underground Pressure Test completed on 8/20/07
200 LBS. FOR 2 HRS.

COS-Underground Flush completed on 8/20/07
FLUSHED OUT OF 2 21/2 '' HOSES FOR 10 MIN

COS-Sprinkler Test completed on 9/5/07
9-5-07 - Inspected and approved by A. Hall. mh

COS-Plan Check: Sprinkler System completed on 10/24/08
Plans submitted 10-21-08 CL
Gave plans to Phil 10-21-08 CL
Approved plans returned to Julie from Phil 10-24-08 JL
See attachment 10-24-08 JL

Prepared 3/29/18 Page 6
COS-Annual Inspection completed on 4/19/11

COS-Annual Inspection completed on 7/17/12
7/3/12
Hood & duct needs 6-month service
Extinguisher needs annual service
Close off access to area west of kitchen area (adjacent business)
PC

7/17/12
All cleared
PC

COS-Annual Inspection completed 5/20/14
5/20/14
No violations
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – JAM FACTORY:

ACTION

COS-Mercantile Inspection completed on 3/5/08
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – MATINEE BAR:

ACTIONS

COS-Plan Check: Building completed on 11/16/07

COS-Fire Final: Tenant Improvement completed on 11/10/08
11-10-08: AP - Met with building owner to walk the building for the new fire sprinkler work. Part of the inspection included this tenant space. The tenant improvement work was completed. Advised the tenant to provide occupant load signs prior to public opening. Will follow up - OK to sign off permit at this time. PS

COS-Annual Inspection completed on 1/24/12
1/17/12
Emergency light nonfunctioning
Lower storage in attic to more than 18" from sprinklers
PC

1/24/12
Cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – STOCKTON ROYAL THEATER:

ACTIONS

1st Qtr Permit Inspection scheduled on 3/31/06
COS-Mercantile Inspection completed on 6/5/02
1st Qtr Permit Inspection completed on 4/8/04
1st Qtr Permit Inspection completed on 5/9/11

FINDINGS

5-Extinguishers-Service cleared on 3/12/14
11-Exits-Obstructions cleared on 3/12/04
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – THE MILE:

ACTIONS

COS-Annual Inspection completed on 11/18/13
10/16/13
Post occupancy load 250
Replace light switch plate in employees room
Replace scuttle hole in stairway
PC

11/18/13
All cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1831 PACIFIC AV – CASA FLORES MEXICAN RESTAURANT:

ACTIONS

COS-Mercantile inspection completed on 5/5/12

1\textsuperscript{ST} QTR Permit Inspection completed on 4/4/04 – no violations

1\textsuperscript{ST} QTR Permit Inspection completed on 4/11/05

COS-Company Level Inspection completed on 11/17/08

COS-Company Level Inspection completed on 2/22/10

COS-Plan Check: Hood/Duct completed on 11/10/10
11-09-10 Hood & Duct plan submitted and gave to Phil.sm
11-10-10 Final approval by Phil see attachment and notified contractor that plan are ready for pickup.sm
11-10-10 Phil hand delivery the plan to Abel.sm

4\textsuperscript{th} QTR Permit Inspection completed on 1/24/11

COS-Hood & Duct Inspection completed on 3/18/11
031811 - AP - Manual pull and fusible link test with audible device approved per plans – trs

3rd QTR Permit Inspection completed on 12/21/11

COS-Annual Inspection completed on 1/12/12
12/12/11
Garbage can blocks kitchen extinguisher
Post signage on north exit door: Door To remain....
PC
1/12/12
All clear
PC

COS-Annual Inspection completed on 1/2/13
1/2/13
No violations
PC

COS-Annual Inspection completed on 12/18/13
12/4/13
Label switches in electrical breaker box.
Replaced spacer in electrical breaker box.
Put cover plate on ceiling electrical above refrigerator.
PC
12/18/13
All cleared PC

Prepared 3/29/18 Page 13
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ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – CENTRALE KITCHEN & BAR:

ACTIONS

COS-Plan Check: Sprinkler System completed on 10/24/08
Gave plans to Phil Simon for review 10-23-08 JL
Approved plans returned to Julie from Phil 10-24-08 JL
See attachment 10-24-08 JL

COS-Sprinkler Test completed on 11/10/08
11-10-08: AP - All fire sprinkler heads have been installed as per the approved plans. Will require an additional fire sprinkler head in the cold box (kitchen). An As-Built drawing will be required for the new fire sprinkler head. Also advised the applicant/building owner to confirm that there is a fire sprinkler head in the mechanical closet. Will track these under the Basil's tenant improvement permit, which has not yet been filed by Fire. PS

COS-Annual Inspection completed on 7/25/12
7/3/12
*Formerly Miracle Mile Promenade
Kitchen exit to alleyway needs signage-Door To Remain Un....
A Notice of Violation issued for failure to renew annual operational fire permit
7 Day Notice issued for business license expiration
PC

7/25/12
Violation cleared
PC

COS-Annual Inspection completed on 12/17/13
12/4/13
Secure compressed gas cylinders from falling.
PC

12/17/13
cleared
PC

COS-Annual Inspection completed on 08/18/14
7/22/14
Ansol nozzle over stovetop grilol is misdirected.
Storage area compressed gas cylinders not secured.
Need updated fire permit
PC

8/18/14
all cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV - CIBO DI VINO RESTAURANT:

ACTIONS:
COS-Fire Final: Tenant Improvement assigned on 6/25/06
6/25 - DA- Not ready, no permit. MH

COS-Plan Check: Underground Water assigned
9-4-07 - See 1825 Pacific "Miracle Mile" for all underground info. Mh

Plans needed assigned on 9/10/17
Fire Alarm plans required -- AH

COS-Plan Check: Building completed on 3/17/06
Sent plans to CCG on 8-21-06. Received plans back on 9-05-06. Contractor Resubmittal Plans on 9-22-06. Sent plans to CCG on 9-22-06. SM
received plans on 10-12-06 not approved.
Shipped re-submitted plans to CCG "Next Day by 3:00" per Kevin Hobby. Contractor is sending check for $266.00 on 11-1-06 JL.
Received $266.00 check in mail 11-6-06 JL
Approved plans received back from CCG 11-13-06 JL.
Mailed plans back to contractor 11-14-06 JL

COS-Plan Check: Hood/Duck completed on 8/15/07
Shipped plans to CCG 8-01-07 SM.
Received plans back from CCG 8-15-07 it's Approved/Capt.
Higgins is in process of reviewing it. SM
Mitch Higgins returned our copy of plans to front desk 8-16-07 JL
Notified contractor plans are ready for pickup 8-16-07 JL

COS-Hood/Duct Inspection completed on 9/10/07
approved with exception that this system needs to be tied into an approved fire alarm system. AH

COS-Hood/Duct Inspection completed on 7/27/10
7/27/2010, INSPECTED HOOD & DUCT SYSTEM, OK AS OF INSPECTION, NEVER FINAL TESTED.
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – EMPIRE THEATER:

ACTIONS

COS-Plan Check: Building assigned 3/10/14
03/12/14 - PLANS SUBMITTED AND GIVEN TO ALLEN/CSG RR

03/26/14 - CORRECTION PUNCHLIST BY ALLEN/CSG RR SEE ATTACHMENT

03/27/14 - CORRECTION PUNCHLIST EMAILED TO APEXPLANNING@HOTMAIL.COM RR

04-17-14: Additional comments made to correction punchlist that Allen Sigl (CSG) approved back in March. Added comments regarding the partial plan check. Site meeting will be required to review other outstanding permits where work was not inspected and/or finaled by the city. See additional comments in narrative dated 04-15-14 from PS regarding city staff meeting. PS

COS-Plan Check: Fire Alarm System completed 9/12/05
BAY ALARM. SECOND REVIEW.

PERMIT HAS EXPIRED. FILED AWAY. REE 6MARCH2006

COS-Plan Check: Fire Alarm System completed 9/29/06
Closed

COS-Fire Final: Tenant Improvement completed 9/29/06
Closed

COS-Plan Check: Fire Alarm System completed 8/30/07
Shipped plans to CCG 8-07-07 SM
Received plans back from CCG 8-30-07 it’s Approved/put plans in the plans for review basket by Julie desk SM
Approved plans returned to Julie from Mitch Higgins 9-4-07 JL contractor picked up plans 9-05-07 SM

COS-Annual Inspection completed 3/5/13
2/13/5
This was a combined inspection with building and code enforcement. The following violations were found:
1. unprotected light bulb openings
2. storage in electrical room
3. storage in exit way
4. extinguishers in need of service
5. deny access to ground floor area behind screen.
PC

3/5/13
All cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – GUSTY’S WINGS:

ACTIONS

COS-Sprinkler Test scheduled on 11/10/08
11-10-08: DA - Performed a visual inspection of the fire sprinkler work that was completed for the tenant improvements of Units #1, #3 and #4. The inspection was disapproved due to incorrect information. Plans do not reflect actual tenant improvement work (i.e., walls are not reflected, fire sprinkler heads are missing, etc.). Advised the applicant/owner (Kit) to resubmit new plans that show the actual layout of units #1, #3 and #4.
PS

COS-Plan Check: Sprinkler System completed on 11/4/06
Shipped plans to CCG 8-21-06 Received plans back from CCG 9-05-06 it’s NOT Approved contractor Resubmittal plans 9-22-06 and shipped 1st resubmittal plans to CCG 9-22-06 Received plans back from CCG 10-12-06 it’s NOT Approved
Shipped 2nd resubmittal plans to CCG "Next Day by 3:00" per Kevin Hobby. Contractor is sending check for $266.00 11-01-06 JL Received $266.00 check in mail 11-06-06 JL
Approved plans received back from CCG 11-13-06 JL
Mailed plans back to contractor 11-14-06 JL

COS-Plan Check: Underground completed on 11/25/06
Shipped Plans to CCG 7-16-07 SM
Received plans back from CCG 7-26-07 it’s Approved/
Bill Catlett needed to review it before release it to the contractor SM
Notified contractor 7-26-07 to pick up plans SM

COS-Underground Check Material completed on 8/20/07
Plans return from CCG 7-25-07 It’s Approved
Bill Catlett needed to review plans before release it to contractor SM, EVERY THING IS ON THE WALL

COS-Underground Pressure Test completed on 8/20/07
200 LBS. FOR 2 HRS.

COS-Underground Flush completed on 8/20/07
FLUSHED OUT OF 2 21/2 " HOSES FOR 10 MIN

COS-Sprinkler Test completed on 9/5/07
9-5-07 - Inspected and approved by A. Hall. mh

COS-Plan Check: Sprinkler System completed on 10/24/08
Plans submitted 10-21-08 CL
Gave plans to Phil 10-21-08 CL
Approved plans returned to Julie from Phil 10-24-08 JL
See attachment 10-24-08 JL
COS-Annual Inspection completed on 4/19/11

COS-Annual Inspection completed on 7/17/12
7/3/12
Hood & duct needs 6-month service
Extinguisher needs annual service
Close off access to area west of kitchen area (adjacent business)
PC

7/17/12
All cleared
PC

COS-Annual Inspection completed 5/20/14
5/20/14
No violations
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – JAM FACTORY:

ACTION

COS-Mercantile Inspection completed on 3/5/08
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – MATINEE BAR:

ACTIONS

COS-Plan Check: Building completed on 11/16/07

COS-Fire Final: Tenant Improvement completed on 11/10/08
11-10-08: AP - Met with building owner to walk the building for the new fire sprinkler work. Part of the inspection included this tenant space. The tenant improvement work was completed. Advised the tenant to provide occupant load signs prior to public opening. Will follow up - OK to sign off permit at this time. PS

COS-Annual Inspection completed on 1/24/12
1/17/12
Emergency light nonfunctioning
Lower storage in attic to more than 18" from sprinklers
PC

1/24/12
Cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – STOCKTON ROYAL THEATER:

**ACTIONS**

1st Qtr Permit Inspection scheduled on 3/31/06  
COS-Mercantile Inspection completed on 6/5/02  
1st Qtr Permit inspection completed on 4/8/04  
1st Qtr Permit Inspection completed on 5/9/11

**FINDINGS**

5-Extinguishers-Service cleared on 3/12/14  
11-Exits-Obstructions cleared on 3/12/04
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – THE MILE:

ACTIONS

COS-Annual Inspection completed on 11/18/13
10/16/13
Post occupancy load 250
Replace lightswitch plate in employees room
Replace scudtle hole in stairway
PC

11/18/13
All cleared
PC
ENTRIES Copied FROM SUNPRO FOR 1831 PACIFIC AV – CASA FLORES MEXICAN RESTAURANT:

ACTIONS

COS-Mercantile inspection completed on 5/5/12

1st QTR Permit Inspection completed on 4/4/04 – no violations

1st QTR Permit Inspection completed on 4/11/05

COS-Company Level Inspection completed on 11/17/08

COS-Company Level Inspection completed on 2/22/10

COS-Plan Check: Hood/Duct completed on 11/10/10
11-09-10 Hood & Duct plan submitted and gave to Phil.sm
11-10-10 Final approval by Phil see attachment and notified contractor that plan are ready for pickup.sm
11-10-10 Phil hand delivery the plan to Abel.sm

4th QTR Permit Inspection completed on 1/24/11

COS-Hood & Duct Inspection completed on 3/18/11
031811 - AP - Manual pull and fusible link test with audible device approved per plans – trs

3rd QTR Permit Inspection completed on 12/21/11

COS-Annual Inspection completed on 1/12/12
12/12/11
Garbage can blocks kitchen extinguisher
Post signage on north exit door: Door To remain....
PC
1/12/12
All clear
PC

COS-Annual Inspection completed on 1/2/13
1/2/13
No violations
PC

COS-Annual Inspection completed on 12/18/13
12/4/13
Label switches in electrical breaker box.
Replaced spacer in electrical breaker box.
Put cover plate on ceiling electrical above refrigerator.
PC
12/18/13
All cleared PC
NOTICE AND ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS

JUNE 7, 2017 IMMEDIATELY DISCONTINUE ALL BUSINESS OPERATIONS
JUNE 7, 2017 BY 5:00 PM DISCONTINUE ALL OCCUPANCY FOR RESIDENTIAL PURPOSES
JUNE 9, 2017 1:00 PM DISCONTINUE ALL OCCUPANCY OF THE BUILDING

JUNE 7, 2017

OCCUPANT/BUSINESSES
ANY/ALL OCCUPANTS/BUSINESSES
1825 – 1831 PACIFIC AVENUE
STOCKTON, CA 95204

CHRISTOPHER J BENNITT
P.O. BOX 6946
STOCKTON, CA 95208

BANK OF AGRICULTURE AND COMMERCE
2021 W MARCH LANE, STE 2D
PO BOX 7066
STOCKTON, CA 95208

RE: 1825 THROUGH 1831 PACIFIC AVENUE (137-020-42) CASE 12-100159

PLEASE TAKE NOTICE THAT The subject property has been deemed a Hazardous and Dangerous building in violation of multiple regulations of the California Fire Code and the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, chapter 3, section 302 as adopted by the Stockton Municipal Code. Recent inspections by enforcement staff of the City of Stockton found the following immediately Hazardous and Dangerous conditions throughout the building, as more fully noted on the attached list of violations.

These Hazardous and Dangerous conditions located throughout the building pose such an immediate threat to the life, limb, health, safety, and welfare of the public at large and the occupants of this property as to constitute an emergency.

THEREFORE NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS ORDERED VACATED JUNE 7, 2017 IMMEDIATELY FOR BUSINESS PURPOSES pursuant to Uniform Code for the Abatement of Dangerous Buildings, Section 401.2 et seq. Further Notice is provided that the building and affected businesses cannot be re-occupied until such time as all violations are corrected and approved by the Building Official and Fire Marshal.
NOTICE & ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS
CHRISTOPHER J BENNITT
JUNE 7, 2017
Page 2

RE: 1825 THROUGH 1831 PACIFIC AVENUE (137-020-42) CASE 12-100159

A copy of this Notice and Order to Vacate will be posted on the property. The lessor cannot retaliate against a lessee pursuant to section 1942.5 of the Civil Code. No person shall remain in or enter the posted property for any purpose, including conducting any operations, until a building permit has been acquired from the City to repair or demolish the building, and all required repairs have been approved by the City of Stockton. No person shall remove or deface any such Notice after it is posted until the required repairs or demolition have been completed and approved by the City of Stockton. Any person violating these provisions is guilty of a misdemeanor and is subject to imprisonment in the county jail for six months or a fine of $1,000, or both.

Any person having record title or legal interest in this property has the right to appear before an Administrative Hearing Officer and appeal the City's action by submitting the hearing fee of $84.75 with an appeal request form to The Community Development Department at the address listed above within ten (10) days of the postmarked date of this letter, pursuant to Stockton Municipal Code (S.M.C.) section 1.44.070. Submission of an appeal does not stay the Order to vacate the premises (Uniform Code for the Abatement of Dangerous Buildings, Section 504 and Uniform Housing Code Section 1204). Failure to file such an appeal shall constitute a waiver of all rights to an Administrative Hearing and adjudication of the Notice and Order or to any portion thereof.

Failure to abate will also result in reinspection fee(s) for each inspection until compliance is obtained. The amount charged for reinspection(s) is determined by the fee schedule of the individual departments. In addition, non-compliance may result in further action being taken against you, including, but not limited to Administrative Citations being issued, the violation(s) being abated at your expense, an Administrative fee of up to $658.00, and/or civil penalties of up to $1,000 per day. All violations listed herein must be abated by repair and approved prior to reoccupancy. Required permits for repairs or demolition must be obtained before commencing work.

If you have any questions, please contact Senior Code Enforcement Officer Carrie Lane at (209) 937-8368.

David Kwong
Director/Community Development Department

Erik Newman
Fire Chief, Stockton Fire Department

DK/EN:CAL:vr
LIST OF VIOLATIONS

I. DANGEROUS AND HAZARDOUS CONDITIONS MANDATING A NOTICE TO VACATE:

A. Failure to comply with Previous Violation Notices and Stipulation Agreement:

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

B. Dangerous Conditions at Empire/Royal Theatre – 1825 Pacific Avenue:

1. Illegal, un-permitted alterations and additions to the tenant occupied spaces. – SMC 15.04.250, 260, 310 // UCADB 302.13

2. Blocked exit pathways within the main theatre. – UCADB 302.2 // CBC 1014.4

3. West side and East side exit doors within the main theatre do not open correctly presenting a hazard in the event of an emergency. – CBC 1008.1.8.7 // UCADB 302.2
4. West side and East side emergency lights within the main theatre are not functioning which will prevent people from locating exit doors in an emergency. — CFC 604.6

5. The ceiling throughout the theatre is damaged and deteriorated due to water intrusion. — CFC 703.1 // UCADB 302.13

6. There are multiple extension cords being used as permanent sources of electrical installation throughout the theatre. — CFC 605.5

7. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area have been constructed without meeting minimum Building code standards. — UCADB 302.13 // CFC 703.1

8. The curtain on the north stage is not flame retardant. — CFC 807.3 Title 19, Division 1, S.08. Decorative Materials // UCADB 302.13

C. Dangerous Conditions at Empresso Coffee House Including Seating and Patio Area – 1625 Pacific Avenue:

1. The entrance and exit from the Coffee shop and the main Theatre are blocked, which will prevent people from utilizing the exits in the event of an emergency. — CFC 1028.3

2. There are inoperable Exit signs and/or disconnected Exit signs within the Coffee portion of the building which will prevent patrons from locating the exit in the event of an emergency. — UCADB 302.13 // CFC 604.6.1

3. There are unsecured compressed gas cylinders being stored within the Coffee shop as well as in the seating/patio area. — CFC 5303.5.3

4. There are multiple extension cords being used as permanent sources of electrical installation throughout the business and seating area, including the electric room, storage rooms, box office and the office area. In addition, extension cords have actually been installed through holes cut in the walls, ceilings, doorways and other locations. Many of the extension cords are damaged and deteriorated, presenting an even high risk of fire. — CFC 605.5 // UCADB 302.13
5. Extension cords have been placed underneath the mats which employees stand on behind the service counter of the Coffee shop. These extension cords are all that are used to supply electricity to island equipment, rather than installation of permanent sources of electrical installation. These cords are damaged/deteriorated and being walked on, further damaging them and increasing the fire risk. – CFC 605.5

6. The stage lighting at the Lobby Piano Is connected with extension cords. – CFC 605.5

7. There is illegal exposed wiring in the storage area off the seating area, the electric room off the seating area and the box office area. Further, the extension cords for the equipment is damaged or deteriorated in the storage area, increasing the fire risk. – UCADB 302.13 // CFC 605.6

8. There is illegal wiring and extension cords being used at Lobby box office ticket windows and used to light up the advertisement boards. – UCADB 302.13 // CFC 605.3

9. The required Fire extinguishers have not been properly serviced and are not operational. – CFC 906.2

D. **Dangerous Conditions at Centrale – 1825 Pacific Avenue, Suite 2:**

1. There are unsecured compressed gas cylinders being stored within Centrale. – CFC 3003.5.3 // CFC 5303.5.3

2. The Exit sign at the rear of the kitchen Is not illuminated, which will prevent patrons from locating the exit in the event of an emergency. – CFC 1013.3

3. There are multiple extension cords being used as permanent sources of electrical installation throughout the business. – CFC 605.5

4. There are missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13
5. There is illegal exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

E. Dangerous Conditions at Catalyst Realty – 1825 Pacific Avenue, Suites 3 and 4:

1. There are multiple extension cords being used as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

2. The second story emergency exit is not accessible, preventing the required exiting in the event of an emergency. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

3. The Exit signs within Catalyst Realty are not illuminated, which will prevent people from locating exit doors in an emergency. – CFC 1013.3

F. Dangerous Conditions at Gusty Wings – 1825 Pacific Avenue, Suite 5:

1. There are multiple extension cords being used as permanent sources of electrical installation throughout the restaurant. – CFC 605.5 // UCADB 302.13

2. The fat fryer on the west side of the cookers is not positioned under hood and duct system nozzle. – CFC 904.1 // NFPA 17A

G. Dangerous Conditions at The Mile – 1825 Pacific Avenue, Suite 6:

1. The main Front roll up door does not operate properly in the open safely and securely. Currently, the door is secured open by use of a screwdriver as a wedge, which if accidentally knocked out would cause serious injury to persons in its path. – UCADB 302.13

2. There are multiple extension cords being used as permanent sources of electrical installation throughout The Mile. – CFC 605.5

3. There is an extension cord that is running through an upstairs office window to power the outside exterior lighting. – CFC 605.5

4. The interior space behind the wall at the upper level of the stairway is open and does not provide the required fire protection and would serve to spread a fire very rapidly throughout the entire building. – CFC 703.1 // UCADB 302.13
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5. The wall is breached at the west side of the bar and does not provide fire protection and would serve to spread a fire very rapidly throughout the entire building. – CFC 703.1 // UCADB 302.13

6. There is exposed electrical wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

H. Illegal Living Unit/Dangerous Conditions at Former Office Space conversion – 1827 Pacific Avenue:

1. Illegal, un-permitted alteration of Office space into a rented dwelling unit. – UCADB 302.9 // 15.04.250, 260, 310

2. The exterior door of the rented dwelling unit has a dual-keyed lock which would not allow the occupant to exit in an emergency without the use of a key. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

3. The windows have permanent bars blocking emergency exiting and do not meet the minimum sizing to allow for emergency escape and rescue. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

4. The required interior hall lighting at the stairs is not working. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.l

5. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet the minimum requirements as a bedroom. – UHC 503.2 // UCADB 302.13

6. The ceiling material throughout the living space is damaged and deteriorated. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

7. The wall material throughout the living space is damaged and deteriorated. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

8. The bathroom ventilation system and light is illegally installed in the shower and does not meet the minimum safety requirements for wet locations. – SMC 15.24.030 (b) 6 // H&S 17920.3.f
9. There are missing and damaged receptacle covers and light switch plate covers throughout the living unit. — UHC 701.2

10. There are missing handrails on loft stairway making an unsafe exit pathway. — SMC 15.24.030 (b) 9 // H&S 17920.3.1

11. There are no carbon monoxide and smoke detectors installed in the living space as required by code to notify. — 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

1. **Dangerous Conditions at Serendipity Salon — 1829 Pacific Avenue:**

   1. The stairs to the second floor of the Salon do not meet the minimum Building code requirements for size, width, handrails and other requirements creating a hazardous condition. — UCADB 302.1

   2. Extension cords are being used as the permanent sources of electrical power for all equipment in the salon. — CFC 605.5

3. There are missing illuminated exit signs and exit lighting that would prevent occupants from being able to locate exits in the event of an emergency. — CFC 1013.3 // UCADB 302.13

J. **Dangerous Conditions at Casa Flores Restaurant — 1831 Pacific Avenue:**

1. There are missing panel covers on the electrical sub-panels which create a fire and electrical shock hazard. — CFC 605.6

2. There are missing illuminated exit signs and exit lighting which would prevent occupants from being able to locate exits in the event of an emergency. — CFC 1013.3

3. There is damaged sheetrock in the stairway behind the register, creating a potential fire hazard. — SMC 15.24.030 (b) 9 // CFC 703.1

4. There is a high fire hazard which exists as a result of the significant buildup of grease in the flue cooking vent. — CFC 904.12.6
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5. The Restaurant's kitchen is either missing the required Fire extinguishers, or the existing extinguishers are not those that are required to be installed in a commercial kitchen operation to be used in the event of a grease or similar fire. -- CFC 904.12.5.2

6. There is an accumulation of excessive grease from the exhaust hood and cooking appliances in the kitchen area. -- CFC 904.12.6

7. The Restaurant is currently using a plastic storage cover plate in the attic storage area rather than the approved fire rated cover, which is required to help contain a grease fire in the kitchen from spreading rapidly to the attic area, and then throughout the entire building. -- CFC 703.1

8. There is a potential fire hazard caused by the exposed wiring in the bathroom on the second level storage area which is accessed by the stairway behind the register. -- CFC 605.6

9. There are multiple extension cords being used as permanent sources of electrical installation throughout the Restaurant. -- CFC 605.5

II. CONDITIONS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

A. Lack of or improperly installed sprinkler/fire protection systems. -- SMC 15.12.040

B. Dangerous Conditions at Empire/Royal Theatre -- 1825 Pacific Avenue:

1. The electrical panels/shutoffs require identification and labeling. -- NEC 408.4 A

2. Repair the damaged and deteriorated paths of travel in the seating area within the theatre. -- UCADB 302.13

3. The ceiling scuttle door is missing inside the closet next to the east exit door. -- CFC 703.1

4. Repair the damaged and deteriorated electrical receptacle outlet cover plates throughout the theatre. -- CFC 605.6
C. Dangerous Conditions at Empresso Coffee and Seating/Patio Area – 1825 Pacific Avenue:

1. The test switch is missing on the emergency lighting to the north of the entrance/exit. – CFC 604.6.1

2. The exit sign to the north of the entrance/exit door does not operate properly and would prevent someone from locating an exit in an emergency. – CFC 604.6.1

3. Provide appropriate clearance around electrical sub-panels throughout the Coffee shop which are currently blocked by storage and other items. – NEC 110.26.A // UCADB 302.13

4. Provide covers on all open electrical boxes, electrical panels to include dead front, light fixtures, receptacle outlets and other electrical covers throughout the Coffee shop, the seating area and the patio area which are missing. – CFC 605.6

5. Repair damaged and/or missing receptacle covers throughout the Coffee shop and seating area. – CFC 605.6

6. Repair the ceiling material in the kitchen area which is damaged, deteriorated and missing. – CFC 703.1 // UCADB 302.13

D. Dangerous Conditions at Balance Physical Therapy – 1825 Pacific Avenue, Suite 1:

1. The railings on the interior stairway are not connected to the stairs and pose a safety hazard. – UCADB 302.2

E. Dangerous Conditions at Centrale – 1825 Pacific Avenue, Suite 2:

1. Completely remove the accumulation of grease and debris from kitchen hoods and cooking appliances in the Restaurant which, could create a fire hazard. – CFC 904.12.6
F. **Dangerous Conditions at Catalyst Realty – 1825 Pacific Avenue, Suites 3 and 4:**

1. Repair the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

2. Repair the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

G. **Dangerous Conditions at Gusty Wings – 1825 Pacific Avenue, Suite 5:**

1. The fat fryers need side splash guards. – CFC 904.1 // NFPA 17A

2. Completely clean grease from hood areas and walls which could create a fire hazard. – CFC 904.11.6.3

3. Completely remove the garbage, debris and other combustible items being stored around the water heater. – CFC 315.3.3

H. **Dangerous Conditions at The Mile – 1825 Pacific Avenue, Suite 6:**

1. There is not proper clearance provided around the electrical sub-panels throughout the establishment, including the kitchen and bar area. – NEC 110.26.A // UCADB 302.13

2. All Fire extinguishers need to be within 75 feet of the area to be protected. – CFC Table 906.3.1

I. **Dangerous Conditions at Serendipity Salon – 1829 Pacific Avenue:**

1. There is not proper clearance provided around the electrical sub-panel. – UCADB 302.13 // NEC 110.26.A

2. Repair the missing or damaged electrical covers throughout the Salon. – CFC 605.6

3. The Fire extinguishers require proof of annual service/recharge. – CFC 906.2
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1. Dangerous Conditions at Casa Flores Restaurant — 1831 Pacific Avenue:

1. There is not proper clearance provided around the electrical sub-panel. — UCADB 302.13 // NEC 110.26.A

2. The electrical installation within the footprint of the kitchen exhaust hood at the cooking area is not correctly installed. — NEC 110.26.A // UCADB 302.13

3. There is damaged ceiling, floors and walls throughout the restaurant, the kitchen, the storage area, the bathrooms and the stairway. — CFC 703.1

4. There is an accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, the electrical rooms, the mechanical rooms, the stairs and other locations throughout the Restaurant. — CFC 315

5. There are improperly installed hand rails on the stairway behind the register. — UCADB 302.2

6. There is damaged stair covering (tile) on the stairway behind the register. — UCADB 302.2

7. There are missing or damaged electrical receptacle covers throughout the restaurant. — CFC 605.6

III. CORRECTIVE ACTIONS REQUIRED FOR THE DANGEROUS AND HAZARDOUS CONDITIONS:

1. Submit two complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to the entire parcel address to comply with the currently adopted 2016 Building codes and Stockton Municipal codes to the Community Developments Department. This shall include, but not limited to the following listed violations. — 15.04.250, 260, 310 // UCADB 302.13
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Empire/Royal Theatre:

1. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB 302.2 // CBC 1014.4

2. Repair or replace west side exit door which does not operate properly. – CBC 1008.1.8.7 // UCADB 302.2

3. Repair or replace east side exit door which does not operate properly. – CBC 1008.1.8.7 // UCADB 302.2

4. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

5. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

6. Determine the source of the water intrusion throughout the theatre which has caused the ceiling to be damaged and/or deteriorated. Once determined, repair appropriately. Replace the damaged, deteriorated and/or missing ceiling material throughout and properly seal. – CFC 703.1 // UCADB 302.13

7. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

8. Legally construct and/or remove the separation walls between Main Theatre, dressing rooms, storage areas and north storage area which are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

9. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, 5.08. Decorative Materials // UCADB 302.13

Empresso Coffee and Seating/Patio area:

1. Clear hazards near the entrance/exit which are a hazard for people exiting the theatre. – CFC 1028.3
2. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer required or in service. – UCADB 302.13 // CFC 604.6.1

3. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

4. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. – CFC 605.5 // UCADB 302.13

5. Remove the stage lighting at the Lobby Piano which are connected with extension cords. – CFC 605.5

6. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. – UCADB 302.13 // CFC 605.6

7. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. – UCADB 302.13 // CFC 605.3

8. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. – UCADB 302.13

9. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. – CFC 906.2

Centrale:

1. Properly secure all compressed gas cylinders in an approved manner. – CFC 3003.5.3 // CFC 5303.5.3

2. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. – CFC 1013.3

3. Cease using extension cords as permanent sources of electrical installation throughout the business. – CFC 605.5

4. Replace all missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13
5. Properly cap all exposed wiring in the exterior patio area of Centrale. — UCADB 302.13 // CFC 605.6

Catalyst Realty:

1. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. — CFC 605.5

2. Second story emergency exit is not accessible or installed to meet the minimum exiting requirements. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. — CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

3. Repair or replace the exit sign which is not illuminated. — CFC 1013.3

Gusty Wings:

1. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. — CFC 605.5 // UCADB 302.13

2. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. — CFC 904.1 // NFPA 17A

The Mile:

1. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. — UCADB 302.13

2. Cease using extension cords as permanent sources of electrical installation throughout The Mile. — CFC 605.5

3. Eliminate extension cord from upstairs office to outside exterior lighting. — CFC 605.5

4. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. — CFC 703.1 // UCADB 302.13
5. Properly repair the wall breach west of the bar with fire-rated construction. -- CFC 703.1 // UCADB 302.13

6. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. -- UCADB 302.13 // CFC 605.6

Rented Dwelling Unit:

1. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. -- UCADB 302.9 // 15.04.250, 260, 310.

2. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must function properly during an emergency without the use of tools, i.e. keys. Remove the dual-keyed lock and Install an approved locking mechanism. -- SMC 15.24.030 (b) 12 // H&S 17920.3.1 // UCADB 302.13 // CBC 1008.1.8.7

3. Properly install windows which are code compliant for emergency egress during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. -- SMC 15.24.030 (b) 12 // H&S 17920.3.1 // UCADB 302.13 // CBC 1008.1.8.7

4. Properly repair or replace the interior hall lighting. -- UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.l

5. Cease occupying the room next to the kitchen/bathroom area as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. -- UHC 503.2 // UCADB 302.13

6. Properly repair the damaged and/or missing ceiling material throughout the living space. -- SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

7. Repair or replace the damaged wall material throughout the living space. -- SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

8. Properly install bathroom lighting and bathroom ventilation system. -- SMC 15.24.030 (b) 6 // H&S 17920.3.f
9. Properly install receptacle covers and light switch plate covers throughout the living unit. – UHC 701.2.

10. Properly install code compliant handrails on loft stairway. – SMC 15.24.030 (b) 9 // H&S 17920.3.i

11. Properly install required carbon monoxide and smoke alarms in an approved manner. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

Serendipity Salon:

1. Properly construct the stairs to the second floor of the Salon which do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

2. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5

3. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

Casa Flores Restaurant:

1. Install all missing panel covers on sub-panels. – CFC 605.6

2. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

3. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

4. Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030 (b) 9 // CFC 703.1

5. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

6. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2
7. Properly remove the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. — CFC 904.12.6

8. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. — CFC 703.1

9. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. — CFC 605.6

10. Cease using extension cords as permanent sources of electrical installation. — CFC 605.5

11. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10% (ten percent), an automatic fire sprinkler system shall be installed within the building. — SMC 15.12.040

IV. CORRECTIVE ACTIONS REQUIRED FOR CONDITIONS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

Empire/Royal Theatre:

1. Properly identify and label electrical panels/disconnects. — NEC 408.4 A

2. Repair or replace damaged, deteriorated paths of travel in seating area (i.e. steps) and the covering material within the theatre. — UCADB 302.13

3. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. — CFC 703.1

4. All electrical outlet cover plates must be intact throughout the theatre. — CFC 605.6

Empresso Coffee and Seating/Patio area:

1. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. — CFC 604.6.1
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2. The exit sign to the north of the entrance/exit door does not function properly. Repair or replace to ensure correct operation. – CFC 604.6.1

3. Provide proper clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

4. Properly install covers on all open electrical boxes, panels to include dead front, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6

5. Repair or replace all damaged and/or missing receptacle covers throughout Empresso Coffee and seating area. - CFC 605.6

6. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

Balance Physical Therapy:

1. Properly secure and install code compliant stair railings on the interior stairway. – UCADB 302.2

Centrale:

1. Properly clean all grease and debris from kitchen hoods and cooking appliances. – CFC 904.12.6

Catalyst Realty:

1. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

2. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

Gusty Wings:

1. Properly install splash guards on fat fryers. – CFC 904.1 // NFPA 17A

2. Properly clean grease from hood areas and walls. – CFC 904.11.6.3
3. Remove all items being stored around water heater and allow access to unit. — CFC 315.3.3

The Mile:

1. Provide proper clearance around sub-panels throughout, to include kitchen and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. — NEC 110.26.A // UCADB 302.13

2. Fire extinguishers need to be within 75 feet of area to be protected. — CFC Table 906.3.1

Serendipity Salon:

1. Provide proper clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. — UCADB 302.13 // NEC 110.26.A

2. Replace the missing or damaged electrical covers throughout the Salon. — CFC 605.6

3. Fire extinguishers require annual service/recharge. — CFC 906.2

Casa Flores:

1. Provide proper clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. — NEC 110.26.A // UCADB 302.13

2. Properly install all electrical installations within the foot print of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. — NEC 110.26.A // UCADB 302.13

3. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. — CFC 703.1
4. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

5. Properly install code compliant hand rails on the stairway behind the register. – UCADB 302.2

6. Repair or replace the damaged stair covering (tile) on the stairway behind the register. – UCADB 302.2

7. Replace the missing or damaged electrical covers throughout the restaurant. – CPC 605.6
HAZARDOUS VIOLATIONS – NOTICE TO VACATE:

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

7. Submit two complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to the entire parcel address to comply with the currently adopted 2016 Building codes and Stockton Municipal codes to the Community Developments Department. This shall include, but not limited to the following listed violations. – 15.04.250, 260, 310 // UCADB 302.13

1825 Pacific Avenue – Royal Theatre

8. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB 302.2 // CBC 1014.4

9. Repair or replace west side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2

10. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

11. Repair or replace east side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2
12. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

13. Determine the source of the water intrusion throughout the theatre which has caused the ceiling to be damaged and/or deteriorated. Once determined, repair appropriately. Replace the damaged, deteriorated and/or missing ceiling material throughout and properly seal. – CFC 703.1 // UCADB 302.13

14. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

15. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

16. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, S.08.Decorative Materials // UCADB 302.13

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

17. Clear hazards near the entrance/exit which are a blocking hazard for people exiting the theatre. – CFC 1028.3

18. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer in service. – UCADB 302.13 // CFC 604.6.1

19. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

20. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. Extension cords have been installed through walls, ceilings, doorways, etc. and are damaged/deteriorated. – CFC 605.5 // UCADB 302.13

21. Extension cords are installed under mats behind the service counter of Empresso Coffee to supply island equipment. These cords are damaged/deteriorated and being walked on, further damaging them. – CFC 605.5

22. Remove the stage lighting at the Lobby Piano which are connected with extension cords. – CFC 605.5
23. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. – UCADB 302.13 // CFC 605.6

24. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. – UCADB 302.13 // CFC 605.3

25. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. – UCADB 302.13

26. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. – CFC 906.2

**1825 Pacific Avenue, Suite 2 – Centrale:**

27. Properly secure all compressed gas cylinders in an approved manner. – CFC 3003.5.3 // CFC 5303.5.3

28. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. – CFC 1013.3

29. Cease using extension cords as permanent sources of electrical installation throughout the business. – CFC 605.5

30. Replace all missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13

31. Properly cap all exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

**1825 Pacific Avenue, Suite 3 and 4 – Catalyst Realty:**

32. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

33. Second story emergency exit is not accessible. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1
34. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

1825 Pacific Avenue, Suite 5 – Gusty Wings:

35. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

36. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1 // NFPA 17A

1825 Pacific Avenue, Suite 6 – The Mile:

37. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

38. Cease using extension cords as permanent sources of electrical installation throughout The Mile. – CFC 605.5

39. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

40. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13

41. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1 // UCADB 302.13

42. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

1827 Pacific Avenue – Living Unit:

43. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADB 302.9 // 15.04.250, 260, 310
44. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must be egressable during an emergency without the use of tools, i.e. keys. Remove the dual-keyed lock and install an approved locking mechanism. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

45. Properly install windows which are egressable during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

46. Properly repair or replace the interior hall lighting. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.l

47. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet minimum requirements to function as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. – UHC 503.2 // UCADB 302.13

48. Properly repair the damaged and/or missing ceiling material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

49. Repair or replace the damaged wall material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

50. Properly install bathroom lighting and bathroom ventilation system. Currently, the ventilation system is installed in the shower. – SMC 15.24.030 (b) 6 // H&S 17920.3.f

51. Properly install receptacle plug covers and light switch plate covers throughout the living unit. – UHC 701.2

52. Properly install handrails on loft stairway. – SMC 15.24.030 (b) 9 // H&S 17920.3.i

53. Properly install required carbon monoxide and smoke detectors in an approved manner. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

1829 Pacific – Serendipity Salon:

54. The stairs to the second floor of the Salon do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

55. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
56. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

1831 Pacific – Casa Flores:

57. Install all missing panel covers on sub-panels. – CFC 605.6

58. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

59. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

60. Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030 (b) 9 // CFC 703.1

61. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

62. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2

63. Properly clean the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

64. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

65. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

66. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
ITEMS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

67. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10% (ten percent), an automatic fire sprinkler system shall be installed within the building. – SMC 15.12.040

1825 Pacific Avenue – Royal Theatre:

68. Electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

69. Repair or replace damaged, deteriorated seating steps and the covering material within the theatre. – UCADB 302.13

70. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

71. All electrical plug outlet cover plates must be intact throughout the theatre. – CFC 605.6

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

72. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1

73. The exit sign to the north of the entrance/exit door is not on for the same location. Repair or replace to ensure correct operation. – CFC 604.6.1

74. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

75. Properly install covers on all open electrical boxes, panels to include dead front fillers, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6

76. Repair or replace all damaged and/or missing receptacle plug covers throughout Empresso Coffee and seating area. - CFC 605.6
77. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

78. Properly secure the railings on the interior stairway. – UCADB 302.2

1825 Pacific Ave, Suite 2 - Centrale:

79. Properly clean all grease and debris from kitchen hoods and cooking appliances. – CFC 904.12.6

1825 Pacific Ave, Suite 3 and 4 – Catalyst Realty:

80. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

81. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

1825 Pacific Ave, Suite 5 – Gusty Wings:

82. Fat fryers need side splash guards. – CFC 904.1 // NFPA 17A

83. Properly clean grease from hood areas and walls. – CFC 904.11.6.3

84. Remove all items being stored around water heater and allow access to unit. – CFC 315.3.3

1825 Pacific Ave, Suite 6 – The Mile:

85. Provide appropriate clearance around sub-panels throughout, to include kitchen and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

86. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1
1829 Pacific Ave – Serendipity Salon:

87. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

88. Replace the missing or damaged electrical plug covers throughout the Salon. – CFC 605.6

89. Fire extinguishers require annual service/recharge. – CFC 906.2

1831 Pacific Ave – Casa Flores:

90. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

91. Properly install all electrical within the foot print of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

92. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1

93. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

94. Properly install hand rails on the stairway behind the register. – UCADB 302.2

95. Repair or replace the damaged stair covering (tile) on the stairway behind the register. – UCADB 302.2

96. Replace the missing or damaged electrical plug covers throughout the restaurant. – CFC 605.6
ITEMS TO BE ON A NOTICE OF VIOLATION (NOT HAZARDOUS/DANGEROUS):

1. A sidewalk café, fence or any object over, on or under any public right-of-way requires a revocable permit. Obtain a revocable permit for the café seating area outside the Royal Theatre/Empresso Café. Contact Community Development Department, Planning Division, to apply for the permit. If approved, properly conform to the permit requirements. If denied, remove the sidewalk café and return to original, approved configuration. – 16.72.127

1825 Pacific Avenue – Royal Theatre:

2. It is unlawful to commence or carry on any profession, trade, calling, occupation or business without first having procured a license from the city of Stockton. Obtain a business license. Contact Finance Department, 209-937-8313, for further direction. – SMC 5.04.040 B

3. An operational permit is required to operate a place of assembly. - CFC 105.6.36

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

4. Determine the source of the active water intrusion within Balance Physical Therapy at the stairway and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13

1825 Pacific Ave, Suite 2 – Centrale:

5. Properly date the fire alarm control panel batteries. – National Fire Code 72, table 14.3.1

1825 Pacific Ave, Suite 3 and 4 – Catalyst Realty:

6. Determine the source of the active water intrusion within the break room on the second floor and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13

1825 Pacific Ave, Suite 5 – Gusty Wings:

7. Repair, replace or remove the exit sign which is not illuminated. – CFC 1013.3
1825-1831 Pacific Avenue
APN: 137-020-42
CASE #12-100159
May 15, 2017

1825 Pacific Ave, Suite 6 – The Mile:

8. Properly install plumbing at the bar sink. Flex pipe is not an approved material. – UPC 706

9. All kitchen appliances shall be permitted, inspected and meet minimum code requirements. – UCADB 302.13

1831 Pacific Ave – Casa Flores:

10. Determine the source of the water intrusion in the kitchen area ceiling and repair appropriately. Once repaired, replace the damaged ceiling material. – UCADB 302.13

11. Remove the old and unmaintained extinguishing system stored in the attic room. – CFC 901.6

12. Properly repair or replace all leaking, broken and/or inoperable plumbing fixtures throughout the restaurant. – UPC 706

13. Repair or replace the inoperable bathroom ventilation on the half-bath behind the register, midway up the stairway. – UCADB 302.13

14. Repair or replace the leaking toilet in the half-bath behind the register, midway up the stairway. – UCADB 302.13

15. Repair or replace the inoperable bathroom ventilation system in the bathroom on the second level storage area, accessed by the stairway behind the register. – UCADB 302.13
Pat. These are my notes. Ignore the email I sent this AM, Monday, 5/1/2017. Too many screwed up sentences. Stupid Seri

Mike

0900 4/26/2017 Inspection of Empire Theater complex
1831 pacific Ave. Stockton Casa Florez Restaurant
North end dining area: illuminated exit sign required.
Occupancy sign required.

Primary entry door exit sign not illuminating.
Cashers station: exposed electrical. Wall plates missing.
Commercial kitchen, 7 head Ansel system. Service date: 4/2017.
Ceiling above cooking and beverage service area: holes in ceiling.
Storage under stairs.
Multiple holes in drywall ceilings and walls.
CO2 cylinder atop of stairs.

Food pantry and storage at top of stairway.
Out of service Ansel cylinder to be removed.
Attic is storage space. Attic has electrical panels with storage in front.
Water heater in attic space. Heater is braced.
Attic storage to be removed.
False wall in 2nd floor storage area. Storage over ceiling. No door access.

Address 1827 is a second story R2.

Empress coffee house: hard wired exit signs. Not all signs illuminate.
Emergency lights non-operational.
South side exit door is blocked by a piano and door is disabled.
South storage room: propane cylinder (empty), Daisy chained extension cords, extension cords used as permanent wiring, exposed electrical, outlet covers missing.

Kitchen area: 8 unsecured cylinders.

Water heater in closet. Heater not braced.

Penetrations in ceilings.

No smoke detectors.

Exposed electrical behind serving area.

Box office room is electrical room.


Storage to be organized. FACP circuit breaker is locked.


Southwest exit to lobby accessible. Door is blocked.

Floor level outlet covers broken.

Green room emergency light non-operational.

Behind green room is old theater stage. Emergency light/exit sign N/E corner nonoperational.

N/E exit corridor has closet. Closet is combustible storage. Storage to be organized.

Stage ceiling: multiple holes. Exposed electrical.

N/W exit sign not illuminating.

Double doors, rear egress, non-operational.

Large ceiling vents (2) front and rear stage areas without fire stop.

Theater occupancy based on seats available: 351.

Projector booth has roof access.

Attic space has extension cords as permanent wiring.

1829 Pacific. Beauty salon

Salon is 2 story. Interior stairway.

No smoke/CO2 detectors.

Extension cords as permanent wiring.
All occupancies south of Empire Theater have incorrect addressing. Must be 12 "tall.

1825. Number 5. House of Wings.
Extension cords as permanent wiring in kitchen and back of house.

2- twenty pound CO2 tanks. Unsecured.
5 head Ansel system.
3 deep fryers without side splash guards.
Strip plug energizing 2 cooling units/heavy appliances.
Exit sign at entry door not illuminating.
Crystal real estate.
Exit signs not illuminating.

2nd floor. Electrical room, ceiling panels missing.
Storage room. Holes in ceiling and walls.

2nd floor North end, room connects to theater projection room. This area has non-illuminating exit signs.
Door access to stairway leading to 1st floor bar. Door is screwed shut. Nonoperational.

1st floor Palates studio.
Exit sign not illuminating.
Entry door does not have panic hardware.

Studio 2nd floor closet ceiling, holes in drywall.

Central Kitchen and Bar.
Exit doors do not have panic hardware.
60 pound CO2 cylinder behind bar.
Cylinder unsecured.

Commercial kitchen. 9 head Ansel system.
3 fifty pound CO2 cylinders. Unsecured.
Exit sign at rear of kitchen not illuminating.
FACP located rear of kitchen in hallway. Batteries not dated.
50-pound nitrogen cylinder unsecured.
1825-1831 Pacific Avenue
APN: 137-020-42
CASE #12-100159
May 15, 2017

General/Exterior:

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

7. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/ or alterations are performed in excess of 10%, an automatic fire sprinkler system shall be installed within the building SMC 15.12.040

8. A sidewalk café, fence or any object over, on or under any public right-of-way requires a revocable permit. Obtain a revocable permit for the café seating area outside the Royal Theatre/Empresso Café. Contact Community Development Department, Planning Division, to apply for the permit. If approved, properly conform to the permit requirements. If denied, remove the sidewalk café and return to original, approved configuration. – 16.72.127

9. Submit 2 complete sets of plans prepared by a licensed Architect or Engineer, to reflect all as-built conditions to comply with the currently adopted 2016 Building codes and Stockton Municipal code to the Community Development Department. This shall include, but not limited to the following items:
a. A complete exiting and emergency egress path of travel plan to include illuminated exit signage and egress lighting. Plans shall reflect Main Theatre (1825) and north end storage area to exterior of buildings, the altered seating in the Main Theatre (1825), and the elevated seating stairs, does not contact path of travel lighting for normal operation.

b. Properly remove the marquis signs which have been removed from front of south building and installed on front exterior of the Main Theatre (1825) above the lower roof to include related electrical.

c. Balcony additions at each corridor entrance of the Main Theatre (1825) to include electrical installation.

d. Repair or replacement of ceiling and wall material in the Main Theatre (1825) due to water intrusion to include original theatre room, projector room and non-permitted secondary theatre room.

e. Alterations to the Main Theatre (1825) which has created a private seating area and private office area on either side of the projector room to include electrical installation.

f. Alterations to the Main Theatre (1825) which has sub-divided the space into two separate rooms to include new stage, balcony area in secondary space and electrical installation.

g. Separation wall between north wall and north building storage area in Main Theatre (1825) has not been completed, to include doors. The separation wall does not extend through the ceiling and continue to roof line.

h. Non-permitted dressing area in Main Theatre (1825) under new stage construction to include walls, ceilings and electrical installation and stair construction.

i. Non-permitted second floor walkway and storage rooms in Main Theatre (1825) with electrical built above first floor illegal dressing area.

j. Illegal storage rooms with sink and electrical installation, to include lighting, chandeliers, receptacle outlets and other miscellaneous electrical in Main Theatre (1825) on west wall.

k. Electrical installation in Main Theatre (1825) to include overhead theatre lighting trusses, chandeliers, new lighting and electrical outlets throughout the theatre and seating area.

l. Provide drawings and details from architect that previous wall opening that was filled in and new door installed in south wall meets fire separation requirements at entrance to Empresso Coffee/Main Theatre (1825).

m. Electrical installation in the seating area of Empresso Coffee (1825) to include lighting installation and receptacle plugs; electrical installation in storage area off seating area.
n. Water heater installation for Empresso Coffee to include lack of T & P drain line, earthquake strapping, etc. (1825)
o. Sub-panel installation in main service area for Empresso Coffee (1825)
p. False wall in the storage room off the Electrical Room in lobby for Empresso Coffee (1825)
q. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Balance Physical Therapy (1825 #1) to include building, plumbing, mechanical, electrical and all related work
r. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Centrale (1825 #2) to include building, plumbing, mechanical, electrical and all related work
s. Patio cover and electrical installation for exterior seating area at Centrale (1825 #2)
t. All first and second floor areas of Catalyst Realty (1825 #3/4) have not been permitted, inspected or approved by Community Development Department to include cubicles, walls, electrical, plumbing and any other non-permitted alterations
u. Catalyst Realty (1825 #3/4) has not been approved by Community Development Department, Building Department or Stockton Fire Department for occupancy
v. Catalyst Realty (1825 #3/4) has been modified/constructed twice without permits, inspections or approvals. Previous illegal use was a church/assembly use
w. Catalyst Realty (1825 #3/4) has tenant improvements to the second floor above The Mile without permits, inspections or approvals. This area is not connected to The Mile tenant improvements. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Catalyst Realty (1825 #3/4) to include building, plumbing, mechanical, electrical and all related work
x. Alterations to the third floor area of Catalyst Realty (1825 #3/4) off the break room to include electrical and any other non-permitted alterations
y. Non-permitted installation of fireplace on the second floor of Catalyst Realty (1825 #3/4)
z. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Gusty's (1825 #5) to include building, plumbing, mechanical, electrical and all related work
aa. Submit plans reflecting the emergency egress path of travel from The Mile (1825 #6) to exterior of building for approval by Community Development Department, to include illuminated exit signage and egress lighting. Exterior side walk fencing cannot cause a hazard for the path of travel

bb. Alterations to The Mile (1825 #6) to include roll up front door, elevated seating area, elevated platforms, bar area, kitchen installation, water heater installation, sub-panel in kitchen, electrical installation, interior lighting installation, secondary egress door in seating area and any other non-permitted alterations

c. Back west room of The Mile (1825 #6) has been modified twice without permits, inspections or approvals. Previous illegal use was a small theatre with a south wall screen, dinner tables, video games and a double-door entrance wall from bar area

d. Exterior lighting installation above The Mile (1825 #6)

e. Water heater installation in The Mile (1825 #6)

ff. Provide a complete set of plans and apply for required building permits for all tenant improvements done within The Mile (1825 #6) to include building, plumbing, mechanical, electrical and all related work

g. Provide a complete set of plans and apply for required building permits for all tenant improvements done within Royal Theatre manager's office (1827) which has been converted into a living space to include building, plumbing, mechanical, electrical and all related work

hh. Shower installation in Theatre manager's office (1827) which has been converted into a living space

ii. Install required stove ventilation system in Theatre manager's office which has been converted into a living space

jj. Water heater installation in Serendipity Salon (1829)

kk. Non-permitted tenant improvements to include building, plumbing, electrical, mechanical and plumbing in Serendipity Salon (1829)

ll. Non-permitted extension/expansion of Casa Flores restaurant (1831) to include walls removed and adjacent tenant spaces combined without permits, inspections and approvals to enlarge the restaurant area

mm. Provide a complete set of plans and apply for required building permits for all tenant improvements done within Casa Flores restaurant (1831) to include building, plumbing, mechanical, electrical and all related work

nn. Electrical installation throughout Casa Flores restaurant (1831) to include can lighting in the kitchen area and bathroom sensor lighting and any/all open and illegally installed electrical

oo. Ceiling repair in kitchen area of Casa Flores restaurant (1831)
pp. Water heater installation in storage area above Casa Flores restaurant (1831)
qq. Repair or replace the leaking exhaust hood duct system in the kitchen area of Casa Flores restaurant (1831)

1825 Pacific Avenue – Royal Theatre:

10. It is unlawful to commence or carry on any profession, trade, calling, occupation or business without first having procured a license from the city of Stockton. Obtain a business license. Contact Finance Department, 209-937-8313, for further direction: – SMC 5.04.040 B

11. An operational permit is required to operate a place of assembly. CFC 105.6.36

12. Electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

13. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB 302.2 // CBC 1014.4

14. Repair or replace west side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2

15. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

16. Repair or replace east side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2

17. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

18. Repair or replace the damaged/deteriorated ceiling throughout the theatre. – CFC 703.1 // UCADB 302.13

19. Repair or replace damaged, deteriorated seating steps and the covering material within the theatre. – UCADB 302.13
20. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

21. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

22. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

23. All electrical plug outlet cover plates must be intact throughout the theatre. – CFC 605.6

24. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3

Title 19, Division 1, § 08 Decorative Materials // UCADB 302.13

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

25. Clear Hazards near the entrance/exit which are a blocking hazard for people exiting the theatre. – CFC 1028.3

26. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer in service. – UCADB 302.13 // CFC 604.6.1

27. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1

28. The exit sign to the north of the entrance/exit door is not on for the same location. Repair or replace to ensure correct operation. – CFC 604.6.1

29. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

30. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26 A // UCADB 302.13

31. Properly install covers on all open electrical boxes, panels to include dead front fillers, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6
32. Repair or replace all damaged and/or missing receptacle plug covers throughout Empresso Coffee and seating area. - CFC 605.6

33. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. Extension cords have been installed through walls, ceilings, doorways, etc. and are damaged/deteriorated. - CFC 605.6 // UCADB 302.13

34. Extension cords are installed under mats behind the service counter of Empresso Coffee to supply island equipment. These cords are damaged/deteriorated and being walked on, further damaging them. - CFC 605.6

35. Remove the stage lighting at the Lobby Piano which are connected with extension cords. - CFC 605.6

36. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. - UCADB 302.13 // CFC 605.6

37. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. - UCADB 302.13 // CFC 605.6

38. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. - UCADB 302.13

39. Repair or replace the damaged light fixture in the office off the seating area. (not sure what Building code to use)

40. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. - CFC 703.1 // UCADB 302.13

41. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. - CFC 906.2

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

42. Properly secure the railings on the interior stairway. - UCADB 302.2
43. Determine the source of the acute water intrusion within Balance Physical Therapy of the stairway and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13 (not sure what Building Code to use)

1825 Pacific Avenue, Suite 2 – Centrale:

44. Properly secure all compressed gas cylinders in an approved manner. – CFC 3003.5.3 // CFC 5303.5.3

45. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. – CFC 1013.3

46. Properly date the fire alarm control panel batteries. – National Fire Code 72, table 14.3.1

47. Cease using extension cords as permanent sources of electrical installation throughout the business. – CFC 605.5

48. Replace all missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13

49. Properly cap all exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

50. Properly clean all grease and debris from kitchen hoods and cooking appliances. – CFC 904.12.6

1825 Pacific Avenue, Suite 3 and 4 – Catalyst Realty:

51. Determine the source of the acute water intrusion within the break room on the second floor and properly repair. Work required: replace the damaged ceiling material in an approved manner. – UCADB 302.13 (not sure what Building Code to use)

52. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5
53. Second story emergency exit is not accessible. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 2019.1

54. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

55. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

56. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

1825 Pacific Avenue, Suite 5 – Gusty Wings:

57. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

58. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1/NFPA 17A

59. Fat fryers need side splash guards. – CFC 904.1/NFPA 17A

60. Properly clean grease from hood areas and walls. – CFC 904.11.6.3

61. Repair or replace the exit sign which is not illuminated. – CFC 1013.3 (Not required-Can be removed.)

62. Remove all items being stored around water heater and allow access to unit. (not sure what Building code to use) CFC 1515.3.3

1825 Pacific Avenue, Suite 6 – The Mile:
53. Ensure the front roll up door properly functions to include securing. When business
door is unlocked, roll-up door must stay open on its own. Currently, the door is secured
open by use of a screwdriver wedge. – UCADB 302.13

54. Cease using extension cords as permanent sources of electrical installation throughout
The Mie. – CFC 605.5

55. Provide appropriate clearance around sub-panels throughout. Remove all materials 3
feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6

56. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

57. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1

58. Properly seal the opening to interior space behind the wall at the upper level of the
stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13

59. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1
// UCADB 302.13

60. Properly install plumbing at the bar sink. Flex pipe is not an approved material. – UPG
705

61. All kitchen appliances shall be permitted, inspected and meet minimum code
requirements. – UCADB 902.13 (not sure what Building codes)

62. Properly cap all exposed wiring throughout the bar area, second floor stairway and
second floor security room. – UCADB 302.13 // CRC 605.6

63. Provide appropriate clearance around sub-panel located in the kitchen area and bar
area. Remove all materials 3 feet from in front of the equipment to a width of the panel
and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

64. Provide the accurate footings occupancy calculations. Must state what Building Code/SUC
is used.

1827 Pacific Avenue – Living Unit:
75. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADB 302.9 // 15.04.250, 260, 310

76. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must be egressable during an emergency without the use of tools, i.e. keys. Remove the dual-keyed lock and install an approved locking mechanism. – SMC 15.24.030 (b) 12 // H&S 17920.3 I // UCADB 302.13 // CBC 1008.1.8.7

77. Properly install windows which are egressable during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. – SMC 15.24.030 (b) 12 // H&S 17920.3 I // UCADB 302.13 // CBC 1008.1.8.7

78. Properly repair or replace the interior hall lighting. – UHC 701.2 // SMC 15.24.030 (g) 4 // H&S 17920.3 d. 17920.3

79. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet minimum requirements to function as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. – UHC 503.2 // UCADB 302.13

80. Properly repair the damaged and/or missing ceiling material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3 c // CFC 703.1 // UCADB 302.13

81. Repair or replace the damaged wall material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3 c // UCADB 302.13

82. Properly install bathroom lighting and bathroom ventilation system. Currently, the ventilation system is installed in the shower. – SMC 15.24.030 (b) 6 // H&S 17920.3 f

83. Properly install receptacle plug covers and light switch plate covers throughout the living unit. – UHC 701.2

84. Properly install handrails on loft stairway. – SMC 15.24.030 (a) 9 // H&S 17920.3.1

85. Properly install required carbon monoxide and smoke detectors in an approved manner. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

1829 Pacific – Serendipity Salon:
86. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

87. The stairs to the second floor of the Salon do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

88. Replace the missing or damaged electrical plug covers throughout the Salon. – CFC 605.6

89. Cease using extension cords as permanent sources of electrical installation. – CFC 605.6

90. Fire extinguishers require annual service/recharge. – CFC 906.2

91. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

1831 Pacific – Casa Flores:

92. Determine the cause of the water intrusion in the bathroom area ceiling and repair appropriately. Once finished, replace the damaged ceiling material. – Fire code to use here.

93. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

94. Install all missing panel covers on sub-panels. – CFC 605.6

95. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

95. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

97. Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030 (d) 9 // CFC 703.1

98. Remove the old and unmaintained extinguishing system stored in the attic room. – CFC 901.6
93. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

100. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2

101. Properly repair or replace all leaking, broken and/or inoperable plumbing fixtures throughout the restaurant. – UPC 706

102. Properly install all electrical within the foot print of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

103. Properly clean the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

104. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1

105. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

106. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

107. Properly install hand rails on the stairway behind the register. – UCADB 302.2

108. Repair or replace the damaged stair covering (tile) on the stairway behind the register. – UCADB 302.2

109. Repair or replace the inoperative bathroom ventilation on the half bath behind the register, midway up the stairway. – UCADB 302.13

110. Repair or replace the ceiling tiles in the half bath behind the register, midway up the stairway. – UCADB 302.13
111. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

112. Repair or replace the inoperable bathroom ventilation system in the bathroom on the second level storage area, accessed by the stairway behind the register. – ICA DB 362.13

113. Replace the missing or damaged electrical plug covers throughout the restaurant. – CFC 605.6

114. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
**STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION**  
345 NORTH EL DORADO STREET • STOCKTON, CA  95202 - (209) 937-8271

**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Gusty's Wings  
**ADDRESS:** 1825 Pacific Ste #5  
**STOCKTON BUS LIC:** Yes  
**FIRE PERMIT CERTIFICATE:** Yes  
**BUSINESS OWNER / REP:** Custard Sando  
**PHONE:** 949-274-7647  
**CELL PHONE:**  
**DATE OF INSPECTION:** 5/11  
**2nd Inspection:**  
**HAS INFORMATION CHANGED?** No

### OCCUPANCY INFORMATION  
(Check Business Type)

- A - Place of Assembly  
  - Occupancy Load  
- B - Business/City Buildings  
  - Storage area sq. ft.  
- M - Merchandise/Retail Sales  
- R-1 HOTEL  
- R-2 RESIDENCE  
  - Number of Units  
  - Number of Units Checked  
- F - Fabrication  
  - Storage Area sq. ft.  
- H - Hazardous Materials  
- S-1 - Repair Garage

### OTHER:

- LIST OPERATIONAL FIRE PERMIT(S)

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### NOTICE OF VIOLATION: Number corresponds with violation(s) on back of this form

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**CFC Sec. 105 Permit(s) Needed**

- Initial Inspection: No Hazards Noted  
- Second Inspection: Violation(s) Corrected  
- Third Inspection: Violation(s) Corrected

**Reinspection date:**

**Notify FPD date:**

### NOTES:

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**RECEIVED**

**May 10, 2018**

**CITY OF STOCKTON**  
**FIRE PREVENTION DIV.**

---

Inspector:  

Responsible Signature:  

**White Original - Fire Prevention**  
**Yellow Copy - Co File**

**FD-10 Revised 06/26/13**
BUSINESS NAME: Gus's Wings
ADDRESS: 1825 Beline

STOCKTON BUS LIC: ☐ Yes ☐ No Lge # __________

FIRE PERMIT CERTIFICATE: ☐ Yes ☐ No ☐ N/A

BUSINESS OWNER / REP: Gus Sandoja

PHONE: 414144

CELL PHONE: 414144

DATE OF INSPECTION: 5/20/14 2nd Inspection Code Compliance

HAS INFORMATION CHANGED? ☐ Yes ☐ No

OCCUPANCY INFORMATION (Check Business Type)

☐ A - Place of Assembly
   Occupancy Load __________

☐ B - Business/City Buildings
   Storage area sq. ft. __________

☐ F - Fabrication
   Storage area sq. ft. __________

☐ H - Hazardous Materials
   Storage Area sq. ft. __________

☐ M - Merchandise/Retail Sales
   Number of Units __________
   Number of Units Checked __________

☐ R-1 HOTEL
☐ R-2 RESIDENCE

☐ High Piled Storage
   Storage Area sq. ft. __________

☐ S-1 - Repair Garage

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

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CFC Sec. 105 Permit(s) Needed

Initial Inspection: ☐ No Hazards Noted ☐ Violation(s) Noted Reinspection date:
Second Inspection: ☐ Violation(s) Corrected ☐ Violation(s) not Corrected: Reinspection date:
Third Inspection: ☐ Violation(s) Corrected ☐ Violation(s) not Corrected: Notify FPD date:

NOTES:

__________________________________________________________________________
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Inspector: Pat Orzech ID # 11281 Unit FPD Shift: Contact Phone #: 9378271

Responsible Signature: ______________________ Date: 5/20/14

White Original - Fire Prevention  Yellow Copy - Co File

FD-18 Revised 06/26/13
# Annual Fire Inspection

**Business Name:** Gusty's Wings  
**Address:** 1825 Pacific Ste #5

**STOCKTON BUS LIC:** Yes  
**Lic #:** 92181  
**FIRE PERMIT CERTIFICATE:** Yes  
**PHONE:** 464-9464  
**CELL PHONE:**

**DATE OF INSPECTION:** 13/12  
**HAS INFORMATION CHANGED?** No

## Occupancy Information

- **A - Place of Assembly:**
  - Occupancy Load
- **M - Merchandise/Retail Sales:**
  - R-1 HOTEL
  - Number of Units:
  - Number of Units Checked:
- **B - Business/City Buildings:**
  - F-Fabrication
  - Storage area sq. ft.
- **H - Hazardous Materials:**
  - S-1 - Repair Garage
  - Storage Area sq. ft.

## Other

- **List Operational Fire Permit(s):**
  - Wood + Duct

## Notice of Violation

**NOTICE OF VIOLATION:** Number corresponds with violation(s) on back of this form.

| A: Electrical | 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 |
| A: Electrical | | | | | | | | | | | | | | | | | | |
| B: Special Hazards | | | | | | | | | | | | | | | | | | |
| C: Ext / Fire Protection System | | | | | | | | | | | | | | | | | | |
| D: Exit | | | | | | | | | | | | | | | | | | |
| E: General Housekeeping | | | | | | | | | | | | | | | | | | |

**CFC Sec. 106 Permit(s) Needed:**

- **Initial Inspection:**
  - No Hazards Noted
  - Violation(s) Noted
  - Reinspection date: 7/17/12
- **Second Inspection:**
  - Violation(s) Corrected
  - Violation(s) not Corrected:
  - Reinspection date:
  - Notify FPD date:
- **Third Inspection:**
  - Violation(s) Corrected
  - Violation(s) not Corrected:

## Notes:

1. Hood + Duct system needs 6 month service.
2. Extinguisher needs annual service.
3. Close off access to area west of kitchen area.

A 14-Day Notice issued to apply for Hood + Duct perm.

**Inspector:** Reject  
**ID #:** 1781  
**Unit:** 90  
**Shift:**  
**Contact Phone #:** 9328271

**Responsible Signature:**  
**Date:** 7/17/12

White Original - Fire Prevention ■ Yellow Copy - Co File
ANNUAL FIRE INSPECTION

BUSINESS NAME: Gusty's Wings
ADDRESS: 1825 Pacific
STOCKTON BUS LIC: Yes
Lic #: 11-10034
FIRE PERMIT CERTIFICATE: No
BUSINESS OWNER/REP: Gusty Santiago
PHONE: 441-5444
DATE OF INSPECTION: 2nd Inspection
HAS INFORMATION CHANGED? Yes

OCCUPANCY INFORMATION:
- A - Place of Assembly
  - Occupancy Load: 44G
- B - Business/City Buildings
- F - Fabric
- M - Merchandise/Retail Sales
- R-1 HOTEL
- R-2 RESIDENCE

OTHER:
- Hood & Duct

NOTICE OF VIOLATION:

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CFC Sec. 105 Permit(s) Needed:
- Initial Inspection: No Hazards Noted
- Second Inspection: Violation(s) Noted
- Third Inspection: Violation(s) Noted

Reinspection date: 5/19/11
Notify FPD date: 

NOTES:
1. Bus Lic Exp 10/31/11
2. Service Hood & Duct (Last 2009)
3. Service Portable Fire Ex Last 2005
4. Not On Load List
5. Obtain Permit (Hood & Duct)
6. Change Address

Inspector: 

Responsible Signature: 

Date: 4/19/11

White Original - Fire Prevention  Yellow Copy - Co File

FD-18 Revised 06/07/10
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93660    7231  BEAUTY SHOPS  1829 PACIFIC AV

93662    5812  EATING PLACES  1831 PACIFIC AV

93664    9900  ADDR NOT IN USE  1827 PACIFIC AV

93666    9900  ADDR NOT IN USE  1835 PACIFIC AV

93668    7832  MOTION PICTURE THEATERS,  1825 PACIFIC AV

93670    9900  ADDR NOT IN USE  1805 PACIFIC AV
NOTICE AND ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS

JUNE 7, 2017 IMMEDIATELY DISCONTINUE ALL BUSINESS OPERATIONS
JUNE 7, 2017 BY 5:00 PM DISCONTINUE ALL OCCUPANCY FOR RESIDENTIAL PURPOSES
JUNE 9, 2017 1:00 PM DISCONTINUE ALL OCCUPANCY OF THE BUILDING

JUNE 7, 2017

OCCUPANT/BUSINESSES
ANY/ALL OCCUPANTS/BUSINESSES
1825 – 1831 PACIFIC AVENUE
STOCKTON, CA 95204

CHRISTOPHER J BENNITT
P.O. BOX 6346
STOCKTON, CA 95208

BANK OF AGRICULTURE AND COMMERCE
2021 W MARCH LANE, STE 2D
PO BOX 7088
STOCKTON, CA 95208

RE: 1825 THROUGH 1831 PACIFIC AVENUE (137-020-42) CASE 12-100169

PLEASE TAKE NOTICE THAT The subject property has been deemed a Hazardous and Dangerous building in violation of multiple regulations of the California Fire Code and the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, chapter 3, section 302 as adopted by the Stockton Municipal Code. Recent inspections by enforcement staff of the City of Stockton found the following immediately Hazardous and Dangerous conditions throughout the building, as more fully noted on the attached list of violations.

These Hazardous and Dangerous conditions located throughout the building pose such an immediate threat to the life, limb, health, safety, and welfare of the public at large and the occupants of this property as to constitute an emergency.

THEREFORE NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS ORDERED VACATED JUNE 7, 2017 IMMEDIATELY FOR BUSINESS PURPOSES pursuant to Uniform Code for the Abatement of Dangerous Buildings, Section 401.2 et seq. Further Notice is provided that the building and affected businesses cannot be re-occupied until such time as all violations are corrected and approved by the Building Official and Fire Marshal.
NOTICE & ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS
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JUNE 7, 2017
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RE: 1825 THROUGH 1831 PACIFIC AVENUE (137-020-42) CASE 12-100159

A copy of this Notice and Order to Vacate will be posted on the property. The lessor cannot retaliate against a lessee pursuant to section 1942.5 of the Civil Code. No person shall remain in or enter the posted property for any purpose, including conducting any operations, until a building permit has been acquired from the City to repair or demolish the building, and all required repairs have been approved by the City of Stockton. No person shall remove or deface any such Notice after it is posted until the required repairs or demolition have been completed and approved by the City of Stockton. Any person violating these provisions is guilty of a misdemeanor and is subject to imprisonment in the county jail for six months or a fine of $1,000, or both.

Any person having record title or legal interest in this property has the right to appear before an Administrative Hearing Officer and appeal the City's action by submitting the hearing fee of $84.76 with an appeal request form to The Community Development Department at the address listed above within ten (10) days of the postmarked date of this letter, pursuant to Stockton Municipal Code (S.M.C.) section 1.44.070. Submission of an appeal does not stay the Order to vacate the premises (Uniform Code for the Abatement of Dangerous Buildings, Section 504 and Uniform Housing Code Section 1204). Failure to file such an appeal shall constitute a waiver of all rights to an Administrative Hearing and adjudication of the Notice and Order or to any portion thereof.

Failure to abate will also result in reinspection fee(s) for each inspection until compliance is obtained. The amount charged for reinspection(s) is determined by the fee schedule of the individual departments. In addition, non-compliance may result in further action being taken against you, including, but not limited to Administrative Citations being issued, the violation(s) being abated at your expense, an Administrative fee of up to $658.00, and/or civil penalties of up to $1,000 per day. All violations listed herein must be abated by repair and approved prior to reoccupancy. Required permits for repairs or demolition must be obtained before commencing work.

If you have any questions, please contact Senior Code Enforcement Officer Carrie Lane at (209) 937-8369.

[Signatures]

DAVID KWONG
DIRECTOR/COMMUNITY DEVELOPMENT DEPARTMENT

ERIK NEWMAN
FIRE CHIEF, STOCKTON FIRE DEPARTMENT

DK/EN/CAL:vr
LIST OF VIOLATIONS

I. DANGEROUS AND HAZARDOUS CONDITIONS MANDATING A NOTICE TO VACATE:

A. Failure to comply with Previous Violation Notices and Stipulation Agreement:

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 — SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. — SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, Issued February 6, 2014. — SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. — SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, Issued March 6, 2012. — SMC 1.32.010

6. Failure to comply with Notice to Vacate, Issued January 31, 2012. — SMC 1.32.010 // UCADB 404.2

B. Dangerous Conditions at Empire/Royal Theatre — 1825 Pacific Avenue:

1. Illegal, un-permitted alterations and additions to the tenant occupied spaces. — SMC 15.04.250, 260, 310 // UCADB 302.13

2. Blocked exit pathways within the main theatre. — UCADB 302.2 // CBC 1014.4

3. West side and East side exit doors within the main theatre do not open correctly presenting a hazard in the event of an emergency. — CBC 1008.1.8.7 // UCADB 302.2
4. West side and East side emergency lights within the main theatre are not functioning which will prevent people from locating exit doors in an emergency. — CFC 604.6

5. The ceiling throughout the theatre is damaged and deteriorated due to water intrusion. — CFC 703.1 // UCADB 302.13

6. There are multiple extension cords being used as permanent sources of electrical installation throughout the theatre. — CFC 605.5

7. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area have been constructed without meeting minimum Building code standards. — UCADB 302.13 // CFC 703.1

8. The curtain on the north stage is not flame retardant. — CFC 807.3 Title 19, Division 1, S.08. Decorative Materials // UCADB 302.13

C. **Dangerous Conditions at Empresso Coffee House including Seating and Patio Area — 1825 Pacific Avenue:**

1. The entrance and exit from the Coffee shop and the main Theatre are blocked, which will prevent people from utilizing the exits in the event of an emergency. — CFC 1028.3

2. There are inoperable Exit signs and/or disconnected Exit signs within the Coffee portion of the building which will prevent patrons from locating the exit in the event of an emergency. — UCADB 302.13 // CFC 604.6.1

3. There are unsecured compressed gas cylinders being stored within the Coffee shop as well as in the seating/patio area. — CFC 5303.5.3

4. There are multiple extension cords being used as permanent sources of electrical installation throughout the business and seating area, including the electric room, storage rooms, box office and the office area. In addition, extension cords have actually been installed through holes cut in the walls, ceilings, doorways and other locations. Many of the extension cords are damaged and deteriorated, presenting an even high risk of fire. — CFC 605.5 // UCADB 302.13
5. Extension cords have been placed underneath the mats which employees stand on behind the service counter of the Coffee shop. These extension cords are all that are used to supply electricity to island equipment, rather than installation of permanent sources of electrical installation. These cords are damaged/deteriorated and being walked on, further damaging them and increasing the fire risk. – CFC 605.5

6. The stage lighting at the Lobby Piano is connected with extension cords. – CFC 605.5

7. There is illegal exposed wiring in the storage area off the seating area, the electric room off the seating area and the box office area. Further, the extension cords for the equipment is damaged or deteriorated in the storage area, increasing the fire risk. – UCADB 302.13 // CFC 605.6

8. There is illegal wiring and extension cords being used at Lobby box office ticket windows and used to light up the advertisement boards. – UCADB 302.13 // CFC 605.3

9. The required Fire extinguishers have not been properly serviced and are not operational. – CFC 906.2

D. Dangerous Conditions at Centrale — 1825 Pacific Avenue, Suite 2:

1. There are unsecured compressed gas cylinders being stored within Centrale. – CFC 3003.5.3 // CFC 5303.5.3

2. The Exit sign at the rear of the kitchen is not illuminated, which will prevent patrons from locating the exit in the event of an emergency. – CFC 1013.3

3. There are multiple extension cords being used as permanent sources of electrical installation throughout the business. – CFC 605.5

4. There are missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13
5. There is illegal exposed wiring in the exterior patio area of Centrale. — UCADB 302.13 // CFC 605.6

E. Dangerous Conditions at Catalyst Realty — 1825 Pacific Avenue, Suites 3 and 4:

1. There are multiple extension cords being used as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. — CFC 605.5

2. The second story emergency exit is not accessible, preventing the required exiting in the event of an emergency. — CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

3. The Exit signs within Catalyst Realty are not illuminated, which will prevent people from locating exit doors in an emergency. — CFC 1013.3

F. Dangerous Conditions at Gusty Wings — 1825 Pacific Avenue, Suite 5:

1. There are multiple extension cords being used as permanent sources of electrical installation throughout the restaurant. — CFC 605.5 // UCADB 302.13

2. The fat fryer on the west side of the cookers is not positioned under hood and duct system nozzle. — CFC 904.1 // NFPA 17A

G. Dangerous Conditions at The Mile — 1825 Pacific Avenue, Suite 6:

1. The main front roll up door does not operate properly in the open safely and securely. Currently, the door is secured open by use of a screwdriver as a wedge, which if accidentally knocked out would cause serious injury to persons in its path. — UCADB 302.13

2. There are multiple extension cords being used as permanent sources of electrical installation throughout The Mile. — CFC 605.5

3. There is an extension cord that is running through an upstairs office window to power the outside exterior lighting. — CFC 605.5

4. The interior space behind the wall at the upper level of the stairway is open and does not provide the required fire protection and would serve to spread a fire very rapidly throughout the entire building. — CFC 703.1 // UCADB 302.13
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5. The wall is breached at the west side of the bar and does not provide fire protection and would serve to spread a fire very rapidly throughout the entire building. – CFC 703.1 // UCADB 302.13

6. There is exposed electrical wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

H. Illegal Living Unit/Dangerous Conditions at Former Office Space conversion – 1827 Pacific Avenue:

1. Illegal, un-permitted alteration of Office space into a rented dwelling unit. – UCADB 302.9 // 15.04.250, 260, 310

2. The exterior door of the rented dwelling unit has a dual-keyed lock which would not allow the occupant to exit in an emergency without the use of a key. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

3. The windows have permanent bars blocking emergency exiting and do not meet the minimum sizing to allow for emergency escape and rescue. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

4. The required interior hall lighting at the stairs is not working. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.l

5. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet the minimum requirements as a bedroom. – UHC 503.2 // UCADB 302.13

6. The ceiling material throughout the living space is damaged and deteriorated. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

7. The wall material throughout the living space is damaged and deteriorated. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

8. The bathroom ventilation system and light is illegally installed in the shower and does not meet the minimum safety requirements for wet locations. – SMC 15.24.030 (b) 6 // H&S 17920.3.f
9. There are missing and damaged receptacle covers and light switch plate covers throughout the living unit. – UHC 701.2

10. There are missing handrails on loft stairway making an unsafe exit pathway. – SMC 15.24.030 (b) 9 // H&S 17920.3.1

11. There are no carbon monoxide and smoke detectors installed in the living space as required by code to notify. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

1. **Dangerous Conditions at Serendipity Salon – 1829 Pacific Avenue:**

   1. The stairs to the second floor of the Salon do not meet the minimum Building code requirements for size, width, handrails and other requirements creating a hazardous condition. – UCADB 302.1

   2. Extension cords are being used as the permanent sources of electrical power for all equipment in the salon. – CFC 605.5

   3. There are missing illuminated exit signs and exit lighting that would prevent occupants from being able to locate exits in the event of an emergency. – CFC 1013.3 // UCADB 302.13

J. **Dangerous Conditions at Casa Flores Restaurant – 1831 Pacific Avenue:**

   1. There are missing panel covers on the electrical sub-panels which create a fire and electrical shock hazard. – CFC 605.6

   2. There are missing illuminated exit signs and exit lighting which would prevent occupants from being able to locate exits in the event of an emergency. – CFC 1013.3

   3. There is damaged sheetrock in the stairway behind the register, creating a potential fire hazard. – SMC 15.24.030 (b) 9 // CFC 703.1

   4. There is a high fire hazard which exists as a result of the significant buildup of grease in the flue cooking vent. – CFC 904.12.6
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5. The Restaurant's kitchen is either missing the required Fire extinguishers, or the existing extinguishers are not those that are required to be installed in a commercial kitchen operation to be used in the event of a grease or similar fire. – CFC 904.12.5.2

6. There is an accumulation of excessive grease from the exhaust hood and cooking appliances in the kitchen area. – CFC-904.12.6

7. The Restaurant is currently using a plastic storage cover plate in the attic storage area rather than the approved fire rated cover, which is required to help contain a grease fire in the kitchen from spreading rapidly to the attic area, and then throughout the entire building. – CFC 703.1

8. There is a potential fire hazard caused by the exposed wiring in the bathroom on the second level storage area which is accessed by the stairway behind the register. – CFC 605.6

9. There are multiple extension cords being used as permanent sources of electrical installation throughout the Restaurant. – CFC 605.5

II. CONDITIONS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

A. Lack of or improperly installed sprinkler/fire protection systems. – SMC 15.12.040

B. Dangerous Conditions at Empire/Royal Theatre – 1825 Pacific Avenue:

1. The electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

2. Repair the damaged and deteriorated paths of travel in the seating area within the theatre. – UCADB 302.13

3. The ceiling scuttle door is missing inside the closet next to the east exit door. – CFC 703.1

4. Repair the damaged and deteriorated electrical receptacle outlet cover plates throughout the theatre. – CFC 605.6
C. Dangerous Conditions at Empresso Coffee and Seating/Patio Area – 1825 Pacific Avenue:

1. The test switch is missing on the emergency lighting to the north of the entrance/exit. – CFC 604.6.1

2. The exit sign to the north of the entrance/exit door does not operate properly would prevent someone from locating an exit in an emergency. – CFC 604.6.1

3. Provide appropriate clearance around electrical sub-panels throughout the Coffee shop which are currently blocked by storage and other items. – NEC 110.26.A // UCADB 302.13

4. Provide covers on all open electrical boxes, electrical panels to include dead front, light fixtures, receptacle outlets and other electrical covers throughout the Coffee shop, the seating area and the patio area which are missing. – CFC 605.6

5. Repair damaged and/or missing receptacle covers throughout the Coffee shop and seating area. - CFC 605.6

6. Repair the ceiling material in the kitchen area which is damaged, deteriorated and missing. – CFC 703.1 // UCADB 302.13

D. Dangerous Conditions at Balance Physical Therapy – 1825 Pacific Avenue, Suite 2:

1. The railings on the interior stairway are not connected to the stairs and pose a safety hazard. – UCADB 302.2

E. Dangerous Conditions at Centrale – 1825 Pacific Avenue, Suite 2:

1. Completely remove the accumulation of grease and debris from kitchen hoods and cooking appliances in the Restaurant which, could create a fire hazard. – CFC 904.12.6
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F. **Dangerous Conditions at Catalyst Realty – 1825 Pacific Avenue, Suites 3 and 4:**

1. Repair the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. -- CFC 703.1 // UCADB 302.13

2. Repair the damaged ceiling and walls in the storage room. -- CFC 703.1 // UCADB 302.13

G. **Dangerous Conditions at Gusty Wings – 1825 Pacific Avenue, Suite 5:**

1. The fryers need side splash guards. -- CFC 904.1 // NFPA 17A

2. Completely clean grease from hood areas and walls which could create a fire hazard. -- CFC 904.11.6.3

3. Completely remove the garbage, debris and other combustible items being stored around the water heater. -- CFC 315.3.3

H. **Dangerous Conditions at The Mile – 1825 Pacific Avenue, Suite 6:**

1. There is not proper clearance provided around the electrical sub-panels throughout the establishment, including the kitchen and bar area. -- NEC 110.26.A // UCADB 302.13

2. All fire extinguishers need to be within 75 feet of the area to be protected. -- CFC Table 906.3.1

I. **Dangerous Conditions at Serendipity Salon – 1829 Pacific Avenue:**

1. There is not proper clearance provided around the electrical sub-panel. -- UCADB 302.13 // NEC 110.26.A

2. Repair the missing or damaged electrical covers throughout the Salon. -- CFC 605.6

3. The Fire extinguishers require proof of annual service/recharge. -- CFC 906.2
1. Dangerous Conditions at Casa Flores Restaurant – 1831 Pacific Avenue:

1. There is not proper clearance provided around the electrical sub-panel. – UCADB 302.13 // NEC 110.26.A

2. The electrical installation within the footprint of the kitchen exhaust hood at the cooking area is not correctly installed. – NEC 110.26.A // UCADB 302.13

3. There is damaged ceiling, floors and walls throughout the restaurant, the kitchen, the storage area, the bathrooms and the stairway. – CFC 703.1

4. There is an accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, the electrical rooms, the mechanical rooms, the stairs and other locations throughout the Restaurant. – CFC 315

5. There are improperly installed hand rails on the stairway behind the register. – UCADB 302.2

6. There is damaged stair covering (tile) on the stairway behind the register. – UCADB 302.2

7. There are missing or damaged electrical receptacle covers throughout the restaurant, – CFC 605.6

III. CORRECTIVE ACTIONS REQUIRED FOR THE DANGEROUS AND HAZARDOUS CONDITIONS:

1. Submit two complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to the entire parcel address to comply with the currently adopted 2016 Building codes and Stockton Municipal codes to the Community Developments Department. This shall include, but not limited to the following listed violations. – 15.04.250, 260, 310 // UCADB 302.13
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Empire/Royal Theatre:

1. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. – UCAD B 302.2 // CBC 1014.4

2. Repair or replace west side exit door which does not operate properly. – CBC 1008.1.8.7 // UCAD B 302.2

3. Repair or replace east side exit door which does not operate properly. – CBC 1008.1.8.7 // UCAD B 302.2

4. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

5. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

6. Determine the source of the water intrusion throughout the theatre which has caused the ceiling to be damaged and/or deteriorated. Once determined, repair appropriately. Replace the damaged, deteriorated and/or missing ceiling material throughout and properly seal. – CFC 703.1 // UCAD B 302.13

7. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

8. Legally construct and/or remove the separation walls between Main Theatre, dressing rooms, storage areas and north storage area which are not constructed to meet minimum code standards. – UCAD B 302.13 // CFC 703.1

9. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, 5.08. Decorative Materials // UCAD B 302.13

Empresso Coffee and Seating/Patio area:

1. Clear hazards near the entrance/exit which are a hazard for people exiting the theatre. – CFC 1028.3
2. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer required or in service. – UCADB 302.13 // CFC 604.6.1

3. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

4. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. – CFC 605.5 // UCADB 302.13

5. Remove the stage lighting at the Lobby Piano which are connected with extension cords. – CFC 605.5

6. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. – UCADB 302.13 // CFC 605.6

7. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. – UCADB 302.13 // CFC 605.3

8. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. – UCADB 302.13

9. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. – CFC 906.2

_centrale:

1. Properly secure all compressed gas cylinders in an approved manner. – CFC 3003.5.3 // CFC 5303.5.3

2. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. – CFC 1013.3

3. Cease using extension cords as permanent sources of electrical installation throughout the business. – CFC 605.5

4. Replace all missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13
5. Properly cap all exposed wiring in the exterior patio area of Centrale. — UCADB 302.13 // CFC 605.6

**Catalyst Realty:**

1. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. — CFC 605.5

2. Second story emergency exit is not accessible or installed to meet the minimum exiting requirements. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. — CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

3. Repair or replace the exit sign which is not illuminated. — CFC 1013.3

**Gusty Wings:**

1. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. — CFC 605.5 // UCADB 302.13

2. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. — CFC 904.1 // NFPA 17A

**The Mile:**

1. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. — UCADB 302.13

2. Cease using extension cords as permanent sources of electrical installation throughout The Mile. — CFC 605.5

3. Eliminate extension cord from upstairs office to outside exterior lighting. — CFC 605.5

4. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. — CFC 703.1 // UCADB 302.13
5. Properly repair the wall breach west of the bar with fire-rated construction. — CFC 703.1 // UCADB 302.13

6. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. — UCADB 302.13 // CFC 605.6

**Rented Dwelling Unit:**

1. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. — UCADB 302.9 // 15.04.250, 260, 310

2. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must function properly during an emergency without the use of tools, i.e. keys. Remove the dual-keyed lock and install an approved locking mechanism. — SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

3. Properly install windows which are code compliant for emergency egress during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. — SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

4. Properly repair or replace the interior hall lighting. — UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.l

5. Cease occupying the room next to the kitchen/bathroom area as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. — UHC 503.2 // UCADB 302.13

6. Properly repair the damaged and/or missing ceiling material throughout the living space. — SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

7. Repair or replace the damaged wall material throughout the living space. — SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

8. Properly install bathroom lighting and bathroom ventilation system. — SMC 15.24.030 (b) 6 // H&S 17920.3.f
9. Properly install receptacle covers and light switch plate covers throughout the living unit. — UHC 701.2

10. Properly install code compliant handrails on loft stairway. — SMC 15.24.030 (b) 9 // H&S 17920.3.1

11. Properly install required carbon monoxide and smoke alarms in an approved manner. — 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

Serendipity Salon:

1. Properly construct the stairs to the second floor of the Salon which do not meet minimum code requirements for size, width, handrails and other requirements. — UCADB 302.1

2. Cease using extension cords as permanent sources of electrical installation. — CFC 605.5

3. Provide the required egress requirements including any required illuminated exit signage and egress lighting. — CFC 1013.3 // UCADB 302.13

Casa Flores Restaurant:

1. Install all missing panel covers on sub-panels. — CFC 605.6

2. Provide the required egress requirements including illuminated exit signage and egress lighting. — CFC 1013.3

3. Repair or replace the exit sign which is not illuminated. — CFC 1013.3

4. Repair or replace the damaged sheetrock in the stairway behind the register. — SMC 15.24.030 (b) 9 // CFC 703.1

5. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. — CFC 904.12.6

6. Properly Install K-type extinguisher in the kitchen area. — CFC 904.12.5.2
7. Properly remove the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

8. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

9. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

10. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5

11. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10% (ten percent), an automatic fire sprinkler system shall be installed within the building. – SMC 15.12.040

IV. CORRECTIVE ACTIONS REQUIRED FOR CONDITIONS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

Empire/Royal Theatre:

1. Properly identify and label electrical panels/disconnects. – NEC 408.4 A

2. Repair or replace damaged, deteriorated paths of travel in seating area (i.e. steps) and the covering material within the theatre. – UCADB 302.13

3. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

4. All electrical outlet cover plates must be intact throughout the theatre. – CFC 605.6

Empresso Coffee and Seating/Patio area:

1. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1
2. The exit sign to the north of the entrance/exit door does not function properly. Repair or replace to ensure correct operation. — CFC 604.6.1

3. Provide proper clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. — NEC 110.25.A // UCADB 302.13

4. Properly install covers on all open electrical boxes, panels to include dead front, light fixtures, receptacle outlets and other electrical covers throughout. — CFC 605.6

5. Repair or replace all damaged and/or missing receptacle covers throughout Empresso Coffee and seating area. — CFC 605.6

6. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. — CFC 703.1 // UCADB 302.13

**Balance Physical Therapy:**

1. Properly secure and install code compliant stair railings on the interior stairway. — UCADB 302.2

**Centrale:**

1. Properly clean all grease and debris from kitchen hoods and cooking appliances. — CFC 904.12.6

**Catalyst Realty:**

1. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. — CFC 703.1 // UCADB 302.13

2. Repair or replace the damaged ceiling and walls in the storage room. — CFC 703.1 // UCADB 302.13

**Gusty Wings:**

1. Properly install splash guards on fat fryers. — CFC 904.1 // NFPA 17A

2. Properly clean grease from hood areas and walls. — CFC 904.11.6.3
NOTICE & ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS
CHRISTOPHER J BENNITT
JUNE 7, 2017
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3. Remove all items being stored around water heater and allow access to unit. – CFC 315.3.3

The Mile:

1. Provide proper clearance around sub-panels throughout, to include kitchen and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

2. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1

Serendipity Salon:

1. Provide proper clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

2. Replace the missing or damaged electrical covers throughout the Salon. – CFC 605.6

3. Fire extinguishers require annual service/recharge. – CFC 906.2

Casa Flores:

1. Provide proper clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

2. Properly install all electrical installations within the foot print of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

3. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1
4. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

5. Properly install code compliant hand rails on the stairway behind the register. – UCADB 302.2

6. Repair or replace the damaged stair covering (tile) on the stairway behind the register. – UCADB 302.2

7. Replace the missing or damaged electrical covers throughout the restaurant. – CFC 605.6
HAZARDOUS VIOLATIONS – NOTICE TO VACATE:

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

7. Submit two complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to the entire parcel address to comply with the currently adopted 2016 Building codes and Stockton Municipal codes to the Community Developments Department. This shall include, but not limited to the following listed violations. – 15.04.250, 260, 310 // UCADB 302.13

1825 Pacific Avenue – Royal Theatre

8. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB 302.2 // CBC 1014.4

9. Repair or replace west side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2

10. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

11. Repair or replace east side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2
12. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

13. Determine the source of the water intrusion throughout the theatre which has caused the ceiling to be damaged and/or deteriorated. Once determined, repair appropriately. Replace the damaged, deteriorated and/or missing ceiling material throughout and properly seal. – CFC 703.1 // UCADB 302.13

14. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

15. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

16. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, S.08.Décorative Materials // UCADB 302.13

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

17. Clear hazards near the entrance/exit which are a blocking hazard for people exiting the theatre. – CFC 1028.3

18. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer in service. – UCADB 302.13 // CFC 604.6.1

19. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

20. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. Extension cords have been installed through walls, ceilings, doorways, etc. and are damaged/deteriorated. – CFC 605.5 // UCADB 302.13

21. Extension cords are installed under mats behind the service counter of Empresso Coffee to supply island equipment. These cords are damaged/deteriorated and being walked on, further damaging them. – CFC 605.5

22. Remove the stage lighting at the Lobby Piano which are connected with extension cords. – CFC 605.5
23. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. – UCADB 302.13 // CFC 605.6

24. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. – UCADB 302.13 // CFC 605.3

25. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. – UCADB 302.13

26. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. – CFC 906.2

**1825 Pacific Avenue, Suite 2 – Centrale:**

27. Properly secure all compressed gas cylinders in an approved manner. – CFC 3003.5.3 // CFC 5303.5.3

28. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. – CFC 1013.3

29. Cease using extension cords as permanent sources of electrical installation throughout the business. – CFC 605.5

30. Replace all missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13

31. Properly cap all exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

**1825 Pacific Avenue, Suite 3 and 4 – Catalyst Realty:**

32. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

33. Second story emergency exit is not accessible. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1
34. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

1825 Pacific Avenue, Suite 5 – Gusty Wings:

35. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

36. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1 // NFPA 17A

1825 Pacific Avenue, Suite 6 – The Mile:

37. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

38. Cease using extension cords as permanent sources of electrical installation throughout The Mile. – CFC 605.5

39. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

40. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13

41. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1 // UCADB 302.13

42. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

1827 Pacific Avenue – Living Unit:

43. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADB 302.9 // 15.04.250, 260, 310
44. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must be egressable during an emergency without the use of tools, i.e. keys. Remove the dual-keyed lock and install an approved locking mechanism. — SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

45. Properly install windows which are egressable during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. — SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

46. Properly repair or replace the interior hall lighting. — UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.l

47. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet minimum requirements to function as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. — UHC 503.2 // UCADB 302.13

48. Properly repair the damaged and/or missing ceiling material throughout the living space. — SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

49. Repair or replace the damaged wall material throughout the living space. — SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

50. Properly install bathroom lighting and bathroom ventilation system. Currently, the ventilation system is installed in the shower. — SMC 15.24.030 (b) 6 // H&S 17920.3.f

51. Properly install receptacle plug covers and light switch plate covers throughout the living unit. — UHC 701.2

52. Properly install handrails on loft stairway. — SMC 15.24.030 (b) 9 // H&S 17920.3.i

53. Properly install required carbon monoxide and smoke detectors in an approved manner. — 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

1829 Pacific — Serendipity Salon:

54. The stairs to the second floor of the Salon do not meet minimum code requirements for size, width, handrails and other requirements. — UCADB 302.1

55. Cease using extension cords as permanent sources of electrical installation. — CFC 605.5
56. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

1831 Pacific – Casa Flores:

57. Install all missing panel covers on sub-panels. – CFC 605.6

58. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

59. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

60. Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030 (b) 9 // CFC 703.1

61. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

62. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2

63. Properly clean the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

64. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

65. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

66. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
ITEMS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

67. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10% (ten percent), an automatic fire sprinkler system shall be installed within the building. – SMC 15.12.040

1825 Pacific Avenue – Royal Theatre:

68. Electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

69. Repair or replace damaged, deteriorated seating steps and the covering material within the theatre. – UCADB 302.13

70. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

71. All electrical plug outlet cover plates must be intact throughout the theatre. – CFC 605.6

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

72. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1

73. The exit sign to the north of the entrance/exit door is not on for the same location. Repair or replace to ensure correct operation. – CFC 604.6.1

74. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

75. Properly install covers on all open electrical boxes, panels to include dead front fillers, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6

76. Repair or replace all damaged and/or missing receptacle plug covers throughout Empresso Coffee and seating area. - CFC 605.6
77. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

78. Properly secure the railings on the interior stairway. – UCADB 302.2

1825 Pacific Ave, Suite 2 - Centrale:

79. Properly clean all grease and debris from kitchen hoods and cooking appliances. – CFC 904.12.6

1825 Pacific Ave, Suite 3 and 4 – Catalyst Realty:

80. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

81. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

1825 Pacific Ave, Suite 5 – Gusty Wings:

82. Fat fryers need side splash guards. – CFC 904.1 // NFPA 17A

83. Properly clean grease from hood areas and walls. – CFC 904.11.6.3

84. Remove all items being stored around water heater and allow access to unit. – CFC 315.3.3

1825 Pacific Ave, Suite 6 – The Mile:

85. Provide appropriate clearance around sub-panels throughout, to include kitchen and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

86. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1
1829 Pacific Ave – Serendipity Salon:

87. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

88. Replace the missing or damaged electrical plug covers throughout the Salon. – CFC 605.6

89. Fire extinguishers require annual service/recharge. – CFC 906.2

1831 Pacific Ave – Casa Flores:

90. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

91. Properly install all electrical within the foot print of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

92. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1

93. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

94. Properly install hand rails on the stairway behind the register. – UCADB 302.2

95. Repair or replace the damages stair covering (tile) on the stairway behind the register. – UCADB 302.2

96. Replace the missing or damaged electrical plug covers throughout the restaurant. – CFC 605.6
ITEMS TO BE ON A NOTICE OF VIOLATION (NOT HAZARDOUS/DANGEROUS):

1. A sidewalk café, fence or any object over, on or under any public right-of-way requires a revocable permit. Obtain a revocable permit for the café seating area outside the Royal Theatre/Empresso Café. Contact Community Development Department, Planning Division, to apply for the permit. If approved, properly conform to the permit requirements. If denied, remove the sidewalk café and return to original, approved configuration. – 16.72.127

1825 Pacific Avenue – Royal Theatre:

2. It is unlawful to commence or carry on any profession, trade, calling, occupation or business without first having procured a license from the city of Stockton. Obtain a business license. Contact Finance Department, 209-937-8313, for further direction. – SMC 5.04.040 B

3. An operational permit is required to operate a place of assembly. - CFC 105.6.36

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

4. Determine the source of the active water intrusion within Balance Physical Therapy at the stairway and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13

1825 Pacific Ave, Suite 2 – Centrale:

5. Properly date the fire alarm control panel batteries. – National Fire Code 72, table 14.3.1

1825 Pacific Ave, Suite 3 and 4 – Catalyst Realty:

6. Determine the source of the active water intrusion within the break room on the second floor and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13

1825 Pacific Ave, Suite 5 – Gusty Wings:

7. Repair, replace or remove the exit sign which is not illuminated. – CFC 1013.3
8. Properly install plumbing at the bar sink. Flex pipe is not an approved material. – UPC 706

9. All kitchen appliances shall be permitted, inspected and meet minimum code requirements. – UCADB 302.13

10. Determine the source of the water intrusion in the kitchen area ceiling and repair appropriately. Once repaired, replace the damaged ceiling material. – UCADB 302.13

11. Remove the old and unmaintained extinguishing system stored in the attic room. – CFC 901.6

12. Properly repair or replace all leaking, broken and/or inoperable plumbing fixtures throughout the restaurant. – UPC 706

13. Repair or replace the inoperable bathroom ventilation on the half-bath behind the register, midway up the stairway. – UCADB 302.13

14. Repair or replace the leaking toilet in the half-bath behind the register, midway up the stairway. – UCADB 302.13

15. Repair or replace the inoperable bathroom ventilation system in the bathroom on the second level storage area, accessed by the stairway behind the register. – UCADB 302.13
Pat. These are my notes. Ignore the email I sent this AM, Monday, 5/1/2017. Too many screwed up sentences. Stupid Serie

Mike

0900 4/26/2017 Inspection of Empire Theater complex
1831 pacific Ave. Stockton  Casa Florez Restaurant
North end dining area: illuminated exit sign required.
Occupancy sign required.

Primary entry door exit sign not illuminating.
Cashers station: exposed electrical. Wall plates missing.
Commercial kitchen. 7 head Ansel system. Service date: 4/2017.
Ceiling above cooking and beverage service area: holes in ceiling.
Storage under stairs.
Multiple holes in drywall ceilings and walls.
CO2 cylinder atop of stairs.
Food pantry and storage at top of stairway.
Out of service Ansel cylinder to be removed.
Attic is storage space. Attic has electrical panels with storage in front.
Water heater in attic space. Heater is braced.
Attic storage to be removed.
False wall in 2nd floor storage area. Storage over ceiling. No door access.

Address 1827 is a second story R2.

Empress coffee house: hard wired exit signs. Not all signs illuminate.
Emergency lights non-operational.
South side exit door is blocked by a piano and door is disabled.
South storage room: propane cylinder (empty), Daisy chained extension cords, extension cords used as permanent wiring, exposed electrical, outlet covers missing.

Kitchen area: 8 unsecured cylinders.

Water heater in closet. Heater not braced.

Penetrations in ceilings.

No smoke detectors.

Exposed electrical behind serving area.

Box office room is electrical room.


Storage to be organized. FACP circuit breaker is locked.


Southwest exit to lobby accessible. Door is blocked.

Floor level outlet covers broken.

Green room emergency light non-operational.

Behind green room is old theater stage. Emergency light/exit sign N/E corner nonoperational.

N/E exit corridor has closet. Closet is combustible storage. Storage to be organized.

Stage ceiling: multiple holes. Exposed electrical.

N/W exit sign not illuminating.

Double doors, rear egress, non-operational.

Large ceiling vents (2) front and rear stage areas without fire stop.

Theater occupancy based on seats available: 351.

Projector booth has roof access.

Attic space has extension cords as permanent wiring.

1829 Pacific. Beauty salon

Salon is 2 story. Interior stairway.

No smoke/CO2 detectors.

Extension cords as permanent wiring.
All occupancies south of Empire Theater have incorrect addressing. Must be 12 "tall.

1825. Number 5. House of Wings.
Extension cords as permanent wiring in kitchen and back of house.
2- twenty pound CO2 tanks. Unsecured.
5 head Ansel system.
3 deep fryers without side splash guards.
Strip plug energizing 2 cooling units/heavy appliances.
Exit sign at entry door not illuminating.
Crystal real estate.
Exit signs not illuminating.
2nd floor. Electrical room, ceiling panels missing.
Storage room. Holes in ceiling and walls.
2nd floor North end, room connects to theater projection room. This area has non-illuminating exit signs.
Door access to stairway leading to 1st floor bar. Door is screwed shut. Nonoperational.

1st floor Palates studio.
Exit sign not illuminating.
Entry door does not have panic hardware.
Studio 2nd floor closet ceiling, holes in drywall.

Central Kitchen and Bar.
Exit doors do not have panic hardware.
60 pound CO2 cylinder behind bar.
Cylinder unsecured.
Commercial kitchen. 9 head Ansel system.
3 fifty pound CO2 cylinders. Unsecured.
Exit sign at rear of kitchen not illuminating.
FACP located rear of kitchen in hallway. Batteries not dated.
50-pound nitrogen cylinder unsecured.
1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department's corrective action notice, issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

7. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10%, an automatic fire sprinkler system shall be installed within the building SMC 15.12.040

8. A sidewalk café, fence or any object over, on or under any public right-of-way requires a revocable permit. Obtain a revocable permit for the café seating area outside the Royal Theatre/Empresso Café. Contact Community Development Department, Planning Division, to apply for the permit. If approved, properly conform to the permit requirements. If denied, remove the sidewalk café and return to original, approved configuration. – 16.72.127

9. Submit 2 complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to comply with the currently adopted 2016 Building codes and Stockton Municipal code to the Community Development Department. This shall include, but not limited to the following items:
a. A complete exiting and emergency egress path of travel plan to include illuminated exit signage and egress lighting. Plans shall reflect Main Theatre (1825) and north end storage area to exterior of buildings, the altered seating in the Main Theatre (1825), and the elevated seating stairs, does not contact path of travel lighting for normal operation

b. Properly remove the marquis signs which have been removed from front of south building and installed on front exterior of the Main Theatre (1825) above the lower roof to include related electrical

c. Balcony additions at each corridor entrance of the Main Theatre (1825) to include electrical installation

d. Repair or replacement of ceiling and wall material in the Main Theatre (1825) due to water intrusion to include original theatre room, projector room and non-permitted secondary theatre room

e. Alterations to the Main Theatre (1825) which has created a private seating area and private office area on either side of the projector room to include electrical installation

f. Alterations to the Main Theatre (1825) which has sub-divided the space into two separate rooms to include new stage, balcony area in secondary space and electrical installation

g. Separation wall between north wall and north building storage area in Main Theatre (1825) has not been completed, to include doors. The separation wall does not extend through the ceiling and continue to roof line

h. Non-permitted dressing area in Main Theatre (1825) under new stage construction to include walls, ceilings and electrical installation and stair construction

i. Non-permitted second floor walkway and storage rooms in Main Theatre (1825) with electrical built above first floor illegal dressing area

j. Illegal storage rooms with sink and electrical installation, to include lighting, chandeliers, receptacle outlets and other miscellaneous electrical in Main Theatre (1825) on west wall

k. Electrical installation in Main Theatre (1825) to include overhead theatre lighting trusses, chandeliers, new lighting and electrical outlets throughout the theatre and seating area

l. Provide drawings and details from architect that previous wall opening that was filled in and new door installed in south wall meets fire separation requirements at entrance to Empresso Coffee/Main Theatre (1825)

m. Electrical installation in the seating area of Empresso Coffee (1825) to include lighting installation and receptacle plugs; electrical installation in storage area off seating area
n. Water heater installation for Empresso Coffee to include lack of T & P drain line, earthquake strapping, etc. (1825)
o. Sub-panel installation in main service area for Empresso Coffee (1825)
p. False wall in the storage room off the Electrical Room in lobby for Empresso Coffee (1825)
c. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Balance Physical Therapy (1825 #1) to include building, plumbing, mechanical, electrical and all related work
r. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Centrale (1825 #2) to include building, plumbing, mechanical, electrical and all related work
s. Patio cover and electrical installation for exterior seating area at Centrale (1825 #2)
t. All first and second floor areas of Catalyst Realty (1825 #3/4) have not been permitted, inspected or approved by Community Development Department to include cubicles, walls, electrical, plumbing and any other non-permitted alterations
u. Catalyst Realty (1825 #3/4) has not been approved by Community Development Department, Building Department or Stockton Fire Department for occupancy
v. Catalyst Realty (1825 #3/4) has been modified/constructed twice without permits, inspections or approvals. Previous illegal use was a church/assembly use
w. Catalyst Realty (1825 #3/4) has tenant improvements to the second floor above The Mile without permits, inspections or approvals. This area is not connected to The Mile tenant improvements. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Catalyst Realty (1825 #3/4) to include building, plumbing, mechanical, electrical and all related work
x. Alterations to the third floor area of Catalyst Realty (1825 #3/4) off the break room to include electrical and any other non-permitted alterations
y. Non-permitted installation of fireplace on the second floor of Catalyst Realty (1825 #3/4)
z. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Gusty's (1825 #5) to include building, plumbing, mechanical, electrical and all related work
aa. Submit plans reflecting the emergency egress path of travel from The Mille (1825 #6) to exterior of building for approval by Community Development Department, to include illuminated exit signage and egress lighting. Exterior side walk fencing cannot cause a hazard for the path of travel

bb. Alterations to The Mille (1825 #6) to include roll up front door, elevated seating area, elevated platforms, bar area, kitchen installation, water heater installation, sub-panel in kitchen, electrical installation, interior lighting installation, secondary egress door in seating area and any other non-permitted alterations

c. Back west room of The Mille (1825 #6) has been modified twice without permits, inspections or approvals. Previous illegal use was a small theatre with a south wall screen, dinner tables, video games and a double-door entrance wall from bar area

d. Exterior lighting installation above The Mille (1825 #6)

e. Water heater installation in The Mille (1825 #6)

f. Provide a complete set of plans and apply for required building permits for all tenant improvements done within The Mille (1825 #6) to include building, plumbing, mechanical, electrical and all related work

g. Provide a complete set of plans and apply for required building permits for all tenant improvements done within Royal Theatre manager’s office (1827) which has been converted into a living space to include building, plumbing, mechanical, electrical and all related work

h. Shower installation in Theatre manager’s office (1827) which has been converted into a living space

i. Install required stove ventilation system in Theatre manager’s office which has been converted into a living space

j. Water heater installation in Serendipity Salon (1829)

k. Non-permitted tenant improvements to include building, plumbing, electrical, mechanical and plumbing in Serendipity Salon (1829)

l. Non-permitted extension/expansion of Casa Flores restaurant (1831) to include walls removed and adjacent tenant spaces combined without permits, inspections and approvals to enlarge the restaurant area

mm. Provide a complete set of plans and apply for required building permits for all tenant improvements done within Casa Flores restaurant (1831) to include building, plumbing, mechanical, electrical and all related work

nn. Electrical installation throughout Casa Flores restaurant (1831) to include can lighting in the kitchen area and bathroom sensor lighting and any/all open and illegally installed electrical

oo. Ceiling repair in kitchen area of Casa Flores restaurant (1831)
pp. Water heater installation in storage area above Casa Flores restaurant (1831)
qq. Repair or replace the leaking exhaust hood duct system in the kitchen area of Casa Flores restaurant (1831)

1825 Pacific Avenue – Royal Theatre:

10. It is unlawful to commence or carry on any profession, trade, calling, occupation or business without first having procured a license from the city of Stockton. Obtain a business license. Contact Finance Department, 209-937-8313, for further direction. — SMC 5.04.040 E

11. An operational permit is required to operate a place of assembly CFC 105.6.36

12. Electrical panels/shutoffs require identification and labeling. — NEC 408.4 A

13. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. — UCADB 302.2 // CBC 1014.4

14. Repair or replace west side exit door which is difficult to open. — CBC 1008.1.8.7 // UCADB 302.2

15. Repair or replace west side emergency lights which are not functioning. — CPC 604.6

16. Repair or replace east side exit door which is difficult to open. — CBC 1008.1.8.7 // UCADB 302.2

17. Repair or replace east side emergency lights which are not functioning. — CPC 604.6

18. Repair or replace the damaged/deteriorated ceiling throughout the theatre. — CPC 703.1 // UCADB 302.13

19. Repair or replace damaged, deteriorated seating steps and the covering material within the theatre. — UCADB 302.13
20. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

21. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

22. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

23. All electrical plug outlet cover plates must be intact throughout the theatre. – CFC 605.6

24. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3

Title 19, Division 1, §08.D. Decorative Materials // UCADB 302.13

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

25. Clear Hazards near the entrance/exit which are a blocking hazard for people exiting the theatre. – CFC 1028.3

26. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer in service. – UCADB 302.13 // CFC 604.6.1

27. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1

28. The exit sign to the north of the entrance/exit door is not on for the same location. Repair or replace to ensure correct operation. – CFC 604.6.1

29. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

30. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

31. Properly install covers on all open electrical boxes, panels to include dead front fillers, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6
32. Repair or replace all damaged and/or missing receptacle plug covers throughout Empresso Coffee and seating area. - CFC 605.6

33. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. Extension cords have been installed through walls, ceilings, doorways, etc. and are damaged/deteriorated. - CFC 605.5 // UCADB 302.13

34. Extension cords are installed under mats behind the service counter of Empresso Coffee to supply island equipment. These cords are damaged/deteriorated and being walked on, further damaging them. - CFC 605.5

35. Remove the stage lighting at the Lobby Piano which are connected with extension cords. - CFC 605.5

36. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. - UCADB 302.13 // CFC 605.6

37. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. - UCADB 302.13 // CFC 605.3

38. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. - UCADB 302.13

39. Repair or replace the damaged light fixture in the office off the seating area. (not sure what Building code to use)

40. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. - CFC 703.1 // UCADB 302.13

41. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. - CFC 908.2

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

42. Properly secure the railings on the interior stairway. - UCADB 302.2
1825-1831 Pacific Avenue  
APN: 137-020-42  
CASE #12-100159  
May 15, 2017

43. Determine the source of the active water intrusion within Balance Physical Therapy at the stairway and property repair. Once repaired, replace the damaged ceiling material in an approved manner — UCADB 302.11 (not sure what building code to use)

1825 Pacific Avenue, Suite 2 – Centrale:

44. Properly secure all compressed gas cylinders in an approved manner. — CFC 3003.5.3 // CFC 5303.5.3

45. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. — CFC 1019.3

46. Properly date the fire alarm control panel batteries. — National Fire Code 72, table 14.3.1

47. Cease using extension cords as permanent sources of electrical installation throughout the business. — CFC 605.6

48. Replace all missing exterior receptacle covers in the patio area of Centrale. — CFC 605.6 // UCADB 302.13

49. Properly cap all exposed wiring in the exterior patio area of Centrale. — UCADB 302.13 // CFC 605.6

50. Properly clean all grease and debris from kitchen hoods and cooking appliances. — CFC 904.12.6

1825 Pacific Avenue, Suite 3 and 4 – Catalyst Realty:

51. Determine the source of the active water intrusion within the break room on the second floor and property repair. Once repaired, replace the damaged ceiling material in an approved manner — UCADB 302.11 (not sure what building code to use)

52. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. — CFC 605.6
1825-1831 Pacific Avenue
APN: 137-020-42
CASE #12-100159
May 15, 2017

53. Second story emergency exit is not accessible. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. — CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

54. Repair or replace the exit sign which is not illuminated. — CFC 1013.3

55. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. — CFC 703.1 // UCADB 302.13

56. Repair or replace the damaged ceiling and walls in the storage room. — CFC 703.1 // UCADB 302.13

1825 Pacific Avenue, Suite 5 – Gusty Wings:

57. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. — CFC 605.5 // UCADB 302.13

58. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. — CFC 904.1/NFPA17A

59. Fat fryers need side splash guards. — CFC 904.1/NFPA 17A

60. Properly clean grease from hood areas and walls. — CFC 904.11.6.3

61. Repair or replace the exit sign which is not illuminated. — CFC 1013.3 (Not required-Can be removed.)

62. Remove all items being stored around water heater and allow access to unit. [not sure what Building code to use] CFC315.3.3

1825 Pacific Avenue, Suite 6 – The Mile:
63. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

64. Cease using extension cords as permanent sources of electrical installation throughout the Mire. – CFC 605.5

65. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

66. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

67. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1

68. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13

69. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1 // UCADB 302.13

70. Properly install plumbing at the bar sink. Flex pipe is not an approved material. – UPC 706

71. All kitchen appliances shall be permitted, inspected and meet minimum code requirements. – UCADB 302.13 // CFC 605.6

72. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

73. Provide appropriate clearance around sub-panel located in the kitchen area and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

74. Provide the square footage occupancy calculations. [not sure what Building Code/CFC to use]

1827 Pacific Avenue – Living Unit;
Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADDB 302.9 // 15.04.250, 260, 310

Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must be egressable during an emergency without the use of tools, i.e. keys. Remove the dual-keyed lock and install an approved locking mechanism. – SMC 15.24.030 (b) 12 // H&S 17920.3.1 // UCADDB 302.13 // CBC 1008.1.8.7

Properly install windows which are egressable during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. – SMC 15.24.030 (b) 12 // H&S 17920.3.1 // UCADDB 302.13 // CBC 1008.1.8.7

Properly repair or replace the interior hall lighting. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.1

The room next to the kitchen/bathroom area which is being used as a bedroom does not meet minimum requirements to function as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. – UHC 503.2 // UCADDB 302.13

Properly repair the damaged and/or missing ceiling material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADDB 302.13

Repair or replace the damaged wall material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADDB 302.13

Properly install bathroom lighting and bathroom ventilation system. Currently, the ventilation system is installed in the shower. – SMC 15.24.030 (b) 6 // H&S 17920.3.f

Properly install receptacle plug covers and light switch plate covers throughout the living unit. – UHC 701.2

Properly install handrails on loft stairway. – SMC 15.24.030 (b) 9 // H&S 17920.3

Properly install required carbon monoxide and smoke detectors in an approved manner. – 15.24.030 (b) 16 // CRC 1101.8 // CFC 915.1 // UCADDB 302.13

1829 Pacific – Serendipity Salon:
86. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

87. The stairs to the second floor of the Salon do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

88. Replace the missing or damaged electrical plug covers throughout the Salon. – CFC 605.6

89. Cease using extension cords as permanent sources of electrical installation. – CFC 605.6

90. Fire extinguishers require annual service/recharge. – CFC 906.2

91. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

1831 Pacific – Casa Flores:

92. Determine the source of the water intrusion in the kitchen area ceiling and repair appropriately. Once repaired, replace the damaged ceiling material. – (not sure the code to use here)

93. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

94. Install all missing panel covers on sub-panels. – CFC 605.6

95. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

96. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

97. Repair or replace the damaged sheetrock in the stairway behind the register. – SMCG 15.24.030 (a).9 // CFC 703.1

98. Remove the old and unmaintained extinguishing system stored in the attic room. – CFC 901.0
99. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

100. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2

101. Properly repair or replace all leaking, broken and/or inoperable plumbing fixtures throughout the restaurant. – UPC 706

102. Properly install all electrical within the foot print of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

103. Properly clean the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

104. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1

105. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

106. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

107. Properly install hand rails on the stairway behind the register. – UCADB 302.2

108. Repair or replace the damaged stair covering (tile) on the stairway behind the register. – UCADB 302.2

109. Repair or replace the inoperable bathroom ventilation on the half-bath behind the register, midway up the stairway. – UCADB 310.10

110. Repair or replace the leaking fixture in the half-bath behind the register, midway up the stairway. – UCADB 302.15
111. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

112. Repair or replace the inoperable bathroom ventilation system in the bathroom on the second level storage area, accessed by the stairway behind the register. – CCAAB 302.12

113. Replace the missing or damaged electrical plug covers throughout the restaurant. – CFC 605.6

114. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
CITY OF STOCKTON
STOCKTON FIRE DEPARTMENT - FIRE PREVENTION DIVISION
345 N. EL DORADO STREET
STOCKTON, CA 95202
(209) 937-8271

CERTIFICATE MUST BE POSTED AND MADE AVAILABLE
UPON DEMAND OF THE STOCKTON FIRE DEPARTMENT

THE MILE
GREGG BENTZ
1825 PACIFIC AVE #6
STOCKTON, CA 95204

BUSINESS LOCATION: 1825 PACIFIC AVE #6

INITIAL FIRE PERMIT(S) ISSUED ON 10/16/13
FIRE PERMITS EXPIRE ONE YEAR FROM THIS DATE

FIRE PERMITS ISSUED TO THE ABOVE BUSINESS MUST BE RENEWED ANNUALLY.

<table>
<thead>
<tr>
<th>FIRE PERMIT DESCRIPTION</th>
<th>FEE CHARGED</th>
</tr>
</thead>
<tbody>
<tr>
<td>13-194</td>
<td>$561.00</td>
</tr>
</tbody>
</table>

PLACE OF ASSEMBLY (OCCUPANT LOAD 50-300)

14 DAY NOTICE ISSUED ON: 10/16/13
PAID: 11/26/13

TOTAL PAID: $561.00

Fire Chief / Fire Marshal
Stockton Fire Department • Fire Prevention Division
345 N. El Dorado Street, Stockton, CA 95202
(209) 937-8271 • Fax (209) 937-8893

OPERATIONAL FIRE PERMIT APPLICATION
ALL APPLICANTS COMPLETE THIS SECTION

Application Date: 11/26/13

Describe Type of Business and/or Services: Bar & Restaurant

Business Name: The Mile
Business Owner: Gregg Best

Business Location: CITY ☑ COUNTY ☐ Business License # ☐ Expiration Date

Business Address: 1825 Pacific Ave #6 Suite C Zip 95204

Mailing Address

Business Phone: 209-463-6453 E-Mail Address: gregg-10000-y@hotmail.com

Contact Name: Gregg Best Contact Phone: 209-607-0440

Is this a new business? ☑ No ☐ Date business opened at this location: 10/1/13

Did business relocate from another location? ☑ No ☐ If yes, please provide address of former location and date vacated:

Operational Fire Permits are not transferable. Operational Fire Permits are to be renewed annually. If you stop conducting business at this location, you must notify the Stockton Fire Department, Fire Prevention Division. You must notify Fire Prevention of any changes in business ownership, activity, location or name.

By signing below I hereby certify that I have read and understand the terms above, and that under penalty of perjury the information provided on this application is true and correct. I also acknowledge that the City of Stockton has adopted the Fire Code, and the amendments thereof and use of the permit(s) being applied for will conform to accepted standards.

APPLICANT SIGNATURE

DATE 11/26/13

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<table>
<thead>
<tr>
<th>PERMIT NUMBER</th>
<th>PERMIT TYPE</th>
<th>FEE</th>
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<tbody>
<tr>
<td>13-194</td>
<td>Place of Assembly</td>
<td>$561</td>
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<td>Occupant Load 50 - 300</td>
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<td>TOTAL</td>
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Issued by: [Signature]
Date Issued: 11/26/13

Check #: 2047
Pay Code: XX 048-2631-325.09-00 $561 CITY
XX 048-2631-342.23-10 $561 COUNTY

09/21/09 Fire Permit Operational App
White: FPD File Yellow: Customer
<table>
<thead>
<tr>
<th>Date</th>
<th>Amount</th>
<th>Description</th>
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<tbody>
<tr>
<td>11/26/13</td>
<td>$561.00</td>
<td>CREDIT</td>
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</tbody>
</table>

** Tender detail**
- **CK Ref#:** 2047
- **Total tendered:** $561.00
- **Total payments:** $561.00

**Transaction Details**
- **Trans Date:** 11/26/13
- **Time:** 16:29:58

**Business Hours:** Mon-Fri 6:30AM - 6:30PM

Visit our website: www.stocktonca.gov
### STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 N El Dorado St • (209) 937-8271

**14 DAY NOTICE • OPERATIONAL FIRE PERMIT REQUIREMENT**

Date of Notice: **11/13** Due Date: **11/27** Failure to comply by due date will result in an additional $294 Non-Compliance Fee.

Business Name: **The MLE**
Business Address: **1825 Pacific St, Suite #6**
Owner Name: **Greg Beene**

**Submit This Form to the Fire Prevention Div. When Applying for Fire Permits**

You must obtain the required Operational Fire Permit(s) within 14 business days from date of this notice at the Fire Prevention Div, located in the City of Stockton Permit Center • 345 N El Dorado St. • (209) 937-8271. Failure to comply will result in an additional Non-Compliance Fee.

<table>
<thead>
<tr>
<th>Permit Required</th>
<th>Fee Amount</th>
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</thead>
<tbody>
<tr>
<td>Aerosol Products</td>
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<tr>
<td>Arrangement Buildings (temporary, permanent or mobile)</td>
<td></td>
</tr>
<tr>
<td>Aircraft (repair/serviceing: includes Cutting/Welding and/or Hot Works Operations &amp; Flammable Combustible Liquids Storage)</td>
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<tr>
<td>Auto Wrecking Yard/Junk Yard (includes repair garage, cutting and/or welding operations, and flammable combustible liquids storage)</td>
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<tr>
<td>Auto Body Shop (includes cutting/welding operations and application of flammable finishes/spray painting &amp; flam/combust liquid storage)</td>
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<tr>
<td>Battery System, Stationary Storage (capacity more than 100 gallons)</td>
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<tr>
<td>Cellulose Nitrate Plastics Storage, more than 25 lbs.</td>
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<tr>
<td>Combustible Dust Producing Operations</td>
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<tr>
<td>Combustible Fiber Storage/Handling in excess of 100 cu. ft.</td>
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</tr>
<tr>
<td>Compressed Gases Storage/Handling, etc. in excess of amounts listed in CFC Appendix Chapter 1, Table 105.6.8</td>
<td></td>
</tr>
<tr>
<td>Cryogenic Fluids - produce, store, transport on site, use, handle or dispense in excess of amounts listed in CFC Appendix Chapter 1, Table 105.6.1</td>
<td></td>
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<tr>
<td>Cutting &amp; Welding</td>
<td></td>
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<tr>
<td>Dry Cleaning Plants (as described in 2007 CFC, Chapter 12)</td>
<td></td>
</tr>
<tr>
<td>Explosives and/or Blasting Agents, Fireworks / Pyrotechnics manufacturing, storage / handling</td>
<td></td>
</tr>
<tr>
<td>Flammable Combustible Liquids: A</td>
<td>B</td>
</tr>
<tr>
<td>Fruit &amp; Crop Ripening Facilities (use with ethylene gas)</td>
<td></td>
</tr>
<tr>
<td>Hazardous Materials Storage: transport on site, use, handle or dispense in excess of amounts listed in CFC Appendix Chapter 1, Table 165.6.20</td>
<td></td>
</tr>
<tr>
<td>Hazardous Production Material Facility (storage, handle or use)</td>
<td></td>
</tr>
<tr>
<td>Helistop Roof Cap</td>
<td>Helistop Ground Cap</td>
</tr>
<tr>
<td>High Pile Combustible Storage &amp; Warehousing: A</td>
<td>B</td>
</tr>
<tr>
<td>Hood &amp; Duct</td>
<td></td>
</tr>
<tr>
<td>Hot Works Operations</td>
<td></td>
</tr>
<tr>
<td>Liquified Petroleum Gases - store, use, handle, dispense (&lt;125 gallons)</td>
<td></td>
</tr>
<tr>
<td>Lumber Yards &amp; Woodworking Plants (storage and/or processing of lumber exceeding 100,000 board ft.)</td>
<td></td>
</tr>
<tr>
<td>Marine: (Appendix K) A: Open flame devices for maintenance or repair</td>
<td>B: Portable barbecues, braziers, or cooking devices</td>
</tr>
<tr>
<td>Medical Gas</td>
<td></td>
</tr>
<tr>
<td>Miscellaneous Combustible Storage (in excess of 2,500 cu. ft.)</td>
<td></td>
</tr>
<tr>
<td>Motor Vehicle / Marine Fuel Dispensing Stations (includes flammable / combustible liquids: store, use, handle and dispense)</td>
<td></td>
</tr>
<tr>
<td>Multi-Family Dwelling (R-1): Number of Units</td>
<td>Hotel</td>
</tr>
<tr>
<td>Open Flames and Torches</td>
<td></td>
</tr>
<tr>
<td>Organic Coatings (manufacture more than 1 gallon per day)</td>
<td></td>
</tr>
<tr>
<td>Ovens: Industrial Baking or Drying</td>
<td></td>
</tr>
<tr>
<td>Pallet Storage: Palletized Pallets or Bin Racks</td>
<td></td>
</tr>
<tr>
<td>Piece of Assembly - Occupant Load: A:150-300</td>
<td>B:301-1,000</td>
</tr>
<tr>
<td>Pyroxylin Plastics - storage / handling of more than 25 lbs.</td>
<td></td>
</tr>
<tr>
<td>Refrigeration Equipment (Ammonia, Freon, other)</td>
<td></td>
</tr>
<tr>
<td>Repair Garage and/or Service Garage (includes cutting/welding and/or hot works operations &amp; flammable combustible liquids storage)</td>
<td></td>
</tr>
<tr>
<td>Spraying or Dipping - flammable and/or combustible finishing</td>
<td></td>
</tr>
<tr>
<td>Tire Rebuilding Plants Indoors</td>
<td></td>
</tr>
<tr>
<td>Tool Storage (includes scrapes and by-products)</td>
<td>Indoors - excess of 1,000 cu. ft.</td>
</tr>
<tr>
<td>Waste Material Handling Facilities</td>
<td></td>
</tr>
<tr>
<td>Wood Products Storage: chips, hogged material, lumber or plywood in excess of 200 cu. ft.</td>
<td></td>
</tr>
<tr>
<td>OTHER:</td>
<td></td>
</tr>
</tbody>
</table>

**I understand that failure to comply with this notice by the due date will result in a $294 Non-compliance Fee being levied in addition to the above required operational fire permit fees.**

![Signature]

Dave Trotter

Fire Prevention Inspector: **Pat Chase**

Original: FPO Yellow: Customer Pink: FPO 10/04/11
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-9271

ANNUAL FIRE INSPECTION

BUSINESS NAME: The Mike
ADDRESS: 1825 Pacific Ave
STOCKTON BUS LIC: Yes □ No □
BUSINESS OWNER/REP: Gayle Bente
DATE OF INSPECTION: 10/29/13
PHONE: 423-6533
FIRE PERMIT CERTIFICATE: □ Yes □ No □ N/A
CELL PHONE: 423-6533

HAS INFORMATION CHANGED? □ Yes □ No

OCCUPANCY INFORMATION

□ A - Place of Assembly
□ B - Business/City Buildings
□ M - Merchandise/Retail Sales
Number of Units
□ R-1 HOTEL □ R-2 RESIDENCE
□ F - Fabrication
□ High Piled Storage
□ H - Hazardous Materials
□ Storage Area sq. ft.
□ N - None
□ S-1 - Repair Garage
Number of Units Checked

OTHER:

LIST OPERATIONAL FIRE PERMITS

Permit Type Required

Permit Type Required

NOTICE OF VIOLATION

A: Electrical
B: Special Hazards
C: Exit / Fire Protection System
D: Exiting
E: General Housekeeping

CPC Sec. 105 Permit(s) Needed

Initial Inspection:
Second Inspection:
Third Inspection:

No Hazards Noted □ No Violation(s) Noted
Violation(s) Corrected □ Violation(s) not Corrected
Violation(s) not Corrected □ Reinspection date: 10/29/13

NOTES:
1) Test occupancy: 250
2) Replace light switch plate in employee
3) Replace a c able hole in stairway

Inspector: Pat Chase ID # [illegible]

Responsible Signature: [illegible]

Date: 10/29/13

White Original - Fire Prevention □ Yellow Copy - Co File
STOCKTON FIRE DEPARTMENT • FIRE PREVENTION DIVISION
345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

ANNUAL FIRE INSPECTION

BUSINESS NAME: Matricca Bar
ADDRESS: 1825 Pacific, Ste # L

STOCKTON BUS LIC: Yes ☐ No ☐ Lic #: ☐
FIRE PERMIT CERTIFICATE: Yes ☐ No ☐ N/A ☐

BUSINESS OWNER / REP: Pete Luchn
PHONE: 470-574-7
CELL PHONE: ☐

DATE OF INSPECTION: 1/17/17 2nd inspection ☐
HAS INFORMATION CHANGED? ☐ Yes ☐ No ☐
Code Compliance ☐

OCCUPANCY INFORMATION (Check Business Types)
☐ A - Place of Assembly
Occupancy Load ☐
☐ B - Business/City Buildings
☐ F - Fabrication
Storage area sq. ft. ☐
☐ M - Merchandise/Retail Sales
☐ R-1 HOTEL ☐ R-2 RESIDENCE
Number of Units ☐ Number of Units Checked ☐
☐ H - Hazardous Materials
☐ S-1 - Repair Garage
Storage Area sq. ft. ☐

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)
Permit Type Required Permit Type Required Permit Type Required

NOTICE OF VIOLATION: Number corresponds with violation(s) on back of this form.

A: Electrical
B: Special Hazards
C: Ext / Fire Protection System
D: Exiting
E: General Housekeeping

CFC Sec. 105 Permit(s) Needed
Initial Inspection... ☐ No Hazards Noted ☐ Violation(s) Noted Reinspection date: 1/24/12
Second Inspection... ☐ No Violation(s) Corrected ☐ Violation(s) not Corrected:
Third Inspection... ☐ No Violation(s) Corrected ☐ Violation(s) not Corrected:
All OK Dean Xanardo 12/4/12

NOTES:
1) Emergency light non-functioning ON 12/4/12 DH
2) Lesser storage in attic to be less than 18" from attic

Inspector: Pat Cray D/#11581 Unit FPD Shift: Contact Phone # 937-8271
Responsible Signature: Date: 1/17/12

White Original - Fire Prevention ■ Yellow Copy – Co File

FDP-18 Revland 06/23/10
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – CENTRALE KITCHEN & BAR:

ACTIONS

COS-Plan Check: Sprinkler System completed on 10/24/08
Gave plans to Phil Simon for review 10-23-08 JL
Approved plans returned to Julie from Phil 10-24-08 JL
See attachment 10-24-08 JL

COS-Sprinkler Test completed on 11/10/08
11-10-08: AP - All fire sprinkler heads have been installed as per the approved plans. Will require an additional fire sprinkler head in the cold box (kitchen). An As-Built drawing will be required for the new fire sprinkler head. Also advised the applicant/building owner to confirm that there is a fire sprinkler head in the mechanical closet. Will track these under the Basil's tenant improvement permit, which has not yet been finaled by Fire. PS

COS-Annual Inspection completed on 7/25/12
7/3/12
*Formerly Miracle Mile Promenade
Kitchen exit to alleyway needs signage-Door To Remain Un....
A Notice of Violation issued for failure to renew annual operational fire permit
7 Day Notice issued for business license expiration
PC

7/25/12
Violation cleared
PC

COS-Annual Inspection completed on 12/17/13
12/4/13
Secure compressed gas cylinders from falling.
PC

12/17/13
cleared
PC

COS-Annual Inspection completed on 08/18/14
7/22/14
Ansul nozzle over stovetop grill is misdirected.
Storage area compressed gas cylinders not secured.
Need updated fire permit
PC

8/18/14
all cleared
PC

Prepared 3/29/18 Page 2
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – CI BO DI VINO RESTAURANT:

ACTIONS:
COS-Fire Final: Tenant Improvement assigned on 6/25/06
6/25 - DA- Not ready, no permit. MH

COS-Plan Check: Underground Water assigned
9-4-07 - See 1825 Pacific "Miracle Mile" for all underground info. Mh

Plans needed assigned on 9/10/17
Fire Alarm plans required – AH

COS-Plan Check: Building completed on 3/17/06
Sented Plans to CCG on 8-21-06. Received plans back on 9-05-06. Contractor Resubmittal Plans on 9-22-06. Sented plans to CCG on 9-22-06. S.m
received plans on 10-12-06 not approved.
Shipped re-submitted plans to CCG "Next Day by 3:00" per Kevin Hobby. Contractor is sending check for $266.00 11-1-06 JL
Received $266.00 check in mail 11-6-06 JL
Approved plans received back from CCG 11-13-06 JL
Mailed plans back to contractor 11-14-06 JL

COS-Plan Check: Hood/Duck completed on 8/15/07
Shipped plans to CCG 8-01-07 SM
Received plans back from CCG 8-15-07 it's Approved/Capt.
Higgins is inprocess of reviewing it. SM
Mitch Higgins returned our copy of plans to front desk 8-16-07 JL
Notified contractor plans are ready for pickup 8-16-07 JL

COS-Hood/Duct Inspection completed on 9/10/07
approved with exception that this system needs to be tied into an approved fire alarm system. AH

COS-Hood/Duct Inspection completed on 7/27/10
7/27/2010, INSPECTED HOOD & DUCT SYSTEM, OK AS OF INSPECTION, NEVER FINAL TESTED.
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – EMPIRE THEATER:

ACTIONS

COS-Plan Check: Building assigned 3/10/14
03/12/14 - PLANS SUBMITTED AND GIVEN TO ALLEN/CSG.RR

03/26/14 - CORRECTION PUNCHLIST BY ALLEN/CSG. RR SEE ATTACHMENT

03/27/14 - CORRECTION PUNCHLIST EMAILED TO APEXPLANNING@HOTMAIL.COM. RR

04-17-14: Additional comments made to correction punchlist that Allen Sigl (CSG) approved back in March. Added comments regarding the partial plan check. Site meeting will be required to review other outstanding permits where work was not inspected and/or finaled by the city. See additional comments in narrative dated 04-15-14 from PS regarding city staff meeting. PS

COS-Plan Check: Fire Alarm System completed 9/12/05
BAY ALARM. SECOND REVIEW.

PERMIT HAS EXPIRED. FILED AWAY. REE 6MARCH2006

COS-Plan Check: Fire Alarm System completed 9/29/06
Closed

COS-Fire Final: Tenant Improvement completed 9/29/06
Closed

COS-Plan Check: Fire Alarm System completed 8/30/07
Shipped plans to CCG 8-07-07 SM
Received plans back from CCG 8-30-07 it's Approved/put plans in the plans for review basket by Julie desk SM
Approved plans returned to Julie from Mitch Higgins 9-4-07 JL contractor picked up plans 9-05-07 SM

COS-Annual Inspection completed 3/5/13
2/13/5
This was a combined inspection with building and code enforcement. The following violations were found:
1. unprotected light bulb openings
2. storage in electrical room
3. storage in exit way
4. extinguishers in need of service
5. deny access to ground floor area behind screen.
PC

3/5/13
All cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV - GUSTY'S WINGS:

ACTIONS

COS-Sprinkler Test scheduled on 11/10/08
11-10-08: DA - Performed a visual inspection of the fire sprinkler work that was completed for the tenant improvements of Units #1, #3 and #4. The inspection was disapproved due to incorrect information. Plans do not reflect actual tenant improvement work (i.e., walls are not reflected, fire sprinkler heads are missing, etc.). Advised the applicant/owner (Kit) to resubmit new plans that show the actual layout of units #1, #3 and #4.
PS

COS-Plan Check: Sprinkler System completed on 11/4/06
Shipped plans to CCG 8-21-06 Received plans back from CCG 9-05-06 it's NOT Approved contractor
Resubmittal plans 9-22-06 and shipped 1st resubmittal plans to CCG 9-22-06 Received plans back from CCG 10-12-06 it's NOT Approved
Shipped 2nd resubmittal plans to CCG "Next Day by 3:00" per Kevin Hobby. Contractor is sending check for $266.00 11-01-06 JL Received $266.00 check in mail 11-06-06 JL
Approved plans received back from CCG 11-13-06 JL
Mailed plans back to contractor 11-14-06 JL

COS-Plan Check: Underground completed on 11/25/06
Shipped Plans to CCG 7-16-07 SM
Received plans back from CCG 7-26-07 it's Approved/
Bill Catlett needed to review it before release it to the contractor SM
Notified contractor 7-26-07 to pick up plans SM

COS-Underground Check Material completed on 8/20/07
Plans return from CCG 7-25-07 It's Approved
Bill Catlett needed to review plans before release it to contractor SM, EVERY THING IS ON THE WALL

COS-Underground Pressure Test completed on 8/20/07
200 LBS. FOR 2 HRS.

COS-Underground Flush completed on 8/20/07
FLUSHED OUT OF 2 21/2" HOSES FOR 10 MIN

COS-Sprinkler Test completed on 9/5/07
9-5-07 - Inspected and approved by A. Hall. mh

COS-Plan Check: Sprinkler System completed on 10/24/08
Plans submitted 10-21-08 CL
Gave plans to Phil 10-21-08 CL
Approved plans returned to Julie from Phil 10-24-08 JL
See attachment 10-24-08 JL
COS-Annual Inspection completed on 4/19/11

COS-Annual Inspection completed on 7/17/12
7/3/12
Hood & duct needs 6-month service
Extinguisher needs annual service
Close off access to area west of kitchen area (adjacent business)
PC

7/17/12
All cleared
PC

COS-Annual Inspection completed 5/20/14
5/20/14
No violations
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – JAM FACTORY:

ACTION

COS-Mercantile Inspection completed on 3/5/08
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – MATINEE BAR:

ACTIONS

COS-Plan Check: Building completed on 11/16/07

COS-Fire Final: Tenant Improvement completed on 11/10/08
11-10-08: AP - Met with building owner to walk the building for the new fire sprinkler work. Part of the inspection included this tenant space. The tenant improvement work was completed. Advised the tenant to provide occupant load signs prior to public opening. Will follow up - OK to sign off permit at this time. PS

COS-Annual Inspection completed on 1/24/12
1/17/12
Emergency light nonfunctioning
Lower storage in attic to more than 18" from sprinklers
PC

1/24/12
Cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV — STOCKTON ROYAL THEATER:

ACTIONS

1st Qtr Permit Inspection scheduled on 3/31/06
COS-Mercantile Inspection completed on 6/5/02
1st Qtr Permit Inspection completed on 4/8/04
1st Qtr Permit Inspection completed on 5/9/11

FINDINGS

5-Extinguishers-Service cleared on 3/12/14
11-Exits-Obstructions cleared on 3/12/04
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – THE MILE:

ACTIONS

COS-Annual inspection completed on 11/18/13
10/16/13
Post occupancy load 250
Replace lightswitch plate in employees room
Replace scudttle hole in stairway
PC

11/18/13
All cleared.
PC
ENTRIES COPIED FROM SUNPRO FOR 1831 PACIFIC AV – CASA FLORES MEXICAN RESTAURANT:

ACTIONS

COS-Mercantile inspection completed on 5/5/12

1st QTR Permit Inspection completed on 4/4/04 – no violations

1st QTR Permit Inspection completed on 4/11/05

COS-Company Level Inspection completed on 11/17/08

COS-Company Level Inspection completed on 2/22/10

COS-Plan Check: Hood/Duct completed on 11/10/10
11-09-10 Hood & Duct plan submitted and gave to Phil.sm
11-10-10 Final approval by Phil see attachment and notified contractor that plan are ready for pickup.sm
11-10-10 Phil hand delivery the plan to Abel.sm

4th QTR Permit Inspection completed on 1/24/11

COS-Hood & Duct Inspection completed on 3/18/11
031811 - AP - Manual pull and fusible link test with audible device approved per plans – trs

3rd QTR Permit Inspection completed on 12/21/11

COS-Annual Inspection completed on 1/12/12
12/12/11
Garbage can blocks kitchen extinguisher
Post signage on north exit door: Door To remain....
PC
1/12/12
All clear
PC

COS-Annual Inspection completed on 1/2/13
1/2/13
No violations
PC

COS-Annual Inspection completed on 12/18/13
12/4/13
Label switches in electrical breaker box.
Replaced spacer in electrical breaker box.
Put cover plate on ceiling electrical above refrigerator.
PC
12/18/13
All cleared PC

Prepared 3/29/18 Page 13
PERMIT # SFD/SP (9-18)
PERMIT # BP

ADDRESS
S6 Pacific Way

PROJECT NAME

ON-SITE CONTACT
Pam Hiaux
PHONE 309.975.0008

CALLER'S NAME

INSPECTION DATE
Wed 6/24/19 8:59 AM

INSPECTION TYPE
FIA Test

RESULTS: AP=APPROVED  AE=APPROVED WITH EXCEPTION  CA=CANCELLED  DA=DISAPPROVED

RESULTS: AP

COMMENTS / CORRECTIONS
Functional Test: pull station(3), horn/strobe(3) strobes(1), FMU, call alarm, sprinkler flow, tamper, DocBox, Face smoke det.
General Alarm BCP confirmed address device, battery test 5/19/19 OK.
dedicate ext & exit lock-out


INSPECTOR: AJL DATE: 6-26-19

Original - FPD  Copy - Customer
Stockton Inspection Report

Location: 1825 PACIFIC AV 1, STOCKTON, CA, 95204

Record Type: Commercial

Inspection Type: 021 Final Fire

Result: Approved

Comments:
5-30-2019 on-site contact Don Yount 209-292-1103
Reinspection dated 5-14-2019. Other inspection request made for today permit number 17-05937 was canceled by Don.
Inspection for tenant improvement Suite 1 only.
Exiting, fire sprinkler, fire alarm system, fire extinguisher with sign, Occupancy load sign. Occupancy load 29 persons. Occupancy load sign required at main entrance interior above door.
TCO granted for furniture and equipment. TCO granted with building department approval.

Violation Summary:

Inspector: 
Don Yount

Contractor: 
RK
STOCKTON FIRE DEPARTMENT
FIRE PREVENTION DIVISION

PERMIT # 18-720 INSPECTION TICKET

ADDRESS: [Handwritten address]

PROJECT NAME: [Handwritten project name]

CONTRACTOR INSTALLER: [Handwritten contractor name]

OFFICE PHONE: [Handwritten phone number]

INSPECTION DATE: [Handwritten date]

INSPECTION TYPE: [Handwritten type]

RESULTS: AP = APPROVED, AE = APPROVED WITH EXCEPTION, CA = CANCELED, DA = DISAPPROVED

RESULTS: AP = OK

COMMENTS CORRECTIONS

Fire detection and alarm system check in Building 15. All systems working properly.

INSP: [Handwritten inspector]

DATE: 3/20/79

Original - FPDD, Copy - Customer

01/28/79 FPDD Inspection Ticket
Final Approval Requirements

Fire Permit Number: SFD19-164
Tenant: Empire Commercial Building Stockton
Job Address: 1825 Pacific Ave. Stockton
Reviewed By: CSG/CGI
Date: April 22, 2019
Proposed Work: AFS T.I.

COMMENTS - This plan check is not to be construed as an approval for any code items not noted, or commented on. It is the contractor’s responsibility to conform to the provisions of all relevant laws, codes, ordinances, rules and regulations. Work shall not commence without approved plans unless specifically allowed by the Fire Marshal. All inspections require the "APPROVED" job copy and job card to be available on the job site.

California Fire Code Title 24, Part 9: Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code shall be determined by the fire code official.

Inspections – Unless unusual circumstances arise, the developer shall provide at least twenty-four hours notice to the Fire Prevention Division to arrange an inspection. Inspection requests may be made by calling the telephone number listed above and scheduling either an A.M. inspection (9:00 a.m. to 11:00 a.m.) or a P.M. inspection (1:30 p.m. to 4:00 p.m.).

Additional Fire Inspection Fee(s) – Additional fee(s) will be imposed for any additional fire inspections that are requested.

Additional Fire Department Notes:

1. Visual Inspection – A visual inspection is required to verify that the fire sprinkler heads are the appropriate type, show no signs of leakage, are free of obstructions, are not physically damaged in any manner, and are installed in the appropriate locations (as per the approved plans). Fire sprinkler system piping shall also be visually inspected to ensure that it is in good condition and free of mechanical damage, leakage, corrosion, and misalignment.

2. Hangers – Installation of hangers shall meet NFPA 13 requirements, shall be certified by a registered professional engineer, shall be listed and approved for their specific use, and shall be constructed of ferrous materials, including the associated anchoring (fastening) components.

3. Earthquake (Seismic) Bracing – Fire sprinkler system piping shall be physically protected against damage from earthquakes and shall comply with NFPA 13 Standards for installation requirements.

4. Fire Sprinkler System Certification – Upon final inspection, the buildings fire sprinkler system shall be current with a five-year state certification test. A qualified, state licensed C-16 fire sprinkler contractor shall be responsible for
performing the service testing of the fire sprinkler system. The service test date shall be posted on the fire sprinkler riser(s).

5. Fire Sprinkler System Monitoring – Control valve(s) shall be equipped with a tamper switch device, and shall be supervised (if 20 heads or more) by an approved central station, remote, or proprietary monitoring company.

6. Control Valve Security – Control valves shall be locked and secured in the open position with a breakaway type of lock and chain.

7. Spare Head Sprinkler Box – A spare head sprinkler box shall be supplied at the riser and equipped with appropriate type fire sprinkler heads and wrench.

8. Escutcheons – Fire sprinkler head escutcheons shall be installed at time of final Fire Department inspection.

Final Fire Department Inspection Required – to verify that requirements for fire protection facilities have been met, and actual construction of all fire protection equipment has been completed in accordance with the approved plan.

Should you have any questions contact the Stockton Fire Prevention Division at (209) 937-8271.
Final Approval Requirements

Fire Permit Number: SFD19-235
Tenant: Empire
Job Address: 1825 Pacific Ave  Stockton
Reviewed By: CSG/CGI
Date: June 19, 2019
Proposed Work: Fire Alarm upgrade

**COMMENTS** - This plan check is not to be construed as an approval for any code items not noted, or commented on. It is the contractor's responsibility to conform to the provisions of all relevant laws, codes, ordinances, rules and regulations. Work shall not commence without approved plans unless specifically allowed by the Fire Marshal. All inspections require the "APPROVED" job copy and job card to be available on the job site.

*California Fire Code Title 24, Part 9: Matters not provided for.* Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code shall be determined by the fire code official.

Inspections – Unless unusual circumstances arise, the developer shall provide at least twenty-four hours notice to the Fire Department to arrange an inspection. Inspection requests may be made by calling the telephone number listed above and scheduling either an A.M. inspection (9:00 a.m. to 11:00 p.m.) or a P.M. inspection (1:30 p.m. to 4:00 p.m.).

Additional Fire Inspection Fee(s) – Additional fee(s) will be imposed for any additional fire inspections that are requested.

Additional Fire Department Notes:

1. **Plan Approval** – These plans have been approved for the installation of the following equipment: The installation of such system shall meet all applicable codes and ordinances regulated by the Fire Department, which include the National Fire Alarm Code (NFPA 72 Standards), California Fire Code (CFC) Chapter 9 (Section 907), and the National Electrical Code (NEC) Article 760 Standards.

2. **Listed Equipment** – These plans have been approved with the implementation of new fire alarm system equipment meeting UL, FM and CSFM listings.

3. **UL Certification** – The City of Stockton has adopted UL Certification which shall be recognized on any newly installed fire alarm and/or monitoring system. Existing fire alarm and/or monitoring systems that require an upgrade and/or modification shall also meet current UL Certification and compliance.

4. **Manual Fire Alarm Boxes (Pull Stations)** – The location of each manual fire alarm pull station box shall be approved by the Fire Department and shall be located within 5 feet of any emergency exit door. Manual fire alarm pull station boxes shall be installed at a minimum height of 42 inches and a maximum height of 48 inches A.F.F. (above finished floor). The standard color of manual fire alarm pull station boxes shall be RED. Protective covers may be required for each manual fire alarm pull station box to prevent malicious activity and/or protect the device from weather or physical damage.
5. **System Monitoring** – This system will be required to have a **GENERAL ALARM / SUPERVISED ALARM / LOCAL ALARM** signaling capability. UL approved central station monitoring is required. If central station monitoring is required, then it shall be done by an approved (and UL listed) central station monitoring company. If central station monitoring is neither required nor elected, remote supervising or proprietary supervising stations shall be allowed (if approved by the Fire Department).

6. **Fire Alarm Notification** – As part of the waterflow monitoring requirements, audible alarm notification shall be installed throughout the building. In addition, manual pull station(s) will also be installed as required per the California Fire Code (CFC - Chapter 9) and NFPA 72 Standards. Audible alarm notification shall be installed so as to be heard throughout the occupied building/tenant space. A separate fire permit is required for the installation of the fire alarm notification equipment. All work shall be performed by a qualified fire alarm contractor possessing a C-10 license.

7. **Zoning and Annunciation Requirements** – Fire alarm systems shall be zoned appropriately as dictated in the California Fire Code (CFC). Annunciation shall also be separately indicated on an approved panel in an approved location of the building.

8. **100% Functional Service Test Required** – A 100% functional test is required to ensure compliance with all applicable codes and requirements.

9. **Maintenance** – It is the responsibility of the building owner to provide and maintain the fire alarm system in 100% functional condition.

10. **Door Signage** – When the fire alarm system control panel is located inside of a room or other secured location, the Fire Department will require the exterior side of the door to be labeled and identified. The door shall have a sign that reads **“Fire Alarm Control Panel Located Inside”**. Letters shall have a minimum one-inch height and shall be installed so as to contrast their background.

11. **Duct Detectors in Air Handling Units** – Where in-duct smoke detectors are installed in air handling units that are located more than 10 feet above finished floor (a.f.f.) or in arrangements where the detection alarm indicator is not visible to responding personnel, the detectors provided with remote alarm indicators and test switch plates. Remote alarm indicators and test switch plates shall be installed in an accessible location and shall be clearly labeled to indicate both their functions and the air handling unit(s) associated with each detector and test switch plate.

12. **Circuit Breaker & Lock** - Provide a dedicated circuit breaker for fire alarm system in electrical panel with an approved breaker lock out.

13. **Document Box** – A document box is required to be installed in the room where the FACP is located. The box shall be secured in a manner to allow fire department access to the contents.

**Final Fire Department Inspection Required** – Fire Final Inspection Required verifying that requirements for fire protection facilities have been met and actual construction of all fire protection equipment has been completed in accordance with the approved plan.

*Should you have any questions contact the Stockton Fire Prevention Division at (209) 937-8271.*
Final Approval Requirements

Building Permit Number: BP19-04154
Tenant: Empire Building (Suites 3&4)
Job Address: 1825 Pacific Ave. Stockton
Reviewed By: CSG/CGI
Date: June 24, 2019
Proposed Work: Interior T.I.

COMMENTS - This plan check is not to be construed as an approval for any code items not noted, or commented on. It is the contractor's responsibility to conform to the provisions of all relevant laws, codes, ordinances, rules and regulations. Work shall not commence without approved plans unless specifically allowed by the Fire Marshal. All inspections require the "APPROVED" job copy and job card to be available on the job site.

California Fire Code Title 24, Part 9: Matters not provided for. Requirements that are essential for the public safety of an existing or proposed activity, building or structure, or for the safety of the occupants thereof, which are not specifically provided for by this code shall be determined by the fire code official.

BUILDING PERMIT FIELD INSPECTIONS - BUILDING DIVISION INSPECTION REQUEST PROCEDURES - Call the automated inspection hotline at (209) 937-8560. The phone number is also on your jobsite inspection envelope that was issued with the building permit. To obtain building permit final approval, a Fire Protection System Inspection is required from the Stockton Fire Prevention Division. The Fire Protection System Inspection code is 785. INSPECTIONS MUST BE CALLED IN BY 4:00 pm TO THE AUTOMATED SYSTEM BEFORE THE DAY YOU WOULD LIKE THE INSPECTION DONE.

AUTOMATIC FIRE SPRINKLER / FIRE ALARM SYSTEM FIELD INSPECTIONS - Contact the Stockton Fire Prevention Division at (209) 937-8271. Inspections - Unless unusual circumstances arise, the developer shall provide at least twenty-four hour notice to the Fire Prevention Division to arrange an inspection. Inspection requests may be made by calling the telephone number listed above and scheduling either an A.M. inspection (9:00 a.m. to 11:00 a.m.) or a P.M. inspection (1:30 p.m. to 4:00 p.m.).

Additional Fire Inspection Fee(s) - Additional fee(s) will be imposed for any additional fire inspections that are requested.

Additional Fire Department Notes:

1. Plan Approval - These plans have been approved for the interior tenant improvements within an existing building with an automatic fire sprinkler system.

2. Fire Sprinkler System Alterations Required - Expand existing overhead fire sprinkler system into the tenant improvement areas within the building.

3. Fire Alarm System Alterations - If the building has an existing fire alarm system, means to expand interior notification within the tenant improvement areas within the building will be required.
4. **Portable Fire Extinguishers Required** – Install portable fire extinguishers having a minimum size of 5 lbs. and a minimum rating of 2A:10BC in centrally located and accessible locations (as approved by the Fire Department) within the tenant space.

5. **Building Address** – A minimum 12-inch address shall be installed on the exterior of the building. If there are individual tenant spaces / suites, 6-inch address numbers shall be installed on the entrance door to the business. Address numbers shall be installed on a contrasting background so as to be visible from the street.

**Additional Permits Required For:**

- Fire Sprinkler System Alterations
- Fire Alarm System Alterations (If Applicable)

**Final Fire Department Inspection Required** – to verify that requirements for fire protection facilities have been met, and actual construction of all fire protection equipment has been completed in accordance with the approved plan.

**Should you have any questions contact the Stockton Fire Prevention Division at (209) 937-8271.**
August 3, 2017
1825 Pacific Avenue, suite 2

I was driving north on Pacific and observed the Central bar & restaurant had open doors and people inside. I stopped to investigate and found 3 people inside repairing holes in the ceiling of the restaurant.

The 3 workers were not fluent English speakers and were unable to answer questions. The person that was cutting locks and giving the STOP task force access at the 1624 E. Alpine property arrived. He explained that they were Mr. Bennitt’s employees. He stated that they were remodeling the restaurant. I ask and was granted permission to take pictures. I ask if any other work was going on and he stated that an Architectural firm was in the next suite north looking at the building. I ask if I could go into that occupancy and he stated I could.

After leaving Central I went to the next suite north. Catalyst Realty, 1825 Pacific Avenue, suite 5.

The front entry door was open and I walked in. I observed that the work areas had personal effects including purses, pictures, addressed mail and items giving the impression that these areas were actively being used.

On the second floor, I met with Bobby Whitworth of Richard Avelar & Associates. Mr. Whitworth stated that he and two coworkers were with an architectural firm hired by Mr. Bennitt. Their assignment was to inspect the Pacific Avenue property.

Nothing follows.

Mike Bidler

Fire Inspector II

Stockton Fire Department
2. The exit sign to the north of the entrance/exit door does not function properly. Repair or replace to ensure correct operation. – CFC 604.6.1

3. Provide proper clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

4. Properly install covers on all open electrical boxes, panels to include dead front, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6

5. Repair or replace all damaged and/or missing receptacle covers throughout Empresso Coffee and seating area. - CFC 605.6

6. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

Balance Physical Therapy:

1. Properly secure and install code compliant stair railings on the interior stairway. – UCADB 302.2

Centrale:

1. Properly clean all grease and debris from kitchen hoods and cooking appliances. – CFC 904.12.6

Catalyst Realty:

1. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

2. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

Gusty Wings:

1. Properly install splash guards on fat fryers. – CFC 904.1 // NFPA 17A

2. Properly clean grease from hood areas and walls. – CFC 904.11.6.3
5. Properly cap all exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

Catalyst Realty:

1. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

2. Second story emergency exit is not accessible or installed to meet the minimum exiting requirements. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

3. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

Gusty Wings:

1. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

2. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1 // NFPA 17A

The Mile:

1. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

2. Cease using extension cords as permanent sources of electrical installation throughout The Mile. – CFC 605.5

3. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

4. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13
F. Dangerous Conditions at Catalyst Realty – 1825 Pacific Avenue, Suites 3 and 4:

1. Repair the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

2. Repair the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

G. Dangerous Conditions at Gusty Wings – 1825 Pacific Avenue, Suite 5:

1. The fat fryers need side splash guards. – CFC 904.1 // NFPA 17A

2. Completely clean grease from hood areas and walls which could create a fire hazard. – CFC 904.11.6.3

3. Completely remove the garbage, debris and other combustible items being stored around the water heater. – CFC 315.3.3

H. Dangerous Conditions at The Mile – 1825 Pacific Avenue, Suite 6:

1. There is not proper clearance provided around the electrical sub-panels throughout the establishment, including the kitchen and bar area. – NEC 110.26.A // UCADB 302.13

2. All Fire extinguishers need to be within 75 feet of the area to be protected. – CFC Table 906.3.1

I. Dangerous Conditions at Serendipity Salon – 1829 Pacific Avenue:

1. There is not proper clearance provided around the electrical sub-panel. – UCADB 302.13 // NEC 110.26.A

2. Repair the missing or damaged electrical covers throughout the Salon. – CFC 605.6

3. The Fire extinguishers require proof of annual service/recharge. – CFC 906.2
5. The wall is breached at the west side of the bar and does not provide fire protection and would serve to spread a fire very rapidly throughout the entire building. – CFC 703.1 // UCADB 302.13

6. There is exposed electrical wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

H. Illegal Living Unit/Dangerous Conditions at Former Office Space conversion – 1827 Pacific Avenue:

1. Illegal, un-permitted alteration of Office space into a rented dwelling unit. – UCADB 302.9 // 15.04.250, 250, 310

2. The exterior door of the rented dwelling unit has a dual-keyed lock which would not allow the occupant to exit in an emergency without the use of a key. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

3. The windows have permanent bars blocking emergency exiting and do not meet the minimum sizing to allow for emergency escape and rescue. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

4. The required interior hall lighting at the stairs is not working. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.l

5. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet the minimum requirements as a bedroom. – UHC 503.2 // UCADB 302.13

6. The ceiling material throughout the living space is damaged and deteriorated. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

7. The wall material throughout the living space is damaged and deteriorated. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

8. The bathroom ventilation system and light is illegally installed in the shower and does not meet the minimum safety requirements for wet locations. – SMC 15.24.030 (b) 6 // H&S 17920.3.f
LIST OF VIOLATIONS

I. DANGEROUS AND HAZARDOUS CONDITIONS MANDATING A NOTICE TO VACATE:

A. Failure to comply with Previous Violation Notices and Stipulation Agreement:

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 — SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. — SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. — SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. — SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. — SMC 1.32.010

6. Failure to comply with Notice to Vacate, Issued January 31, 2012. — SMC 1.32.010 // UCADB 404.2

B. Dangerous Conditions at Empire/Royal Theatre — 1825 Pacific Avenue:

1. Illegal, un-permitted alterations and additions to the tenant occupied spaces. — SMC 15.04.250, 250, 310 // UCADB 302.13

2. Blocked exit pathways within the main theatre. — UCADB 302.2 // CBC 1014.4, WHICH EXITS ARE BLOCKED PEOPLE CANNOT LEAVE SAFELY, THIS CAUSES PANIC AND PEOPLE CROWD TOGETHER LEADING TO TRAGEDY

3. West side and East side exit doors within the main theatre do not open correctly presenting a hazard in the event of an emergency. — CBC 1008.1.8.7 // UCADB 302.2 WHEN EXITS OPEN IN AN EMERGENCY RUSHING CROWDS WILL PUSH INTO EACH OTHER, THE DOORS WILL NOT OPEN BECAUSE BODIES ARE IN THE WAY
Details

Property
Address 1629 PACIFIC AV
Zipcode 95204
APN 13702042

Ownership
Name BENNIT, CHRISTOPHER J
Address 4643 QUAIL LAKES DR STE 123
STOCKTON, CA 95207
Owner NULL
Business NULL
Name NULL
In Care Of NULL
Deed Number 2005R296620
Deed Date 2005-11-29
Assessor Use 230
Code NULL
Assessor Use NULL
Description WALK-IN THEATERS

Land
Acres 0.69
Sq. Ft. 30,795.91
Zone CG
General Plan Commercial
Subdivision LOMITA PARK
Lat/Long 37.96927387, -121.29934713
Deed Number 2005R296620
Deed Date 2005-11-29
FEMA Flood XLEV 100.00%
Zones NULL
FEMA Flood 06077C0460F
Panels NULL
FEMA LOMR 2013-07-22
Date NULL
Annexation NULL
Name HOMESTEAD ET AL (NORTH PORTION)
Annexation 0.00000000
Ordinance NULL
Annexation Date 8/26/1914
Annexation 0.00000000
Acreage NULL

City Districts
City Limits IN
City Council DISTRICT 4
Garbage Service Republic Services
Garbage PickUp Thursday
Water Service CALIFORNIA WATER COMPANY
School District stockton
Census Tract 12
Police District Civic Center
Police RD 0161
Fire District STOCKTON
Fire Response (City Only) 6
Design District MIRACLE MILE
Greater Downtown OUT

Valuation
Structures $879,396
Land $498,816
Agricultural $0
Person $0

APN History
APN History NULL
Last Date NULL
Last Change NULL

Land Management (test)
Use
Location Code 177928 9900 227666 4950 291278 5812 291280 5813
Use Description ADDR NOT IN USE STORM DRAIN BILLING EATING PLACES DRINKING PLACES
Address 1833 PACIFIC AV 1835 PACIFIC AV 1825 PACIFIC AV 5 1825 PACIFIC AV 6
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NOTICE AND ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS

JUNE 7, 2017 IMMEDIATELY DISCONTINUE ALL BUSINESS OPERATIONS
JUNE 7, 2017 BY 5:00 PM DISCONTINUE ALL OCCUPANCY FOR RESIDENTIAL PURPOSES
JUNE 9, 2017 1:00 PM DISCONTINUE ALL OCCUPANCY OF THE BUILDING

JUNE 7, 2017

OCCUPANT/BUSINESSES
ANY/ALL OCCUPANTS/BUSINESSES
1825 – 1831 PACIFIC AVENUE
STOCKTON, CA 95204

CHRISTOPHER J BENNITT
P.O. BOX 8346
STOCKTON, CA 95208

BANK OF AGRICULTURE AND COMMERCE
2021 W MARCH LANE, STE 2D
PO BOX 7066
STOCKTON, CA 95208

RE: 1825 THROUGH 1831 PACIFIC AVENUE (137-020-42) CASE 12-100159

PLEASE TAKE NOTICE THAT The subject property has been deemed a Hazardous and Dangerous building in violation of multiple regulations of the California Fire Code and the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, chapter 3, section 302 as adopted by the Stockton Municipal Code. Recent inspections by enforcement staff of the City of Stockton found the following immediately Hazardous and Dangerous conditions throughout the building, as more fully noted on the attached list of violations.

These Hazardous and Dangerous conditions located throughout the building pose such an immediate threat to the life, limb, health, safety, and welfare of the public at large and the occupants of this property as to constitute an emergency.

THEREFORE NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS ORDERED VACATED JUNE 7, 2017 IMMEDIATELY FOR BUSINESS PURPOSES pursuant to Uniform Code for the Abatement of Dangerous Buildings, Section 401.2 et seq. Further Notice is provided that the building and affected businesses cannot be re-occupied until such time as all violations are corrected and approved by the Building Official and Fire Marshal.
NOTICE & ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS
CHRISTOPHER J BENNIT
JUNE 7, 2017
Page 2

RE: 1825 THROUGH 1831 PACIFIC AVENUE (137-020-42) CASE 12-100159

A copy of this Notice and Order to Vacate will be posted on the property. The lessor cannot retaliate against a lessee pursuant to section 1942,5 of the Civil Code. No person shall remain in or enter the posted property for any purpose, including conducting any operations, until a building permit has been acquired from the City to repair or demolish the building, and all required repairs have been approved by the City of Stockton. No person shall remove or deface any such Notice after it is posted until the required repairs or demolition have been completed and approved by the City of Stockton. Any person violating these provisions is guilty of a misdemeanor and is subject to imprisonment in the county jail for six months or a fine of $1,000, or both.

Any person having record title or legal interest in this property has the right to appear before an Administrative Hearing Officer and appeal the City’s action by submitting the hearing fee of $84.75 with an appeal request form to the Community Development Department at the address listed above within ten (10) days of the postmarked date of this letter, pursuant to Stockton Municipal Code (S.M.C.) section 144.070. Submission of an appeal does not stay the Order to vacate the premises (Uniform Code for the Abatement of Dangerous Buildings, Section 504 and Uniform Housing Code Section 1204). Failure to file such an appeal shall constitute a waiver of all rights to an Administrative Hearing and adjudication of the Notice and Order or to any portion thereof.

Failure to abate will also result in reinspecation fee(s) for each inspection until compliance is obtained. The amount charged for reinspection(s) is determined by the fee schedule of the individual departments. In addition, non-compliance may result in further action being taken against you, including, but not limited to, Administrative Citations being issued, the violation(s) being abated at your expense, an Administrative fee of up to $650.00, and/or civil penalties of up to $1,000 per day. All violations listed herein must be abated by repair and approved prior to reoccupancy. Required permits for repairs or demolition must be obtained before commencing work.

If you have any questions, please contact Senior Code Enforcement Officer Carrie Lane at (209) 937-8369.

DAVID KWONG
DIRECTOR/COMMUNITY
DEVELOPMENT DEPARTMENT

ERIK NEWMAN
FIRE CHIEF, STOCKTON
FIRE DEPARTMENT

DK/EN:CAL:vt
LIST OF VIOLATIONS

I. DANGEROUS AND HAZARDOUS CONDITIONS MANDATING A NOTICE TO VACATE:

A. Failure to comply with Previous Violation Notices and Stipulation Agreement:

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 25, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, Issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, Issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, Issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

B. Dangerous Conditions at Empire/Royal Theatre – 1825 Pacific Avenue:

1. Illegal, un-permitted alterations and additions to the tenant occupied spaces. – SMC 15.04.250, 260, 310 // UCADB 302.13

2. Blocked exit pathways within the main theatre. -- UCADB 302.2 // CBC 1014.4

3. West side and East side exit doors within the main theatre do not open correctly presenting a hazard in the event of an emergency. -- CBC 1008.1.8.7 // UCADB 302.2
4. West side and East side emergency lights within the main theatre are not functioning which will prevent people from locating exit doors in an emergency. – CFC 604.6

5. The ceiling throughout the theatre is damaged and deteriorated due to water intrusion. – CFC 703.1 // UCADB 302.13

6. There are multiple extension cords being used as permanent sources of electrical installation throughout the theatre. – CFC 605.5

7. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area have been constructed without meeting minimum Building code standards. – UCADB 302.13 // CFC 703.1

8. The curtain on the north stage is not flame retardant. – CFC 807.3 Title 19, Division 1, S.08.Decorative Materials // UCADB 302.13

C. Dangerous Conditions at Empresso Coffee House including Seating and Patio Area – 1825 Pacific Avenue:

1. The entrance and exit from the Coffee shop and the main Theatre are blocked, which will prevent people from utilizing the exits in the event of an emergency. – CFC 1028.3

2. There are inoperable Exit signs and/or disconnected Exit signs within the Coffee portion of the building which will prevent patrons from locating the exit in the event of an emergency. – UCADB 302.13 // CFC 604.6.1

3. There are unsecured compressed gas cylinders being stored within the Coffee shop as well as in the seating/patio area. – CFC 5303.5.3

4. There are multiple extension cords being used as permanent sources of electrical installation throughout the business and seating area, including the electric room, storage rooms, box office and the office area. In addition, extension cords have actually been installed through holes cut in the walls, ceilings, doorways and other locations. Many of the extension cords are damaged and deteriorated, presenting an even high risk of fire. – CFC 605.5 // UCADB 302.13
5. Extension cords have been placed underneath the mats which employees stand on behind the service counter of the Coffee shop. These extension cords are all that are used to supply electricity to island equipment, rather than installation of permanent sources of electrical installation. These cords are damaged/deteriorated and being walked on, further damaging them and increasing the fire risk. – CFC 605.5

6. The stage lighting at the Lobby Piano is connected with extension cords. – CFC 605.5

7. There is illegal exposed wiring in the storage area off the seating area, the electric room off the seating area and the box office area. Further, the extension cords for the equipment is damaged or deteriorated in the storage area, increasing the fire risk. – UCADB 302.13 // CFC 605.6

8. There is illegal wiring and extension cords being used at Lobby box office ticket windows and used to light up the advertisement boards. – UCADB 302.13 // CFC 605.3

9. The required Fire extinguishers have not been properly serviced and are not operational. – CFC 906.2

D. Dangerous Conditions at Centrale – 1825 Pacific Avenue, Suite 2:

1. There are unsecured compressed gas cylinders being stored within Centrale. – CFC 3003.5.3 // CFC 5303.5.3

2. The Exit sign at the rear of the kitchen is not illuminated, which will prevent patrons from locating the exit in the event of an emergency. – CFC 1013.3

3. There are multiple extension cords being used as permanent sources of electrical installation throughout the business. – CFC 605.5

4. There are missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13
5. There is illegal exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

E. **Dangerous Conditions at Catalyst Realty – 1825 Pacific Avenue, Suites 3 and 4:**

1. There are multiple extension cords being used as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

2. The second story emergency exit is not accessible, preventing the required exiting in the event of an emergency. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

3. The Exit signs within Catalyst Realty are not illuminated, which will prevent people from locating exit doors in an emergency. – CFC 1013.3

F. **Dangerous Conditions at Gusty Wings – 1825 Pacific Avenue, Suite 5:**

1. There are multiple extension cords being used as permanent sources of electrical installation throughout the restaurant. – CFC 605.5 // UCADB 302.13

2. The fat fryer on the west side of the cookers is not positioned under hood and duct system nozzle. – CFC 904.1 // NFPA 17A

G. **Dangerous Conditions at The Mile – 1825 Pacific Avenue, Suite 6:**

1. The main front roll up door does not operate properly in the open safely and securely. Currently, the door is secured open by use of a screwdriver as a wedge, which if accidentally knocked out would cause serious injury to persons in its path. – UCADB 302.13

2. There are multiple extension cords being used as permanent sources of electrical installation throughout The Mile. – CFC 605.5

3. There is an extension cord that is running through an upstairs office window to power the outside exterior lighting. – CFC 605.5

4. The interior space behind the wall at the upper level of the stairway is open and does not provide the required fire protection and would serve to spread a fire very rapidly throughout the entire building. – CFC 703.1 // UCADB 302.13
NOTICE & ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS
CHRISTOPHER J BENNITT
JUNE 7, 2017
Page 7

5. The wall is breached at the west side of the bar and does not provide fire protection and would serve to spread a fire very rapidly throughout the entire building. – CFC 703.1 // UCADB 302.13

6. There is exposed electrical wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

H. Illegal Living Unit/Dangerous Conditions at Former Office Space conversion – 1827 Pacific Avenue:

1. Illegal, un-permitted alteration of Office space into a rented dwelling unit. – UCADB 302.9 // 15.04.250, 260, 310

2. The exterior door of the rented dwelling unit has a dual-keyed lock which would not allow the occupant to exit in an emergency without the use of a key. – SMC 15.24.030 (b) 12 // H&S 17920.3.I // UCADB 302.13 // CBC 1008.1.8.7

3. The windows have permanent bars blocking emergency exiting and do not meet the minimum sizing to allow for emergency escape and rescue. – SMC 15.24.030 (b) 12 // H&S 17920.3.I // UCADB 302.13 // CBC 1008.1.8.7

4. The required interior hall lighting at the stairs is not working. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.I

5. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet the minimum requirements as a bedroom. – UHC 503.2 // UCADB 302.13

6. The ceiling material throughout the living space is damaged and deteriorated. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

7. The wall material throughout the living space is damaged and deteriorated. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

8. The bathroom ventilation system and light is illegally installed in the shower and does not meet the minimum safety requirements for wet locations. – SMC 15.24.030 (b) 6 // H&S 17920.3.f
9. There are missing and damaged receptacle covers and light switch plate covers throughout the living unit. — UHC 701.2

10. There are missing handrails on loft stairway making an unsafe exit pathway. — SMC 15.24.030 (b) 9 // H&S 17920.3.l

11. There are no carbon monoxide and smoke detectors installed in the living space as required by code to notify. — 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

1. **Dangerous Conditions at Serendipity Salon — 1829 Pacific Avenue:**

   1. The stairs to the second floor of the Salon do not meet the minimum Building code requirements for size, width, handrails and other requirements creating a hazardous condition. — UCADB 302.1

   2. Extension cords are being used as the permanent sources of electrical power for all equipment in the salon. — CFC 605.5

   3. There are missing illuminated exit signs and exit lighting that would prevent occupants from being able to locate exits in the event of an emergency. — CFC 1013.3 // UCADB 302.13

J. **Dangerous Conditions at Casa Flores Restaurant — 1831 Pacific Avenue:**

   1. There are missing panel covers on the electrical sub-panels which create a fire and electrical shock hazard. — CFC 605.6

   2. There are missing illuminated exit signs and exit lighting which would prevent occupants from being able to locate exits in the event of an emergency. — CFC 1013.3

   3. There is damaged sheetrock in the stairway behind the register, creating a potential fire hazard. — SMC 15.24.030 (b) 9 // CFC 703.1

   4. There is a high fire hazard which exists as a result of the significant buildup of grease in the flue cooking vent. — CFC 904.12.6
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5. The Restaurant’s kitchen is either missing the required Fire extinguishers, or the existing extinguishers are not those that are required to be installed in a commercial kitchen operation to be used in the event of a grease or similar fire. – CFC 904.12.5.2

6. There is an accumulation of excessive grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

7. The Restaurant is currently using a plastic storage cover plate in the attic storage area rather than the approved fire rated cover, which is required to help contain a grease fire in the kitchen from spreading rapidly to the attic area, and then throughout the entire building. – CFC 703.1

8. There is a potential fire hazard caused by the exposed wiring in the bathroom on the second level storage area which is accessed by the stairway behind the register. – CFC 605.6

9. There are multiple extension cords being used as permanent sources of electrical installation throughout the Restaurant. – CFC 605.5

II. CONDITIONS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

A. Lack of or improperly installed sprinkler/fire protection systems. – SMC 15.12.040

B. Dangerous Conditions at Empire/Royal Theatre – 1825 Pacific Avenue:

1. The electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

2. Repair the damaged and deteriorated paths of travel in the seating area within the theatre. – UCADB 302.13

3. The ceiling scuttle door is missing inside the closet next to the east exit door. – CFC 703.1

4. Repair the damaged and deteriorated electrical receptacle outlet cover plates throughout the theatre. – CFC 605.6
C. **Dangerous Conditions at Empresso Coffee and Seating/Patio Area – 1825 Pacific Avenue:**

1. The test switch is missing on the emergency lighting to the north of the entrance/exit. – CFC 604.6.1

2. The exit sign to the north of the entrance/exit door does not operate properly would prevent someone from locating an exit in an emergency. – CFC 604.6.1

3. Provide appropriate clearance around electrical sub-panels throughout the Coffee shop which are currently blocked by storage and other items. – NEC 110.26.A // UCADB 302.13

4. Provide covers on all open electrical boxes, electrical panels to include dead front, light fixtures, receptacle outlets and other electrical covers throughout the Coffee shop, the seating area and the patio area which are missing. – CFC 605.6

5. Repair damaged and/or missing receptacle covers throughout the Coffee shop and seating area. - CFC 605.6

6. Repair the ceiling material in the kitchen area which is damaged, deteriorated and missing. – CFC 703.1 // UCADB 302.13

D. **Dangerous Conditions at Balance Physical Therapy – 1825 Pacific Avenue, Suite 1:**

1. The railings on the interior stairway are not connected to the stairs and pose a safety hazard. – UCADB 302.2

E. **Dangerous Conditions at Centrale – 1825 Pacific Avenue, Suite 2:**

1. Completely remove the accumulation of grease and debris from kitchen hoods and cooking appliances in the Restaurant which, could create a fire hazard. – CFC 904.12.6
F. Dangerous Conditions at Catalyst Realty – 1825 Pacific Avenue, Suites 3 and 4:

1. Repair the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

2. Repair the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

G. Dangerous Conditions at Gusty Wings – 1825 Pacific Avenue, Suite 5:

1. The fat fryers need side splash guards. – CFC 904.1 // NFPA 17A

2. Completely clean grease from hood areas and walls which could create a fire hazard. – CFC 904.11.6.3

3. Completely remove the garbage, debris and other combustible items being stored around the water heater. – CFC 315.3.3

H. Dangerous Conditions at The Mile – 1825 Pacific Avenue, Suite 6:

1. There is not proper clearance provided around the electrical sub-panels throughout the establishment, including the kitchen and bar area. – NEC 110.26.A // UCADB 302.13

2. All Fire extinguishers need to be within 75 feet of the area to be protected. – CFC Table 906.3.1

I. Dangerous Conditions at Serendipity Salon – 1829 Pacific Avenue:

1. There is not proper clearance provided around the electrical sub-panel. – UCADB 302.13 // NEC 110.26.A

2. Repair the missing or damaged electrical covers throughout the Salon. – CFC 605.6

3. The Fire extinguishers require proof of annual service/recharge. – CFC 906.2
J. Dangerous Conditions at Casa Flõres Restaurant – 1831 Pacific Avenue:

1. There is not proper clearance provided around the electrical sub-panel. – UCADB 302.13 // NEC 110.26.A

2. The electrical installation within the footprint of the kitchen exhaust hood at the cooking area is not correctly installed. – NEC 110.26.A // UCADB 302.13

3. There is damaged ceiling, floors and walls throughout the restaurant, the kitchen, the storage area, the bathrooms and the stairway. – CFC 703.1

4. There is an accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, the electrical rooms, the mechanical rooms, the stairs and other locations throughout the Restaurant. – CFC 315

5. There are improperly installed hand rails on the stairway behind the register. – UCADB 302.2

6. There is damaged stair covering (tile) on the stairway behind the register. – UCADB 302.2

7. There are missing or damaged electrical receptacle covers throughout the restaurant. – CFC 605.6

III. CORRECTIVE ACTIONS REQUIRED FOR THE DANGEROUS AND HAZARDOUS CONDITIONS:

1. Submit two complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to the entire parcel address to comply with the currently adopted 2016 Building codes and Stockton Municipal codes to the Community Developments Department. This shall include, but not limited to the following listed violations. – 15.04.250, 260, 310 // UCADB 302.13
Empire/Royal Theatre:

1. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB 302.2 // CBC 1014.4

2. Repair or replace west side exit door which does not operate properly. – CBC 1008.1.8.7 // UCADB 302.2

3. Repair or replace east side exit door which does not operate properly. – CBC 1008.1.8.7 // UCADB 302.2

4. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

5. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

6. Determine the source of the water intrusion throughout the theatre which has caused the ceiling to be damaged and/or deteriorated. Once determined, repair appropriately. Replace the damaged, deteriorated and/or missing ceiling material throughout and properly seal. – CFC 703.1 // UCADB 302.13

7. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

8. Legally construct and/or remove the separation walls between Main Theatre, dressing rooms, storage areas and north storage area which are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

9. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, 5.08.Decorative Materials // UCADB 302.13

Empresso Coffee and Seating/Patio area:

1. Clear hazards near the entrance/exit which are a hazard for people exiting the theatre. – CFC 1028.3
2. Properly repair Inoperable Exit signs or remove disconnected Exit signs which are no longer required or in service. – UCADB 302.13 // CFC 604.6.1

3. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

4. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. – CFC 605.5 // UCADB 302.13

5. Remove the stage lighting at the Lobby Piano which are connected with extension cords. – CFC 605.5

6. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. – UCADB 302.13 // CFC 605.6

7. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. – UCADB 302.13 // CFC 605.3

8. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. – UCADB 302.13

9. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. – CFC 906.2

Centrale:

1. Properly secure all compressed gas cylinders in an approved manner. – CFC 3003.5.3 // CFC 5303.5.3

2. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. – CFC 1013.3

3. Cease using extension cords as permanent sources of electrical installation throughout the business. – CFC 605.5

4. Replace all missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13
5. Properly cap all exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

Catalyst Realty:

1. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

2. Second story emergency exit is not accessible or installed to meet the minimum exiting requirements. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

3. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

Gusty Wings:

1. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

2. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1 // NFPA 17A

The Mile:

1. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

2. Cease using extension cords as permanent sources of electrical installation throughout The Mile. – CFC 605.5

3. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

4. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13
5. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1 // UCADB 302.13

6. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

Rented Dwelling Unit:

1. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADB 502.9 // 15.04.250, 260, 310.

2. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must function properly during an emergency without the use of tools, i.e. keys. Remove the dual-keyed lock and install an approved locking mechanism. – SMC 15.24.030 (b) 12 // H&S 17920.3.1 // UCADB 302.13 // CBC 1008.1.8.7

3. Properly install windows which are code compliant for emergency egress during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. – SMC 15.24.030 (b) 12 // H&S 17920.3.1 // UCADB 302.13 // CBC 1008.1.8.7

4. Properly repair or replace the interior hall lighting. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.1

5. Cease occupying the room next to the kitchen/bathroom area as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. – UHC 503.2 // UCADB 302.13

6. Properly repair the damaged and/or missing ceiling material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

7. Repair or replace the damaged wall material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

8. Properly install bathroom lighting and bathroom ventilation system. – SMC 15.24.030 (b) 6 // H&S 17920.3.f
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9. Properly install receptacle covers and light switch plate covers throughout the living unit. – UHC 701.2

10. Properly install code compliant handrails on loft stairway. – SMC 15.24.030 (b) 9 // H&S 17920.3.1

11. Properly install required carbon monoxide and smoke alarms in an approved manner. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

Serendipity Salon:

1. Properly construct the stairs to the second floor of the Salon which do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

2. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5

3. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

Casa Flores Restaurant:

1. Install all missing panel covers on sub-panels. – CFC 605.6

2. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

3. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

4. Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030 (b) 9 // CFC 703.1

5. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

6. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2
7. Properly remove the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

8. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

9. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

10. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5

11. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10% (ten percent), an automatic fire sprinkler system shall be installed within the building. – SMC 15.12.040

IV. **CORRECTIVE ACTIONS REQUIRED FOR CONDITIONS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:**

**Empire/Royal Theatre:**

1. Properly identify and label electrical panels/disconnects. – NEC 408.4 A

2. Repair or replace damaged, deteriorated paths of travel in seating area (i.e. steps) and the covering material within the theatre. – UCADB 302.13

3. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

4. All electrical outlet cover plates must be intact throughout the theatre. – CFC 605.6

**Empresso Coffee and Seating/Patio area:**

1. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1
2. The exit sign to the north of the entrance/exit door does not function properly. Repair or replace to ensure correct operation. – CFC 604.6.1

3. Provide proper clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

4. Properly install covers on all open electrical boxes, panels to include dead front, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6

5. Repair or replace all damaged and/or missing receptacle covers throughout Empresso Coffee and seating area. – CFC 605.6

6. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

**Balance Physical Therapy:**

1. Properly secure and install code compliant stair railings on the interior stairway. – UCADB 302.2

**Centrale:**

1. Properly clean all grease and debris from kitchen hoods and cooking appliances. – CFC 904.12.6

**Catalyst Realty:**

1. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

2. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

**Gusty Wings:**

1. Properly install splash guards on fryers. – CFC 904.1 // NFPA 17A

2. Properly clean grease from hood areas and walls. – CFC 904.11.6.3
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3. Remove all items being stored around water heater and allow access to unit. – CFC 315.3.3

The Mile:

1. Provide proper clearance around sub-panels throughout, to include kitchen and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.25.A // UCADB 302.13

2. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1

Serendipity Salon:

1. Provide proper clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

2. Replace the missing or damaged electrical covers throughout the Salon. – CFC 605.6

3. Fire extinguishers require annual service/recharge. – CFC 906.2

Casa Flores:

1. Provide proper clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

2. Properly install all electrical installations within the foot print of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

3. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1
4. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

5. Properly install code compliant hand rails on the stairway behind the register. – UCADB 302.2

6. Repair or replace the damaged stair covering (tile) on the stairway behind the register. – UCADB 302.2

7. Replace the missing or damaged electrical covers throughout the restaurant. – CFC 605.6
Prioritized List of Violations Based Upon Notes from Inspector Chase

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

7. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10%, an automatic fire sprinkler system shall be installed within the building SMC 15.12.040

8. A sidewalk café, fence or any object over, on or under any public right-of-way requires a revocable permit. Obtain a revocable permit for the café seating area outside the Royal Theatre/Empress Café. Contact Community Development Department, Planning Division, to apply for the permit. If approved, properly conformed to the permit requirements. If denied, remove the sidewalk café and return to original, approved configuration. – 16.72.127

9. Submit 2 complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to comply with the currently adopted 2016 Building codes and Stockton Municipal code to the Community Development Department. This shall include, but not limited to the following items:
a. A complete exiting and emergency egress path of travel plan to include illuminated exit signage and egress lighting. Plans shall reflect Main Theatre (1825) and north end storage area to exterior of buildings, the altered seating in the Main Theatre (1825), and the elevated seating stairs, does not contact path of travel lighting for normal operation

b. Properly remove the marquis signs which have been removed from front of south building and installed on front exterior of the Main Theatre (1825) above the lower roof to include related electrical

c. Balcony additions at each corridor entrance of the Main Theatre (1825) to include electrical installation

d. Repair or replacement of ceiling and wall material in the Main Theatre (1825) due to water intrusion to include original theatre room, projector room and non-permitted secondary theatre room

e. Alterations to the Main Theatre (1825) which has created a private seating area and private office area on either side of the projector room to include electrical installation

f. Alterations to the Main Theatre (1825) which has sub-divided the space into two separate rooms to include new stage, balcony area in secondary space and electrical installation

g. Separation wall between north wall and north building storage area in Main Theatre (1825) has not been completed, to include doors. The separation wall does not extend through the ceiling and continue to roof line

h. Non-permitted dressing area in Main Theatre (1825) under new stage construction to include walls, ceilings and electrical installation and stair construction

i. Non-permitted second floor walkway and storage rooms in Main Theatre (1825) with electrical built above first floor illegal dressing area

j. Illegal storage rooms with sink and electrical installation, to include lighting, chandeliers, receptacle outlets and other miscellaneous electrical in Main Theatre (1825) on west wall

k. Electrical installation in Main Theatre (1825) to include overhead theatre lighting trusses, chandeliers, new lighting and electrical outlets throughout the theatre and seating area

l. Provide drawings and details from architect that previous wall opening that was filled in and new door installed in south wall meets fire separation requirements at entrance to Empress Coffee/Main Theatre (1825)

m. Electrical installation in the seating area of Empress Coffee (1825) to include lighting installation and receptacle plugs; electrical installation in storage area off seating area
n. Water heater installation for Empresso Coffee to include lack of T & P drain line, earthquake strapping, etc. (1825)
o. Sub-panel installation in main service area for Empresso Coffee (1825)
p. False wall in the storage room off the Electrical Room in lobby for Empresso Coffee (1825)
q. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Balance Physical Therapy (1825 #1) to include building, plumbing, mechanical, electrical and all related work
r. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Centrale (1825 #2) to include building, plumbing, mechanical, electrical and all related work
s. Patio cover and electrical installation for exterior seating area at Centrale (1825 #2)
t. All first and second floor areas of Catalyst Realty (1825 #3/4) have not been permitted, Inspected or approved by Community Development Department to include cubicles, walls, electrical, plumbing and any other non-permitted alterations
u. Catalyst Realty (1825 #3/4) has not been approved by Community Development Department, Building Department or Stockton Fire Department for occupancy
v. Catalyst Realty (1825 #3/4) has been modified/constructed twice without permits, inspections or approvals. Previous illegal use was a church/assembly use
w. Catalyst Realty (1825 #3/4) has tenant improvements to the second floor above The Mile without permits, inspections or approvals. This area is not connected to The Mile tenant improvements. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Catalyst Realty (1825 #3/4) to include building, plumbing, mechanical, electrical and all related work
x. Alterations to the third floor area of Catalyst Realty (1825 #3/4) off the break room to include electrical and any other non-permitted alterations
y. Non-permitted installation of fireplace on the second floor of Catalyst Realty (1825 #3/4)
z. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Gusty's (1825 #5) to include building, plumbing, mechanical, electrical and all related work
aa. Submit plans reflecting the emergency egress path of travel from The Mile (1825 #6) to exterior of building for approval by Community Development Department, to include illuminated exit signage and egress lighting. Exterior side walk fencing cannot cause a hazard for the path of travel

bb. Alterations to The Mile (1825 #6) to include roll up front door, elevated seating area, elevated platforms, bar area, kitchen installation, water heater installation, sub-panel in kitchen, electrical installation, interior lighting installation, secondary egress door in seating area and any other non-permitted alterations

c. Back west room of The Mile (1825 #6) has been modified twice without permits, inspections or approvals. Previous illegal use was a small theatre with a south wall screen, dinner tables, video games and a double-door entrance wall from bar area

d. Exterior lighting installation above The Mile (1825 #6)

e. Water heater installation in The Mile (1825 #6)

ff. Provide a complete set of plans and apply for required building permits for all tenant improvements done within The Mile (1825 #6) to include building, plumbing, mechanical, electrical and all related work

gg. Provide a complete set of plans and apply for required building permits for all tenant improvements done within Royal Theatre manager’s office (1827) which has been converted into a living space to include building, plumbing, mechanical, electrical and all related work

hh. Shower installation in Theatre manager’s office (1827) which has been converted into a living space

ii. Install required stove ventilation system in Theatre manager’s office which has been converted into a living space

jj. Water heater installation in Serendipity Salon (1829)

kk. Non-permitted tenant improvements to include building, plumbing, electrical, mechanical and plumbing in Serendipity Salon (1829)

ll. Non-permitted extension/expansion of Casa Flores restaurant (1831) to include walls removed and adjacent tenant spaces combined without permits, inspections and approvals to enlarge the restaurant area

mm. Provide a complete set of plans and apply for required building permits for all tenant improvements done within Casa Flores restaurant (1831) to include building, plumbing, mechanical, electrical and all related work

nn. Electrical installation throughout Casa Flores restaurant (1831) to include can lighting in the kitchen area and bathroom sensor lighting and any/all open and illegally installed electrical

oo. Ceiling repair in kitchen area of Casa Flores restaurant (1831)
pp. Water heater installation in storage area above Casa Flores restaurant (1831)  
qq. Repair or replace the leaking exhaust hood duct system in the kitchen area of  
   Casa Flores restaurant (1831)

1825 Pacific Avenue – Royal Theatre:

10. It is unlawful to commence or carry on any profession, trade, calling, occupation or  
business without first having procured a license from the city of Stockton. Obtain a  
business license. Contact Finance Department, 209-937-8313, for further direction. –  
SMC 5.04.040 E

11. An operational permit is required to operate a place of assembly CFC 105.6.3c

12. Electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

13. Ensure exit egress pathways are not blocked within the main theatre and clear of all  
obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB  
302.2 // CBC 1014.4

14. Repair or replace west side exit door which is difficult to open. – CBC 1008.1.8.7 //  
   UCADB 302.2

15. Repair or replace west side emergency lights which are not functioning. – CFC 504.6

16. Repair or replace east side exit door which is difficult to open. – CBC 1008.1.8.7 //  
   UCADB 302.2

17. Repair or replace east side emergency lights which are not functioning. – CFC 504.6

18. Repair or replace the damaged/deteriorated ceiling throughout the theatre. – CFC 703.1  
   // UCADB 302.13

19. Repair or replace damaged, deteriorated seating steps and the covering material within  
   the theatre. – UCADB 302.13
20. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

21. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 805.5

22. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

23. All electrical plug outlet cover plates must be intact throughout the theatre. – CFC 605.6

24. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, S.03: Decorative Materials // UCADB 302.13

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

25. Clear Hazards near the entrance/exit which are a blocking hazard for people exiting the theatre. – CFC 1028.3

26. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer in service. – UCADB 302.13 // CFC 604.6.1

27. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1

28. The exit sign to the north of the entrance/exit door is not on for the same location. Repair or replace to ensure correct operation. – CFC 604.6.1

29. Properly secure all compressed gas cylinders in an approved manner. – CFC 3303.5.3

30. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

31. Properly install covers on all open electrical boxes, panels to include dead front fillers, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6
32. Repair or replace all damaged and/or missing receptacle plug covers throughout Empresso Coffee and seating area. - CFC 605.6

33. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. Extension cords have been installed through walls, ceilings, doorways, etc. and are damaged/deteriorated. - CFC 605.5 // UCADB 302.13

34. Extension cords are installed under mats behind the service counter of Empresso Coffee to supply island equipment. These cords are damaged/deteriorated and being walked on, further damaging them. - CFC 605.5

35. Remove the stage lighting at the Lobby Plaza which are connected with extension cords. - CFC 605.5

36. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. - UCADB 302.13 // CFC 605.6

37. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. - UCADB 302.13 // CFC 605.3

38. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. - UCADB 302.13

39. Repair or replace the damaged light fixture in the office off the seating area. (not sure what Building code to use)

40. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. - CFC 703.1 // UCADB 302.13

41. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. - CFC 906.2

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

42. Properly secure the railings on the interior stairway. - UCADB 302.2
44. Determine the source of the active water intrusion within Balance Physical Therapy at the stairway and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. — UCADB 302.13 (not sure what Building Code to use)

1825 Pacific Avenue, Suite 2 – Centrale:

44. Properly secure all compressed gas cylinders in an approved manner. — CFC 3003.5.3 // CFC 5303.5.3

45. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. — CFC 1013.8

46. Properly date the fire alarm control panel batteries. — National Fire Code 72, table 14.3.1

47. Cease using extension cords as permanent sources of electrical installation throughout the business. — CFC 605.5

48. Replace all missing exterior receptacle covers in the patio area of Centrale. — CFC 605.6 // UCADB 302.13

49. Properly cap all exposed wiring in the exterior patio area of Centrale. — UCADB 302.13 // CFC 605.6

50. Properly clean all grease and debris from kitchen hoods and cooking appliances. — CFC 904.12.6

1825 Pacific Avenue, Suite 3 and 4 – Catalyst Realty:

51. Determine the source of the active water intrusion within the break room on the second floor and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. — UCADB 302.13 (not sure what Building Code to use)

52. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. — CFC 605.5
53. Second story emergency exit is not accessible. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. — CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

54. Repair or replace the exit sign which is not illuminated. — CFC 1013.3

55. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. — CFC 703.1 // UCADB 302.13

56. Repair or replace the damaged ceiling and walls in the storage room. — CFC 703.1 // UCADB 302.13

1825 Pacific Avenue, Suite 5 – Gusty Wings:

57. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. — CFC 605.5 // UCADB 302.13

58. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. — CFC 904.1/NFPA17A

59. Fat fryers need side splash guards. — CFC 904.1/NFPA 17A

60. Properly clean grease from hood areas and walls. — CFC 904.11.6.3

61. Repair or replace the exit sign which is not illuminated. — CFC 1013.3 (Not required-Can be removed.)

62. Remove all items being stored around water heater and allow access to unit. (not sure what Building code to use) CFC315.3.3

1825 Pacific Avenue, Suite 6 – The Mile:
53. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

64. Cease using extension cords as permanent sources of electrical installation throughout the Mile. – CFC 605.5

65. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

66. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

67. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1

68. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13

69. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1 // UCADB 302.13

70. Properly install plumbing at the bar sink. Flex pipe is not an approved material. – UPC 706

71. All kitchen appliances shall be permitted, inspected and meet minimum code requirements. – UCADB 302.13 (Note: refer to local building code)

72. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

73. Provide appropriate clearance around sub-panel located in the kitchen area and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

74. Provide the square footage occupancy calculations. (Note: refer to local building code)

1827 Pacific Avenue – Living Unit:
75. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADB 302.9 // 15.04.250, 260, 310

76. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must be egressable during an emergency without the use of tools, i.e. keys. Remove the dual-keyed lock and install an approved locking mechanism. – SMC 15.24.030 (b) 12 // H&S 17920.3.1 // UCADB 302.13 // CBC 1008.1.8.7

77. Properly install windows which are egressable during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. – SMC 15.24.030 (b) 12 // H&S 17920.3.1 // UCADB 302.13 // CBC 1008.1.8.7

78. Properly repair or replace the interior hall lighting. – UHC 701.2 // SMC 15.24.030 (b) 4 // H&S 17920.3.3 // UCADB 302.13

79. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet minimum requirements to function as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. – UHC 503.2 // UCADB 302.13

80. Properly repair the damaged and/or missing ceiling material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

81. Repair or replace the damaged wall material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

82. Properly install bathroom lighting and bathroom ventilation system. Currently, the ventilation system is installed in the shower. – SMC 15.24.030 (b) 6 // H&S 17920.3.f

83. Properly install receptacle plug covers and light switch plate covers throughout the living unit. – UHC 701.2

84. Properly install handrails on loft stairway. – SMC 15.24.030 (a) 9 // H&S 17920.3.i

85. Properly install required carbon monoxide and smoke detectors in an approved manner. – SMC 15.24.030 (b) 15 // CFC 1103.8 // CFC 915.1 // UCADB 302.13
86. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. — UCADBA 302.13 // NEC 110.26.A

87. The stairs to the second floor of the Salon do not meet minimum code requirements for size, width, handrails and other requirements. — UCADBA 302.1

88. Replace the missing or damaged electrical plug covers throughout the Salon. — CFC 605.6

89. Cease using extension cords as permanent sources of electrical installation. — CFC 605.6

90. Fire extinguishers require annual service/recharge. — CFC 906.2

91. Provide the required egress requirements including any required illuminated exit signage and egress lighting. — CFC 1013.3 // UCADBA 302.13

1831 Pacific – Casa Flores:

92. Determine the source of the water intrusion in the kitchen area ceiling and repair appropriately. Once repaired, replace the damaged ceiling material. — (not sure the exact order to use here)

93. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. — NEC 110.26.A // UCADBA 302.13

94. Install all missing panel covers on sub-panels. — CFC 605.6

95. Provide the required egress requirements including illuminated exit signage and egress lighting. — CFC 1013.3

96. Repair or replace the exit sign which is not illuminated. — CFC 1013.3

97. Repair or replace the damaged sheetrock in the stairway behind the register. — SMC 15.24.030(h) 9 // CFC 703.1

98. Remove the old and unmaintained extinguishing system stored in the attic room. — CFC 901.6
99. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. — CFC 904.12.6

100. Properly install K-type extinguisher in the kitchen area. — CFC 904.12.5.2

101. Properly repair or replace all leaking, broken and/or inoperable plumbing fixtures throughout the restaurant. — UPC 706

102. Properly install all electrical within the footprint of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. — NEC 110.26.A // UCADB 302.13

103. Properly clean the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. — CFC 904.12.6

104. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. — CFC 703.1

105. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. — CFC 703.1

106. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. — CFC 315

107. Properly install hand rails on the stairway behind the register. — UCADB 302.2

108. Repair or replace the damages stair covering (tile) on the stairway behind the register. — UCADB 302.2

109. Reinstall or replace the inoperable bathroom ventilation on the wall behind the register, midway up the stairway. — UCADB 203.1

110. Repair or replace the missing tile in the half bath behind the register, midway up the stairway. — UCADB 103.1
111. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

112. Repair or replace the Improvable bathroom ventilation system in the bathroom on the second level storage area, accessed by the stairway behind the register. – ICBOB 402.13

113. Replace the missing or damaged electrical plug covers throughout the restaurant. – CFC 605.6

114. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
HAZARDOUS VIOLATIONS – NOTICE TO VACATE:

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

7. Submit two complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to the entire parcel address to comply with the currently adopted 2016 Building codes and Stockton Municipal codes to the Community Developments Department. This shall include, but not limited to the following listed violations. – 15.04.250, 260, 310 // UCADB 302.13

1825 Pacific Avenue – Royal Theatre

8. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB 302.2 // CBC 1014.4

9. Repair or replace west side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2

10. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

11. Repair or replace east side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2
12. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

13. Determine the source of the water intrusion throughout the theatre which has caused the ceiling to be damaged and/or deteriorated. Once determined, repair appropriately. Replace the damaged, deteriorated and/or missing ceiling material throughout and properly seal. – CFC 703.1 // UCADB 302.13

14. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

15. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

16. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, S.08. Decorative Materials // UCADB 302.13

**1825 Pacific Avenue — Empresso Coffee and Seating/Patio area:**

17. Clear hazards near the entrance/exit which are a blocking hazard for people exiting the theatre. – CFC 1028.3

18. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer in service. – UCADB 302.13 // CFC 604.6.1

19. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

20. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. Extension cords have been installed through walls, ceilings, doorways, etc. and are damaged/deteriorated. – CFC 605.5 // UCADB 302.13

21. Extension cords are installed under mats behind the service counter of Empresso Coffee to supply island equipment. These cords are damaged/deteriorated and being walked on, further damaging them. – CFC 605.5

22. Remove the stage lighting at the Lobby Piano which are connected with extension cords. – CFC 605.5
23. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. – UCADB 302.13 // CFC 605.6

24. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. – UCADB 302.13 // CFC 605.3

25. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. – UCADB 302.13

26. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. – CFC 906.2

1825 Pacific Avenue, Suite 2 – Centrale:

27. Properly secure all compressed gas cylinders in an approved manner. – CFC 3003.5.3 // CFC 5303.5.3

28. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. – CFC 1013.3

29. Cease using extension cords as permanent sources of electrical installation throughout the business. – CFC 605.5

30. Replace all missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13

31. Properly cap all exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

1825 Pacific Avenue, Suite 3 and 4 – Catalyst Realty:

32. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

33. Second story emergency exit is not accessible. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1
34. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

1825 Pacific Avenue, Suite 5 – Gusty Wings:

35. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

36. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1 // NFPA 17A

1825 Pacific Avenue, Suite 6 – The Mile:

37. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

38. Cease using extension cords as permanent sources of electrical installation throughout The Mile. – CFC 605.5

39. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

40. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13

41. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1 // UCADB 302.13

42. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

1827 Pacific Avenue – Living Unit:

43. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADB 302.9 // 15.04.250, 260, 310
44. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must be egressable during an emergency without the use of tools, i.e., keys. Remove the dual-keyed lock and install an approved locking mechanism. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

45. Properly install windows which are egressable during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

46. Properly repair or replace the interior hall lighting. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.l

47. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet minimum requirements to function as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. – UHC 503.2 // UCADB 302.13

48. Properly repair the damaged and/or missing ceiling material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

49. Repair or replace the damaged wall material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

50. Properly install bathroom lighting and bathroom ventilation system. Currently, the ventilation system is installed in the shower. – SMC 15.24.030 (b) 6 // H&S 17920.3.f

51. Properly install receptacle plug covers and light switch plate covers throughout the living unit. – UHC 701.2

52. Properly install handrails on loft stairway. – SMC 15.24.030 (b) 9 // H&S 17920.3.i

53. Properly install required carbon monoxide and smoke detectors in an approved manner. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

**1829 Pacific – Serendipity Salon:**

54. The stairs to the second floor of the Salon do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

55. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
56. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

**1831 Pacific – Casa Flores:**

57. Install all missing panel covers on sub-panels. – CFC 605.6

58. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

59. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

60. Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030 (b) 9 // CFC 703.1

61. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

62. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2

63. Properly clean the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

64. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

65. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

66. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
ITEMS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

67. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10% (ten percent), an automatic fire sprinkler system shall be installed within the building. – SMC 15.12.040

1825 Pacific Avenue – Royal Theatre:

68. Electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

69. Repair or replace damaged, deteriorated seating steps and the covering material within the theatre. – UCAD 302.13

70. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

71. All electrical plug outlet cover plates must be intact throughout the theatre. – CFC 605.6

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

72. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1

73. The exit sign to the north of the entrance/exit door is not on for the same location. Repair or replace to ensure correct operation. – CFC 604.6.1

74. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCAD 302.13

75. Properly install covers on all open electrical boxes, panels to include dead front fillers, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6

76. Repair or replace all damaged and/or missing receptacle plug covers throughout Empresso Coffee and seating area. - CFC 605.6
77. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

78. Properly secure the railings on the interior stairway. – UCADB 302.2

1825 Pacific Ave, Suite 2 - Centrale:

79. Properly clean all grease and debris from kitchen hoods and cooking appliances. – CFC 904.12.6

1825 Pacific Ave, Suite 3 and 4 – Catalyst Realty:

80. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

81. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

1825 Pacific Ave, Suite 5 – Gusty Wings:

82. Fat fryers need side splash guards. – CFC 904.1 // NFPA 17A

83. Properly clean grease from hood areas and walls. – CFC 904.11.6.3

84. Remove all items being stored around water heater and allow access to unit. – CFC 315.3.3

1825 Pacific Ave, Suite 6 – The Mile:

85. Provide appropriate clearance around sub-panels throughout, to include kitchen and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

86. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1
1829 Pacific Ave – Serendipity Salon:

87. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

88. Replace the missing or damaged electrical plug covers throughout the Salon. – CFC 605.6

89. Fire extinguishers require annual service/recharge. – CFC 906.2

1831 Pacific Ave – Casa Flores:

90. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

91. Properly install all electrical within the footprint of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

92. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1

93. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

94. Properly install hand rails on the stairway behind the register. – UCADB 302.2

95. Repair or replace the damaged stair covering (tile) on the stairway behind the register. – UCADB 302.2

96. Replace the missing or damaged electrical plug covers throughout the restaurant. – CFC 605.6
ITEMS TO BE ON A NOTICE OF VIOLATION (NOT HAZARDOUS/DANGEROUS):

1. A sidewalk café, fence or any object over, on or under any public right-of-way requires a revocable permit. Obtain a revocable permit for the café seating area outside the Royal Theatre/Empresso Café. Contact Community Development Department, Planning Division, to apply for the permit. If approved, properly conform to the permit requirements. If denied, remove the sidewalk café and return to original, approved configuration. – 16.72.127

1825 Pacific Avenue – Royal Theatre:

2. It is unlawful to commence or carry on any profession, trade, calling, occupation or business without first having procured a license from the city of Stockton. Obtain a business license. Contact Finance Department, 209-937-8313, for further direction. – SMC 5.04.040 B

3. An operational permit is required to operate a place of assembly. - CFC 105.6.36

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

4. Determine the source of the active water intrusion within Balance Physical Therapy at the stairway and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13

1825 Pacific Ave, Suite 2 – Centrale:

5. Properly date the fire alarm control panel batteries. – National Fire Code 72, table 14.3.1

1825 Pacific Ave, Suite 3 and 4 – Catalyst Realty:

6. Determine the source of the active water intrusion within the break room on the second floor and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13

1825 Pacific Ave, Suite 5 – Gusty Wings:

7. Repair, replace or remove the exit sign which is not illuminated. – CFC 1013.3
8. Properly install plumbing at the bar sink. Flex pipe is not an approved material. – UPC 706

9. All kitchen appliances shall be permitted, inspected and meet minimum code requirements. – UCADB 302.13

1831 Pacific Ave – Casa Flores:

10. Determine the source of the water intrusion in the kitchen area ceiling and repair appropriately. Once repaired, replace the damaged ceiling material. – UCADB 302.13

11. Remove the old and unmaintained extinguishing system stored in the attic room. – CFC 901.6

12. Properly repair or replace all leaking, broken and/or inoperable plumbing fixtures throughout the restaurant. – UPC 706

13. Repair or replace the inoperable bathroom ventilation on the half-bath behind the register, midway up the stairway. – UCADB 302.13

14. Repair or replace the leaking toilet in the half-bath behind the register, midway up the stairway. – UCADB 302.13

15. Repair or replace the inoperable bathroom ventilation system in the bathroom on the second level storage area, accessed by the stairway behind the register. – UCADB 302.13
Pat. These are my notes. Ignore the email I sent this AM, Monday, 5/1/2017. Too many screwed up sentences. Stupid Sarle.

Mike

0900 4/26/2017 Inspection of Empire Theater complex
1831 pacific Ave. Stockton  Casa Florez Restaurant
North end dining area: illuminated exit sign required.
Occupancy sign required.

Primary entry door exit sign not illuminating.
Cashers station: exposed electrical. Wall plates missing.
Commercial kitchen, 7 head Ansel system. Service date: 4/2017.
Ceiling above cooking and beverage service area: holes in ceiling.
Storage under stairs.
Multiple holes in drywall ceilings and walls.
CO2 cylinder atop of stairs.
Food pantry and storage at top of stairway.
Out of service Ansel cylinder to be removed.
Attic is storage space. Attic has electrical panels with storage in front.
Water heater in attic space. Heater is braced.
Attic storage to be removed.
False wall in 2nd floor storage area. Storage over ceiling. No door access.

Address 1827 is a second story R2.

Empress coffee house: hard wired exit signs. Not all signs illuminate.
Emergency lights non-operational.
South side exit door is blocked by a piano and door is disabled.
South storage room: propane cylinder (empty), Daisy chained extension cords, extension cords used as permanent wiring, exposed electrical, outlet covers missing.

Kitchen area: 8 unsecured cylinders.

Water heater in closet. Heater not braced.

Penetrations in ceilings.

No smoke detectors.

Exposed electrical behind serving area.

Box office room is electrical room.


Storage to be organized. FACP circuit breaker is locked.


Southwest exit to lobby accessible. Door is blocked.

Floor level outlet covers broken.

Green room emergency light non-operational.

Behind green room is old theater stage. Emergency light/exit sign N/E corner nonoperational.

N/E exit corridor has closet. Closet is combustible storage. Storage to be organized.

Stage ceiling: multiple holes. Exposed electrical.

N/W exit sign not illuminating.

Double doors, rear egress, non-operational.

Large ceiling vents (2) front and rear stage areas without fire stop.

Theater occupancy based on seats available: 351.

Projector booth has roof access.

Attic space has extension cords as permanent wiring.

1829 Pacific. Beauty salon

Salon is 2 story. Interior stairway.

No smoke/CO2 detectors.

Extension cords as permanent wiring.
All occupancies south of Empire Theater have incorrect addressing. Must be 12” tall.

1825. Number 5. House of Wings.
Extension cords as permanent wiring in kitchen and back of house.
2- twenty pound CO2 tanks. Unsecured.
5 head Ansel system.
3 deep fryers without side splash guards.
Strip plug energizing 2 cooling units/heavy appliances.
Exit sign at entry door not illuminating.
Crystal real estate.
Exit signs not illuminating.
2nd floor. Electrical room, ceiling panels missing.
Storage room. Holes in ceiling and walls.
2nd floor North end, room connects to theater projection room. This area has non-illuminating exit signs.
Door access to stairway leading to 1st floor bar. Door is screwed shut. Nonoperational.

1st floor Palates studio.
Exit sign not illuminating.
Entry door does not have panic hardware.
Studio 2nd floor closet ceiling, holes in drywall.

Central Kitchen and Bar.
Exit doors do not have panic hardware.
60 pound CO2 cylinder behind bar.
Cylinder unsecured.
Commercial kitchen. 9 head Ansel system.
3 fifty pound CO2 cylinders. Unsecured.
Exit sign at rear of kitchen not illuminating.
FACP located rear of kitchen in hallway. Batteries not dated.
50-pound nitrogen cylinder unsecured.
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – CENTRALE KITCHEN & BAR:

ACTIONS

COS-Plan Check: Sprinkler System completed on 10/24/08
Gave plans to Phil Simon for review 10-23-08 JL
Approved plans returned to Julie from Phil 10-24-08 JL
See attachment 10-24-08 JL

COS-Sprinkler Test completed on 11/10/08
11-10-08: AP - All fire sprinkler heads have been installed as per the approved plans. Will require an additional fire sprinkler head in the cold box (kitchen). An As-Built drawing will be required for the new fire sprinkler head. Also advised the applicant/building owner to confirm that there is a fire sprinkler head in the mechanical closet. Will track these under the Basil’s tenant improvement permit, which has not yet been finaled by Fire. PS

COS-Annual Inspection completed on 7/25/12
7/3/12
*Formerly Miracle Mile Promenade
Kitchen exit to alleyway needs signage-Door To Remain Un....
A Notice of Violation issued for failure to renew annual operational fire permit
7 Day Notice issued for business license expiration
PC

7/25/12
Violation cleared
PC

COS-Annual Inspection completed on 12/17/13
12/4/13
Secure compressed gas cylinders from falling.
PC

12/17/13
cleared
PC

COS-Annual Inspection completed on 08/18/14
7/22/14
Ansul nozzle over stovetop grill is misdirected.
Storage area compressed gas cylinders not secured.
Need updated fire permit
PC

8/18/14
all cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – CIBO DI VINO RESTAURANT:

ACTIONS:
COS-Fire Final: Tenent Improvement assigned on 6/25/06
6/25 - DA- Not ready, no permit. MH

COS-Plan Check: Underground Water assigned
9-4-07 - See 1825 Pacific "Miracle Mile" for all underground info. Mh

Plans needed assigned on 9/10/17
Fire Alarm plans required – AH

COS-Plan Check: Building completed on 3/17/06
Sent Plans to CCG on 8-21-06. Received plans back on 9-05-06. Contractor Resubmittal Plans on 9-22-06. Sent Plans to CCG on 9-22-06. S.m
received plans on 10-12-06 not approved.
Shipped re-submitted plans to CCG "Next Day by 3:00" per Kevin Hobby. Contractor is sending check for $266.00. 11-1-06 JL
Received $266.00 check in mail 11-6-06 JL
Approved plans received back from CCG 11-13-06 JL
Mailed plans back to contractor 11-14-06 JL

COS-Plan Check: Hood/Duck completed on 8/15/07
Sent Plans to CCG 8-01-07 SM
Received plans back from CCG 8-15-07 it's Approved/Capt.
Higgins is in process of reviewing it. SM
Mitch Higgins returned our copy of plans to front desk 8-16-07 JL
Notified contractor plans are ready for pickup 8-16-07 JL.

COS-Hood/Duct Inspection completed on 9/10/07
approved with exception that this system needs to be tied into an approved fire alarm system. AH

COS-Hood/Duct Inspection completed on 7/27/10
7/27/2010, INSPECTED HOOD & DUCT SYSTEM, OK AS OF INSPECTION, NEVER FINAL TESTED.
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – EMPIRE THEATER:

ACTIONS

COS-Plan Check: Building assigned 3/10/14
03/12/14 - PLANS SUBMITTED AND GIVEN TO ALLEN/CSG.RR

03/26/14 - CORRECTION PUNCHLIST BY ALLEN/CSG. RR SEE ATTACHMENT

03/27/14 - CORRECTION PUNCHLIST EMAILED TO APEXPLANNING@HOTMAIL.COM. RR

04-17-14: Additional comments made to correction punchlist that Allen Sigl (CSG) approved back in March. Added comments regarding the partial plan check. Site meeting will be required to review other outstanding permits where work was not inspected and/or finaled by the city. See additional comments in narrative dated 04-15-14 from PS regarding city staff meeting. PS

COS-Plan Check: Fire Alarm System completed 9/12/05
BAY ALARM. SECOND REVIEW.

PERMIT HAS EXPIRED. FILED AWAY. REE 6MARCH2006

COS-Plan Check: Fire Alarm System completed 9/29/06
Closed

COS-Fire Final: Tenent Improvement completed 9/29/06
Closed

COS-Plan Check: Fire Alarm System completed 8/30/07
Shipped plans to CCG 8-07-07 SM
Received plans back from CCG 8-30-07 it's Approved/put plans in the plans for review basket by Julie desk SM
Approved plans returned to Julie from Mitch Higgins 9-4-07 JL
contractor picked up plans 9-05-07 SM

COS-Annual Inspection completed 3/5/13
2/13/5
This was a combined inspection with building and code enforcement. The following violations were found:
1. unprotected light bulb openings
2. storage in electrical room
3. storage in exit way
4. extinguishers in need of service
5. deny access to ground floor area behind screen.
PC

3/5/13
All cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – GUSTY’S WINGS:

ACTIONS

COS-Sprinkler Test scheduled on 11/10/08
11-10-08: DA - Performed a visual inspection of the fire sprinkler work that was completed for the tenant improvements of Units #1, #3 and #4. The inspection was disapproved due to incorrect information. Plans do not reflect actual tenant improvement work (i.e., walls are not reflected, fire sprinkler heads are missing, etc.). Advised the applicant/owner (Kit) to resubmit new plans that show the actual layout of units #1, #3 and #4.
PS

COS-Plan Check: Sprinkler System completed on 11/4/06
Shipped plans to CCG 8-21-06 Received plans back from CCG 9-05-06 it’s NOT Approved contractor
Resubmittal plans 9-22-06 and shipped 1st resubmittal plans to CCG 9-22-06 Received plans back from CCG 10-12-06 it's NOT Approved
Shipped 2nd resubmittal plans to CCG "Next Day by 3:00" per Kevin Hobby. Contractor is sending check for $266.00 11-01-06 JL Received $266.00 check in mail 11-06-06 JL
Approved plans received back from CCG 11-13-06 JL
Mailed plans back to contractor 11-14-06 JL

COS-Plan Check: Underground completed on 11/25/06
Shipped Plans to CCG 7-16-07 SM
Received plans back from CCG 7-26-07 it's Approved/
Bill Catlett needed to review it before release it to the contractor SM
Notified contractor 7-26-07 to pick up plans SM

COS-Underground Check Material completed on 8/20/07
Plans return from CCG 7-25-07 It's Approved
Bill Catlett needed to review plans before release it to contractor SM, EVERYTHING IS ON THE WALL

COS-Underground Pressure Test completed on 8/20/07
200 LBS. FOR 2 HRS.

COS-Underground Flush completed on 8/20/07
FLUSHED OUT OF 2 21/2 " HOSES FOR 10 MIN

COS-Sprinkler Test completed on 9/5/07
9-5-07 - Inspected and approved by A. Hall. mh

COS-Plan Check: Sprinkler System completed on 10/24/08
Plans submitted 10-21-08 CL
Gave plans to Phil 10-21-08 CL
Approved plans returned to Julie from Phil 10-24-08 JL
See attachment 10-24-08 JL
COS-Annual Inspection completed on 4/19/11

COS-Annual Inspection completed on 7/17/12
7/3/12
Hood & duct needs 6-month service
Extinguisher needs annual service
Close off access to area west of kitchen area (adjacent business)
PC

7/17/12
All cleared
PC

COS-Annual Inspection completed 5/20/14
5/20/14
No violations
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – JAM FACTORY:

ACTION

COS-Mercantile Inspection completed on 3/5/08
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – MATINEE BAR:

ACTIONS

COS-Plan Check: Building completed on 11/16/07

COS-Fire Final: Tenant improvement completed on 11/10/08
11-10-08: AP - Met with building owner to walk the building for the new fire sprinkler work. Part of the inspection included this tenant space. The tenant improvement work was completed. Advised the tenant to provide occupant load signs prior to public opening. Will follow up - OK to sign off permit at this time. PS

COS-Annual Inspection completed on 1/24/12
1/17/12
Emergency light nonfunctioning
Lower storage in attic to more than 18" from sprinklers
PC

1/24/12
Cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – STOCKTON ROYAL THEATER:

ACTIONS

1st Qtr Permit Inspection scheduled on 3/31/06
COS-Mercantile Inspection completed on 6/5/02
1st Qtr Permit Inspection completed on 4/8/04
1st Qtr Permit Inspection completed on 5/9/11

FINDINGS

5-Extinguishers-Service cleared on 3/12/14
11-Exits-Obstructions cleared on 3/12/04
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – THE MILE:

ACTIONS

COS-Annual inspection completed on 11/18/13
10/16/13
Post occupancy load 250
Replace lightswitch plate in employees room
Replace scudtile hole in stairway
PC

11/18/13
All cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1831 PACIFIC AV – CASA FLORES MEXICAN RESTAURANT:

ACTIONS

COS-Mercantile inspection completed on 5/5/12

1st QTR Permit Inspection completed on 4/4/04 – no violations

1st QTR Permit Inspection completed on 4/11/05

COS-Company Level Inspection completed on 11/17/08

COS-Company Level Inspection completed on 2/22/10

COS-Plan Check: Hood/Duct completed on 11/10/10
11-09-10 Hood & Duct plan submitted and gave to Phil.sm
11-10-10 Final approval by Phil see attachment and notified contractor that plan are ready for pickup.sm
11-10-10 Phil hand delivery the plan to Abel.sm

4th QTR Permit Inspection completed on 1/24/11

COS-Hood & Duct Inspection completed on 3/18/11
031811 - AP - Manual pull and fusible link test with audible device approved per plans – trs

3rd QTR Permit Inspection completed on 12/21/11

COS-Annual Inspection completed on 1/12/12
12/12/11
Garbage can blocks kitchen extinguisher
Post signage on north exit door: Door To remain....
PC
1/12/12
All clear
PC

COS-Annual Inspection completed on 1/2/13
1/2/13
No violations
PC

COS-Annual Inspection completed on 12/18/13
12/4/13
Label switches in electrical breaker box.
Replaced spacer in electrical breaker box.
Put cover plate on ceiling electrical above refrigerator.
PC
12/18/13
All cleared PC
## Details

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## Ownership

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## Land

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## City Districts

- **City Limits**: IN
- **City Council**: DISTRICT 4
- **Garbage Service**: Republic Services
- **Garbage PickUp**: Thursday
- **Water Service**: CALIFORNIA WATER COMPANY
- **School District**: stockton
- **Census Tract**: 12
- **Police District**: Civic Center
- **Police RD**: 0161
- **Fire District**: STOCKTON
- **Fire Response (City Only)**
- **Design District**: MIRACLE MILE
- **Greater Downtown**: OUT

## Valuation

| Structures | $879,396 |
| Land       | $458,816 |
| Agricultural | $  |
| Person     | $  |

## APN History

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DECLARATION OF CLOSURE

ALL INFORMATION SUBJECT TO VERIFICATION

Business Name: CASA FLORES

Business Owner: ERIKA FLORES

Business Address: 1831 Pacific Ave, Stockton, 95204

Business Mailing Address: 2303 Foster Way, Stockton, 95207

Telephone: 209-402-2233

Contact Person: ERIKA

Type of Business: Mexican Food

YOU MUST COMPLETE EACH SECTION BELOW
IF NOT APPLICABLE, PLEASE NOTE "N/A"

BUSINESS CLOSED Date: 6-9-17

BUSINESS SOLD Date: ________ SOLD TO: ___________________________

BUSINESS MOVED Date: ________

New Location: __________________________

Address: __________________________

City: __________________________

State: __________________________

Zip: __________________________

OTHER, PLEASE EXPLAIN: The city closed the building only yesterday. I need to take all applicants - read and sign.

I, the undersigned attest under penalty of perjury that the following information is true and correct.

Signature: __________________________ Date: 06-19-17

Owner: [ ] Representative: [ ]

FOR OFFICE USE:

Customer #: 58904

Date Inspected: 12/18/16 Date Invoiced: 3/1/17 Outstanding charges [ ] Yes [ ] No
NOTICE AND ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS

JUNE 7, 2017 IMMEDIATELY DISCONTINUE ALL BUSINESS OPERATIONS
JUNE 7, 2017 BY 5:00 PM DISCONTINUE ALL OCCUPANCY FOR RESIDENTIAL PURPOSES
JUNE 9, 2017 1:00 PM DISCONTINUE ALL OCCUPANCY OF THE BUILDING

JUNE 7, 2017

OCCUPANT/BUSINESSES
ANY/ALL OCCUPANTS/BUSINESSES
1825 – 1831 PACIFIC AVENUE
STOCKTON, CA 95204

CHRISTOPHER J BENNITT
P.O. BOX 8346
STOCKTON, CA 95208

BANK OF AGRICULTURE AND COMMERCE
2021 W MARCH LANE, STE 2D
PO BOX 7066
STOCKTON, CA 95208

RE: 1825 THROUGH 1831 PACIFIC AVENUE (137-020-42) CASE 12-100159

PLEASE TAKE NOTICE THAT The subject property has been deemed a Hazardous and Dangerous building in violation of multiple regulations of the California Fire Code and the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, chapter 3, section 302 as adopted by the Stockton Municipal Code. Recent inspections by enforcement staff of the City of Stockton found the following immediately Hazardous and Dangerous conditions throughout the building, as more fully noted on the attached list of violations.

These Hazardous and Dangerous conditions located throughout the building pose such an immediate threat to the life, limb, health, safety, and welfare of the public at large and the occupants of this property as to constitute an emergency.

THEREFORE NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS ORDERED VACATED JUNE 7, 2017 IMMEDIATELY FOR BUSINESS PURPOSES pursuant to Uniform Code for the Abatement of Dangerous Buildings, Section 401.2 et seq. Further Notice is provided that the building and affected businesses cannot be re-occupied until such time as all violations are corrected and approved by the Building Official and Fire Marshal.
NOTICE & ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS
CHRISTOPHER J BENNIT
JUNE 7, 2017
Page 2

RE: 1825 THROUGH 1831 PACIFIC AVENUE (137-020-42) CASE 12-100159

A copy of this Notice and Order to Vacate will be posted on the property. The lessor cannot
retaliates against a lessee pursuant to section 1942.5 of the Civil Code. No person shall remain
in or enter the posted property for any purpose, including conducting any operations, until a
building permit has been acquired from the City to repair or demolish the building, and all
required repairs have been approved by the City of Stockton. No person shall remove or deface
any such Notice after it is posted until the required repairs or demolition have been completed
and approved by the City of Stockton. Any person violating these provisions is guilty of a
misdemeanor and is subject to imprisonment in the county jail for six months or a fine of $1,000,
or both.

Any person having record title or legal interest in this property has the right to appear before an
Administrative Hearing Officer and appeal the City's action by submitting the hearing fee of
$84.75 with an appeal request form to The Community Development Department at the
address listed above within ten (10) days of the postmarked date of this letter, pursuant to
Stockton Municipal Code (S.M.C.) section 1.44.070. Submission of an appeal does not stay the
Order to vacate the premises (Uniform Code for the Abatement of Dangerous Buildings, Section
504 and Uniform Housing Code Section 1204). Failure to file such an appeal shall constitute a
waiver of all rights to an Administrative Hearing and adjudication of the Notice and Order or to
any portion thereof.

Failure to abate will also result in reinspecetion fee(s) for each inspection until compliance is
obtained. The amount charged for reinspecetion(s) is determined by the fee schedule of the
individual departments. In addition, non-compliance may result in further action being taken
against you, including, but not limited to Administrative Citations being issued, the violation(s)
being abated at your expense, an Administrative fee of up to $658.00, and/or civil penalties of
up to $1,000 per day. All violations listed herein must be abated by repair and approved prior to
reoccupancy. Required permits for repairs or demolition must be obtained before commencing
work.

If you have any questions, please contact Senior Code Enforcement Officer Carrie Lane at
(209) 937-8369.

DAVID KWONG
DIRECTOR/COMMUNITY
DEVELOPMENT DEPARTMENT

ERIK NEWMAN
FIRE CHIEF, STOCKTON
FIRE DEPARTMENT

DK/EN:CAL:vr
LIST OF VIOLATIONS

I. DANGEROUS AND HAZARDOUS CONDITIONS MANDATING A NOTICE TO VACATE:

   A. Failure to comply with Previous Violation Notices and Stipulation Agreement:

      1. Failure to comply with Stipulation Agreement, Issued on August 19, 2016 — SMC 1.32.010

      2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. — SMC 1.32.010

      3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. — SMC 1.32.010

      4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. — SMC 1.32.010

      5. Failure to comply with Administrative Citation, NSS# FY02217, Issued March 6, 2012. — SMC 1.32.010

      6. Failure to comply with Notice to Vacate, Issued January 31, 2012. — SMC 1.32.010 // UCADB 404.2

   B. Dangerous Conditions at Empire/Royal Theatre – 1825 Pacific Avenue:

      1. Illegal, un-permitted alterations and additions to the tenant occupied spaces. — SMC 15.04.250, 260, 310 // UCADB 302.13

      2. Blocked exit pathways within the main theatre. — UCADB 302.2 // CBC 1014.4

      3. West side and East side exit doors within the main theatre do not open correctly presenting a hazard in the event of an emergency. — CBC 1008.1.8.7 // UCADB 302.2
4. West side and East side emergency lights within the main theatre are not functioning which will prevent people from locating exit doors in an emergency. — CFC 604.6

5. The ceiling throughout the theatre is damaged and deteriorated due to water intrusion. — CFC 703.1 // UCADB 302.13

6. There are multiple extension cords being used as permanent sources of electrical installation throughout the theatre. — CFC 605.5

7. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area have been constructed without meeting minimum Building code standards. — UCADB 302.13 // CFC 703.1

8. The curtain on the north stage is not flame retardant. — CFC 807.3 Title 19, Division 1, S.08.Decorative Materials // UCADB 302.13

C. Dangerous Conditions at Empresso Coffee House including Seating and Patio Area — 1825 Pacific Avenue:

1. The entrance and exit from the Coffee shop and the main Theatre are blocked, which will prevent people from utilizing the exits in the event of an emergency. — CFC 1028.3

2. There are inoperable Exit signs and/or disconnected Exit signs within the Coffee portion of the building which will prevent patrons from locating the exit in the event of an emergency. — UCADB 302.13 // CFC 604.6.1

3. There are unsecured compressed gas cylinders being stored within the Coffee shop as well as in the seating/patio area. — CFC 5303.5.3

4. There are multiple extension cords being used as permanent sources of electrical installation throughout the business and seating area, including the electric room, storage rooms, box office and the office area. In addition, extension cords have actually been installed through holes cut in the walls, ceilings, doorways and other locations. Many of the extension cords are damaged and deteriorated, presenting an even high risk of fire. — CFC 605.5 // UCADB 302.13
5. Extension cords have been placed underneath the mats which employees stand on behind the service counter of the Coffee shop. These extension cords are all that are used to supply electricity to Island equipment, rather than installation of permanent sources of electrical installation. These cords are damaged/deteriorated and being walked on, further damaging them and increasing the fire risk. – CFC 605.5

6. The stage lighting at the Lobby Piano is connected with extension cords. – CFC 605.5

7. There is illegal exposed wiring in the storage area off the seating area, the electric room off the seating area and the box office area. Further, the extension cords for the equipment is damaged or deteriorated in the storage area, increasing the fire risk. – UCADB 302.13 // CFC 605.6

8. There is illegal wiring and extension cords being used at Lobby box office ticket windows and used to light up the advertisement boards. – UCADB 302.13 // CFC 605.3

9. The required Fire extinguishers have not been properly serviced and are not operational. – CFC 906.2

D. Dangerous Conditions at Centrale – 1825 Pacific Avenue, Suite 2:

1. There are unsecured compressed gas cylinders being stored within Centrale. – CFC 3003.5.3 // CFC 5303.5.3

2. The Exit sign at the rear of the kitchen is not illuminated, which will prevent patrons from locating the exit in the event of an emergency. – CFC 1013.3

3. There are multiple extension cords being used as permanent sources of electrical installation throughout the business. – CFC 605.5

4. There are missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13
5. There is illegal exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

E. Dangerous Conditions at Catalyst Realty – 1825 Pacific Avenue, Suites 3 and 4:

1. There are multiple extension cords being used as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

2. The second story emergency exit is not accessible, preventing the required exiting in the event of an emergency. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

3. The exit signs within Catalyst Realty are not illuminated, which will prevent people from locating exit doors in an emergency. – CFC 1013.3

F. Dangerous Conditions at Gusty Wings – 1825 Pacific Avenue, Suite 5:

1. There are multiple extension cords being used as permanent sources of electrical installation throughout the restaurant. – CFC 605.5 // UCADB 302.13

2. The fat fyer on the west side of the cookers is not positioned under hood and duct system nozzle. – CFC 904.1 // NFPA 17A

G. Dangerous Conditions at The Mile – 1825 Pacific Avenue, Suite 6:

1. The main Front roll up door does not operate properly in the open safely and securely. Currently, the door is secured open by use of a screwdriver as a wedge, which if accidentally knocked out would cause serious injury to persons in its path. – UCADB 302.13

2. There are multiple extension cords being used as permanent sources of electrical installation throughout The Mile. – CFC 605.5

3. There is an extension cord that is running through an upstairs office window to power the outside exterior lighting. – CFC 605.5

4. The interior space behind the wall at the upper level of the stairway is open and does not provide the required fire protection and would serve to spread a fire very rapidly throughout the entire building. – CFC 703.1 // UCADB 302.13
5. The wall is breached at the west side of the bar and does not provide fire protection and would serve to spread a fire very rapidly throughout the entire building. – CFC 703.1 // UCADB 302.13

6. There is exposed electrical wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

H. Illegal Living Units/Dangerous Conditions at Former Office Space conversion – 1827 Pacific Avenue:

1. Illegal, un-permitted alteration of Office space into a rented dwelling unit. – UCADB 302.9 // 15.04.250, 260, 310

2. The exterior door of the rented dwelling unit has a dual-keyed lock which would not allow the occupant to exit in an emergency without the use of a key. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

3. The windows have permanent bars blocking emergency exiting and do not meet the minimum sizing to allow for emergency escape and rescue. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

4. The required interior hall lighting at the stairs is not working. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.l

5. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet the minimum requirements as a bedroom. – UHC 503.2 // UCADB 302.13

6. The ceiling material throughout the living space is damaged and deteriorated. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

7. The wall material throughout the living space is damaged and deteriorated. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

8. The bathroom ventilation system and light is illegally installed in the shower and does not meet the minimum safety requirements for wet locations. – SMC 15.24.030 (b) 6 // H&S 17920.3.f
9. There are missing and damaged receptacle covers and light switch plate covers throughout the living unit. – UHC 701.2

10. There are missing handrails on loft stairway making an unsafe exit pathway. – SMC 15.24.030 (b) 9 // H&S 17920.3.i

11. There are no carbon monoxide and smoke detectors installed in the living space as required by code to notify. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

1. **Dangerous Conditions at Serendipity Salon – 1829 Pacific Avenue:**

   1. The stairs to the second floor of the Salon do not meet the minimum Building code requirements for size, width, handrails and other requirements creating a hazardous condition. – UCADB 302.1

   2. Extension cords are being used as the permanent sources of electrical power for all equipment in the salon. – CFC 605.5

   3. There are missing illuminated exit signs and exit lighting that would prevent occupants from being able to locate exits in the event of an emergency. – CFC 1013.3 // UCADB 302.13

J. **Dangerous Conditions at Casa Flores Restaurant – 1831 Pacific Avenue:**

   1. There are missing panel covers on the electrical sub-panels which create a fire and electrical shock hazard. – CFC 605.6

   2. There are missing illuminated exit signs and exit lighting which would prevent occupants from being able to locate exits in the event of an emergency. – CFC 1013.3

   3. There is damaged sheetrock in the stairway behind the register, creating a potential fire hazard. – SMC 15.24.030 (b) 9 // CFC 703.1

   4. There is a high fire hazard which exists as a result of the significant buildup of grease in the flue cooking vent. – CFC 904.12.6
5. The Restaurant's kitchen is either missing the required Fire extinguishers, or the existing extinguishers are not those that are required to be installed in a commercial kitchen operation to be used in the event of a grease or similar fire. – CFC 904.12.5.2

6. There is an accumulation of excessive grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

7. The Restaurant is currently using a plastic storage cover plate in the attic storage area rather than the approved fire rated cover, which is required to help contain a grease fire in the kitchen from spreading rapidly to the attic area, and then throughout the entire building. – CFC 703.1

8. There is a potential fire hazard caused by the exposed wiring in the bathroom on the second level storage area which is accessed by the stairway behind the register. – CFC 605.6

9. There are multiple extension cords being used as permanent sources of electrical installation throughout the Restaurant. – CFC 605.5

II. CONDITIONS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

A. Lack of or improperly installed sprinkler/fire protection systems. – SMC 15.12.040

B. Dangerous Conditions at Empire/Royal Theatre – 1825 Pacific Avenue:

1. The electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

2. Repair the damaged and deteriorated paths of travel in the seating area within the theatre. – UCADB 302.13

3. The ceiling scuttle door is missing inside the closet next to the east exit door. – CFC 703.1

4. Repair the damaged and deteriorated electrical receptacle outlet cover plates throughout the theatre. – CFC 605.6
C. **Dangerous Conditions at Empresso Coffee and Seating/Patio Area – 1825 Pacific Avenue:**

1. The test switch is missing on the emergency lighting to the north of the entrance/exit. – CFC 604.6.1

2. The exit sign to the north of the entrance/exit door does not operate properly would prevent someone from locating an exit in an emergency. – CFC 604.6.1

3. Provide appropriate clearance around electrical sub-panels throughout the Coffee shop which are currently blocked by storage and other items. – NEC 110.26.A // UCADB 302.13

4. Provide covers on all open electrical boxes, electrical panels to include dead front, light fixtures, receptacle outlets and other electrical covers throughout the Coffee shop, the seating area and the patio area which are missing. – CFC 605.6

5. Repair damaged and/or missing receptacle covers throughout the Coffee shop and seating area. - CFC 605.6

6. Repair the ceiling material in the kitchen area which is damaged, deteriorated and missing. – CFC 703.1 // UCADB 302.13

D. **Dangerous Conditions at Balance Physical Therapy – 1825 Pacific Avenue, Suite 2:**

1. The railings on the interior stairway are not connected to the stairs and pose a safety hazard. – UCADB 302.2

E. **Dangerous Conditions at Centrale – 1825 Pacific Avenue, Suite 2:**

1. Completely remove the accumulation of grease and debris from kitchen hoods and cooking appliances in the Restaurant which, could create a fire hazard. – CFC 904.12.6
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F. Dangerous Conditions at Catalyst Realty – 1825 Pacific Avenue, Suites 3 and 4:

1. Repair the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

2. Repair the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

G. Dangerous Conditions at Gusty Wings – 1825 Pacific Avenue, Suite 5:

1. The fat fryers need side splash guards. – CFC 904.1 // NFPA 17A

2. Completely clean grease from hood areas and walls which could create a fire hazard. – CFC 904.11.6.3

3. Completely remove the garbage, debris and other combustible items being stored around the water heater. – CFC 315.3.3

H. Dangerous Conditions at The Mile – 1825 Pacific Avenue, Suite 6:

1. There is not proper clearance provided around the electrical sub-panels throughout the establishment, including the kitchen and bar area. – NEC 110.26.A // UCADB 302.13

2. All fire extinguishers need to be within 75 feet of the area to be protected. – CFC Table 906.3.1

I. Dangerous Conditions at Serendipity Salon – 1829 Pacific Avenue:

1. There is not proper clearance provided around the electrical sub-panel. – UCADB 302.13 // NEC 110.26.A

2. Repair the missing or damaged electrical covers throughout the Salon. – CFC 605.6

3. The Fire extinguishers require proof of annual service/recharge. – CFC 906.2
1. Dangerous Conditions at Casa Flores Restaurant – 1831 Pacific Avenue:

1. There is not proper clearance provided around the electrical sub-panel. – UCADB 302.13 // NEC 110.26.A

2. The electrical installation within the footprint of the kitchen exhaust hood at the cooking area is not correctly installed. – NEC 110.26.A // UCADB 302.13

3. There is damaged ceiling, floors and walls throughout the restaurant, the kitchen, the storage area, the bathrooms and the stairway. – CFC 703.1

4. There is an accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, the electrical rooms, the mechanical rooms, the stairs and other locations throughout the Restaurant. – CFC 315

5. There are improperly installed hand rails on the stairway behind the register. – UCADB 302.2

6. There is damaged stair covering (tile) on the stairway behind the register. – UCADB 302.2

7. There are missing or damaged electrical receptacle covers throughout the restaurant. – CFC 605.6

III. CORRECTIVE ACTIONS REQUIRED FOR THE DANGEROUS AND HAZARDOUS CONDITIONS:

1. Submit two complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to the entire parcel address to comply with the currently adopted 2016 Building codes and Stockton Municipal codes to the Community Developments Department. This shall include, but not limited to the following listed violations. – 15.04.250, 260, 310 // UCADB 302.13
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Empire/Royal Theatre:

1. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB 302.2 // CBC 1014.4

2. Repair or replace west side exit door which does not operate properly. – CBC 1008.1.8.7 // UCADB 302.2

3. Repair or replace east side exit door which does not operate properly. – CBC 1008.1.8.7 // UCADB 302.2

4. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

5. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

6. Determine the source of the water Intrusion throughout the theatre which has caused the ceiling to be damaged and/or deteriorated. Once determined, repair appropriately. Replace the damaged, deteriorated and/or missing ceiling material throughout and properly seal. – CFC 703.1 // UCADB 302.13

7. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

8. Legally construct and/or remove the separation walls between Main Theatre, dressing rooms, storage areas and north storage area which are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

9. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, S.08.Decorative Materials // UCADB 302.13

Empresso Coffee and Seating/Patio area:

1. Clear hazards near the entrance/exit which are a hazard for people exiting the theatre. – CFC 1028.3
2. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer required or in service. – UCADB 302.13 // CFC 604.6.1

3. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

4. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. – CFC 605.5 // UCADB 302.13

5. Remove the stage lighting at the Lobby Piano which are connected with extension cords. – CFC 605.5

6. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. – UCADB 302.13 // CFC 605.6

7. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. – UCADB 302.13 // CFC 605.3

8. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. – UCADB 302.13

9. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. – CFC 906.2

Centrale:

1. Properly secure all compressed gas cylinders in an approved manner. – CFC 3003.5.3 // CFC 5303.5.3

2. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. – CFC 1013.3

3. Cease using extension cords as permanent sources of electrical installation throughout the business. – CFC 605.5

4. Replace all missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13
5. Properly cap all exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

**Catalyst Realty:**

1. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

2. Second story emergency exit is not accessible or installed to meet the minimum exiting requirements. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

3. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

**Gusty Wings:**

1. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

2. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1 // NFPA 17A

**The Mile:**

1. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

2. Cease using extension cords as permanent sources of electrical installation throughout The Mile. – CFC 605.5

3. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

4. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13
5. Properly repair the wall breach west of the bar with fire-rated construction. — CFC 703.1 // UCADB 302.13

6. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. — UCADB 302.13 // CFC 605.6

Rented Dwelling Unit:

1. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. — UCADB 302.9 // 15.04.250, 260, 310

2. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must function properly during an emergency without the use of tools, i.e., keys. Remove the dual-keyed lock and install an approved locking mechanism. — SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

3. Properly install windows which are code compliant for emergency egress during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. — SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

4. Properly repair or replace the interior hall lighting. — UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.l

5. Cease occupying the room next to the kitchen/bathroom area as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. — UHC 503.2 // UCADB 302.13

6. Properly repair the damaged and/or missing ceiling material throughout the living space. — SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

7. Repair or replace the damaged wall material throughout the living space. — SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

8. Properly install bathroom lighting and bathroom ventilation system. — SMC 15.24.030 (b) 6 // H&S 17920.3.f
9. Properly install receptacle covers and light switch plate covers throughout the living unit. – UHC 701.2

10. Properly install code compliant handrails on loft stairway. – SMC 15.24.030 (b) 9 // H&S 17920.3,i

11. Properly install required carbon monoxide and smoke alarms in an approved manner. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

**Serendipity Salon:**

1. Properly construct the stairs to the second floor of the Salon which do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

2. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5

3. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

**Casa Flores Restaurant:**

1. Install all missing panel covers on sub-panels. – CFC 605.6

2. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

3. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

4. Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030 (b) 9 // CFC 703.1

5. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

6. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2
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7. Properly remove the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

8. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

9. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

10. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5

11. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10% (ten percent), an automatic fire sprinkler system shall be installed within the building. – SMC 15.12.040

IV. CORRECTIVE ACTIONS REQUIRED FOR CONDITIONS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

Empire/Royal Theatre:

1. Properly identify and label electrical panels/disconnects. – NEC 408.4 A

2. Repair or replace damaged, deteriorated paths of travel in seating area (i.e. steps) and the covering material within the theatre. – UCADB 302.13

3. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

4. All electrical outlet cover plates must be intact throughout the theatre. – CFC 605.6

Empresso Coffee and Seating/Patio area:

1. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1
2. The exit sign to the north of the entrance/exit door does not function properly. Repair or replace to ensure correct operation. – CFC 604.6.1

3. Provide proper clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26(A) // UCADB 302.13

4. Properly install covers on all open electrical boxes, panels to include dead front, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6

5. Repair or replace all damaged and/or missing receptacle covers throughout Empresso Coffee and seating area. - CFC 605.6

6. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

**Balance Physical Therapy:**

1. Properly secure and install code compliant stair railings on the interior stairway. – UCADB 302.2

**Centrale:**

1. Properly clean all grease and debris from kitchen hoods and cooking appliances. – CFC 904.12.6

**Catalyst Realty:**

1. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

2. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

**Gusty Wings:**

1. Properly install splash guards on fat fryers. – CFC 904.1 // NFPA 17A

2. Properly clean grease from hood areas and walls. – CFC 904.11.6.3
3. Remove all items being stored around water heater and allow access to unit. – CFC 315.3.3

The Mile:

1. Provide proper clearance around sub-panels throughout, to include kitchen and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

2. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1

Serendipity Salon:

1. Provide proper clearance around sub-panel. Remove all materials 5 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

2. Replace the missing or damaged electrical covers throughout the Salon. – CFC 605.6

3. Fire extinguishers require annual service/recharge. – CFC 906.2

Casa Flores:

1. Provide proper clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

2. Properly install all electrical installations within the foot print of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

3. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1
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4. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

5. Properly install code compliant hand rails on the stairway behind the register. – UCADB 302.2

6. Repair or replace the damaged stair covering (tile) on the stairway behind the register. – UCADB 302.2

7. Replace the missing or damaged electrical covers throughout the restaurant. – CFC 605.6
HAZARDOUS VIOLATIONS -- NOTICE TO VACATE:

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 -- SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. -- SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. -- SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. -- SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. -- SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. -- SMC 1.32.010 // UCADB 404.2

7. Submit two complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to the entire parcel address to comply with the currently adopted 2016 Building codes and Stockton Municipal codes to the Community Developments Department. This shall include, but not limited to the following listed violations. -- 15.04.250, 260, 310 // UCADB 302.13

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8. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. -- UCADB 302.2 // CBC 1014.4

9. Repair or replace west side exit door which is difficult to open. -- CBC 1008.1.8.7 // UCADB 302.2

10. Repair or replace west side emergency lights which are not functioning. -- CFC 604.6

11. Repair or replace east side exit door which is difficult to open. -- CBC 1008.1.8.7 // UCADB 302.2
12. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

13. Determine the source of the water intrusion throughout the theatre which has caused the ceiling to be damaged and/or deteriorated. Once determined, repair appropriately. Replace the damaged, deteriorated and/or missing ceiling material throughout and properly seal. – CFC 703.1 // UCADB 302.13

14. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

15. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

16. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, S.08.Decorative Materials // UCADB 302.13

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

17. Clear hazards near the entrance/exit which are a blocking hazard for people exiting the theatre. – CFC 1028.3

18. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer in service. – UCADB 302.13 // CFC 604.6.1

19. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

20. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. Extension cords have been installed through walls, ceilings, doorways, etc. and are damaged/deteriorated. – CFC 605.5 // UCADB 302.13

21. Extension cords are installed under mats behind the service counter of Empresso Coffee to supply island equipment. These cords are damaged/deteriorated and being walked on, further damaging them. – CFC 605.5

22. Remove the stage lighting at the Lobby Piano which are connected with extension cords. – CFC 605.5
23. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. – UCADB 302.13 // CFC 605.6

24. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. – UCADB 302.13 // CFC 605.3

25. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. – UCADB 302.13

26. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. – CFC 906.2

**1825 Pacific Avenue, Suite 2 – Centrale:**

27. Properly secure all compressed gas cylinders in an approved manner. – CFC 3003.5.3 // CFC 5303.5.3

28. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. – CFC 1013.3

29. Cease using extension cords as permanent sources of electrical installation throughout the business. – CFC 605.5

30. Replace all missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13

31. Properly cap all exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

**1825 Pacific Avenue, Suite 3 and 4 – Catalyst Realty:**

32. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

33. Second story emergency exit is not accessible. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1
34. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

**1825 Pacific Avenue, Suite 5 – Gusty Wings:**

35. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

36. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1 // NFPA 17A

**1825 Pacific Avenue, Suite 6 – The Mile:**

37. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

38. Cease using extension cords as permanent sources of electrical installation throughout The Mile. – CFC 605.5

39. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

40. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13

41. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1 // UCADB 302.13

42. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

**1827 Pacific Avenue – Living Unit:**

43. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADB 302.9 // 15.04.250, 260, 310
44. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must be egressable during an emergency without the use of tools, i.e. keys. Remove the dual-keyed lock and install an approved locking mechanism. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

45. Properly install windows which are egressable during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

46. Properly repair or replace the interior hall lighting. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.l

47. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet minimum requirements to function as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. – UHC 503.2 // UCADB 302.13

48. Properly repair the damaged and/or missing ceiling material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

49. Repair or replace the damaged wall material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

50. Properly install bathroom lighting and bathroom ventilation system. Currently, the ventilation system is installed in the shower. – SMC 15.24.030 (b) 6 // H&S 17920.3.f

51. Properly install receptacle plug covers and light switch plate covers throughout the living unit. – UHC 701.2

52. Properly install handrails on loft stairway. – SMC 15.24.030 (b) 9 // H&S 17920.3.i

53. Properly install required carbon monoxide and smoke detectors in an approved manner. – 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

1829 Pacific – Serendipity Salon:

54. The stairs to the second floor of the Salon do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

55. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
56. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

1831 Pacific – Casa Flores:

57. Install all missing panel covers on sub-panels. – CFC 605.6

58. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

59. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

60. Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030 (b) 9 // CFC 703.1

61. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

62. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2

63. Properly clean the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

64. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

65. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

66. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
ITEMS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

67. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10% (ten percent), an automatic fire sprinkler system shall be installed within the building. – SMC 15.12.040

1825 Pacific Avenue – Royal Theatre:

68. Electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

69. Repair or replace damaged, deteriorated seating steps and the covering material within the theatre. – UCADB 302.13

70. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

71. All electrical plug outlet cover plates must be intact throughout the theatre. – CFC 605.6

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

72. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1

73. The exit sign to the north of the entrance/exit door is not on for the same location. Repair or replace to ensure correct operation. – CFC 604.6.1

74. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

75. Properly install covers on all open electrical boxes, panels to include dead front fillers, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6

76. Repair or replace all damaged and/or missing receptacle plug covers throughout Empresso Coffee and seating area. – CFC 605.6
77. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

78. Properly secure the railings on the interior stairway. – UCADB 302.2

1825 Pacific Ave, Suite 2 - Centrale:

79. Properly clean all grease and debris from kitchen hoods and cooking appliances. – CFC 904.12.6

1825 Pacific Ave, Suite 3 and 4 – Catalyst Realty:

80. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

81. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

1825 Pacific Ave, Suite 5 – Gusty Wings:

82. Fat fryers need side splash guards. – CFC 904.1 // NFPA 17A

83. Properly clean grease from hood areas and walls. – CFC 904.11.6.3

84. Remove all items being stored around water heater and allow access to unit. – CFC 315.3.3

1825 Pacific Ave, Suite 6 – The Mile:

85. Provide appropriate clearance around sub-panels throughout, to include kitchen and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

86. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1
1829 Pacific Ave – Serendipity Salon:

87. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

88. Replace the missing or damaged electrical plug covers throughout the Salon. – CFC 605.6

89. Fire extinguishers require annual service/recharge. – CFC 906.2

1831 Pacific Ave – Casa Flores:

90. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

91. Properly install all electrical within the footprint of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

92. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1

93. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

94. Properly install hand rails on the stairway behind the register. – UCADB 302.2

95. Repair or replace the damaged stair covering (tile) on the stairway behind the register. – UCADB 302.2

96. Replace the missing or damaged electrical plug covers throughout the restaurant. – CFC 605.6
ITEMS TO BE ON A NOTICE OF VIOLATION (NOT HAZARDOUS/DANGEROUS):

1. A sidewalk café, fence or any object over, on or under any public right-of-way requires a revocable permit. Obtain a revocable permit for the café seating area outside the Royal Theatre/Empresso Café. Contact Community Development Department, Planning Division, to apply for the permit. If approved, properly conform to the permit requirements. If denied, remove the sidewalk café and return to original, approved configuration. – 16.72.127

1825 Pacific Avenue – Royal Theatre:

2. It is unlawful to commence or carry on any profession, trade, calling, occupation or business without first having procured a license from the city of Stockton. Obtain a business license. Contact Finance Department, 209-937-8313, for further direction. – SMC 5.04.040 B

3. An operational permit is required to operate a place of assembly. - CFC 105.6.36

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

4. Determine the source of the active water intrusion within Balance Physical Therapy at the stairway and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13

1825 Pacific Ave, Suite 2 – Centrale:

5. Properly date the fire alarm control panel batteries. – National Fire Code 72, table 14.3.1

1825 Pacific Ave, Suite 3 and 4 – Catalyst Realty:

6. Determine the source of the active water intrusion within the break room on the second floor and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13

1825 Pacific Ave, Suite 5 – Gusty Wings:

7. Repair, replace or remove the exit sign which is not illuminated. – CFC 1013.3
1825-1831 Pacific Avenue
APN: 137-020-42
CASE #12-100159
May 15, 2017

1825 Pacific Ave, Suite 6 – The Mile:

8. Properly install plumbing at the bar sink. Flex pipe is not an approved material. – UPC 706

9. All kitchen appliances shall be permitted, inspected and meet minimum code requirements. – UCADB 302.13

1831 Pacific Ave – Casa Flores:

10. Determine the source of the water intrusion in the kitchen area ceiling and repair appropriately. Once repaired, replace the damaged ceiling material. – UCADB 302.13

11. Remove the old and unmaintained extinguishing system stored in the attic room. – CFC 901.6

12. Properly repair or replace all leaking, broken and/or inoperable plumbing fixtures throughout the restaurant. – UPC 706

13. Repair or replace the inoperable bathroom ventilation on the half-bath behind the register, midway up the stairway. – UCADB 302.13

14. Repair or replace the leaking toilet in the half-bath behind the register, midway up the stairway. – UCADB 302.13

15. Repair or replace the inoperable bathroom ventilation system in the bathroom on the second level storage area, accessed by the stairway behind the register. – UCADB 302.13
1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

7. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10%, an automatic fire sprinkler system shall be installed within the building SMC 15.12.040

8. A sidewalk café, fence or any object over, on or under any public right-of-way requires a revocable permit. Obtain a revocable permit for the café seating area outside the Royal Theatre/Empress Café. Contact Community Development Department, Planning Division, to apply for the permit. If approved, properly conform to the permit requirements. If denied, remove the sidewalk café and return to original, approved configuration. – 16.72.127

9. Submit 2 complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to comply with the currently adopted 2016 Building codes and Stockton Municipal code to the Community Development Department. This shall include, but not limited to the following items:
a. A complete exiting and emergency egress path of travel plan to include illuminated exit signage and egress lighting. Plans shall reflect Main Theatre (1825) and north end storage area to exterior of buildings, the altered seating in the Main Theatre (1825), and the elevated seating stairs, does not contact path of travel lighting for normal operation.
b. Properly remove the marquis signs which have been removed from front of south building and installed on front exterior of the Main Theatre (1825) above the lower roof to include related electrical
c. Balcony additions at each corridor entrance of the Main Theatre (1825) to include electrical installation
d. Repair or replacement of ceiling and wall material in the Main Theatre (1825) due to water intrusion to include original theatre room, projector room and non-permitted secondary theatre room
e. Alterations to the Main Theatre (1825) which has created a private seating area and private office area on either side of the projector room to include electrical installation
f. Alterations to the Main Theatre (1825) which has sub-divided the space into two separate rooms to include new stage, balcony area in secondary space and electrical installation
g. Separation wall between north wall and north building storage area in Main Theatre (1825) has not been completed, to include doors. The separation wall does not extend through the ceiling and continue to roof line
h. Non-permitted dressing area in Main Theatre (1825) under new stage construction to include walls, ceilings and electrical installation and stair construction
i. Non-permitted second floor walkway and storage rooms in Main Theatre (1825) with electrical built above first floor illegal dressing area
j. Illegal storage rooms with sink and electrical installation, to include lighting, chandeliers, receptacle outlets and other miscellaneous electrical in Main Theatre (1825) on west wall
k. Electrical Installation in Main Theatre (1825) to include overhead theatre lighting trusses, chandeliers, new lighting and electrical outlets throughout the theatre and seating area
l. Provide drawings and details from architect that previous wall opening that was filled in and new door installed in south wall meets fire separation requirements at entrance to Empress Coffee/Main Theatre (1825)
m. Electrical installation in the seating area of Empress Coffee (1825) to include lighting installation and receptacle plugs; electrical installation in storage area off seating area
n. Water heater installation for Empresso Coffee to include lack of T & P drain line, earthquake strapping, etc. (1825)

o. Sub-panel installation in main service area for Empresso Coffee (1825)

p. False wall in the storage room off the Electrical Room in lobby for Empresso Coffee (1825)

q. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Balance Physical Therapy (1825 #1) to include building, plumbing, mechanical, electrical and all related work

r. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Centrale (1825 #2) to include building, plumbing, mechanical, electrical and all related work

s. Patio cover and electrical installation for exterior seating area at Centrale (1825 #2)

t. All first and second floor areas of Catalyst Realty (1825 #3/4) have not been permitted, inspected or approved by Community Development Department to include cubicles, walls, electrical, plumbing and any other non-permitted alterations

u. Catalyst Realty (1825 #3/4) has not been approved by Community Development Department, Building Department or Stockton Fire Department for occupancy

v. Catalyst Realty (1825 #3/4) has been modified/constructed twice without permits, inspections or approvals. Previous illegal use was a church/assembly use

w. Catalyst Realty (1825 #3/4) has tenant improvements to the second floor above The Mile without permits, inspections or approvals. This area is not connected to The Mile tenant improvements. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Catalyst Realty (1825 #3/4) to include building, plumbing, mechanical, electrical and all related work

x. Alterations to the third floor area of Catalyst Realty (1825 #3/4) off the break room to include electrical and any other non-permitted alterations

y. Non-permitted installation of fireplace on the second floor of Catalyst Realty (1825 #3/4)

z. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Gusty's (1825 #5) to include building, plumbing, mechanical, electrical and all related work
aa. Submit plans reflecting the emergency egress path of travel from The Mile (1825 #6) to exterior of building for approval by Community Development Department, to include illuminated exit signage and egress lighting. Exterior side walk fencing cannot cause a hazard for the path of travel

bb. Alterations to The Mile (1825 #6) to include roll up front door, elevated seating area, elevated platforms, bar area, kitchen installation, water heater installation, sub-panel in kitchen, electrical installation, interior lighting installation, secondary egress door in seating area and any other non-permitted alterations

c. Back west room of The Mile (1825 #6) has been modified twice without permits, inspections or approvals. Previous illegal use was a small theatre with a south wall screen, dinner tables, video games and a double-door entrance wall from bar area

dd. Exterior lighting installation above The Mile (1825 #6)

ee. Water heater installation in The Mile (1825 #6)

ff. Provide a complete set of plans and apply for required building permits for all tenant improvements done within The Mile (1825 #6) to include building, plumbing, mechanical, electrical and all related work

gg. Provide a complete set of plans and apply for required building permits for all tenant improvements done within Royal Theatre manager’s office (1827) which has been converted into a living space to include building, plumbing, mechanical, electrical and all related work

hh. Shower installation in Theatre manager’s office (1827) which has been converted into a living space

ii. Install required stove ventilation system in Theatre manager’s office which has been converted into a living space

jj. Water heater installation in Serendipity Salon (1829)

kk. Non-permitted tenant improvements to include building, plumbing, electrical, mechanical and plumbing in Serendipity Salon (1829)

ll. Non-permitted extension/expansion of Casa Flores restaurant (1831) to include walls removed and adjacent tenant spaces combined without permits, inspections and approvals to enlarge the restaurant area

mm. Provide a complete set of plans and apply for required building permits for all tenant improvements done within Casa Flores restaurant (1831) to include building, plumbing, mechanical, electrical and all related work

nn. Electrical installation throughout Casa Flores restaurant (1831) to include can lighting in the kitchen area and bathroom sensor lighting and any/all open and illegally installed electrical

oo. Ceiling repair in kitchen area of Casa Flores restaurant (1831)
pp. Water heater installation in storage area above Casa Flores restaurant (1831)
qq. Repair or replace the leaking exhaust hood duct system in the kitchen area of
Casa Flores restaurant (1831)

1825 Pacific Avenue – Royal Theatre:

10. It is unlawful to commence or carry on any profession, trade, calling, occupation or
business without first having procured a license from the city of Stockton. Obtain a
business license. Contact Finance Department, 209-937-8313, for further direction. -
SMC 5.04.040 B

11. An operational permit is required to operate a place of assembly CFC 105.6.36

12. Electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

13. Ensure exit egress pathways are not blocked within the main theatre and clear of all
obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB 301.2 // CBC 1014.4

14. Repair or replace west side exit door which is difficult to open. – CBC 1008.1.8.7 //
UCADB 302.2

15. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

16. Repair or replace east side exit door which is difficult to open. – CBC 1008.1.8.7 //
UCADB 302.2

17. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

18. Repair or replace the damaged/deteriorated ceiling throughout the theatre. – CFC 703.1 //
UCADB 302.13

19. Repair or replace damaged, deteriorated seating steps and the covering material within
the theatre. – UCADB 302.13
20. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

21. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

22. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

23. All electrical plug outlet cover plates must be intact throughout the theatre. – CFC 605.6

24. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, §08, Decorative Materials // UCADB 302.13

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

25. Clear Hazards near the entrance/exit which are a blocking hazard for people exiting the theatre. – CFC 1028.3

26. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer in service. – UCADB 302.13 // CFC 604.6.1

27. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1

28. The exit sign to the north of the entrance/exit door is not on for the same location. Repair or replace to ensure correct operation. – CFC 604.6.1

29. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

30. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

31. Properly install covers on all open electrical boxes, panels to include dead front fillers, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6
32. Repair or replace all damaged and/or missing receptacle plug covers throughout Empresso Coffee and seating area. — CFC 605.6

33. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. Extension cords have been installed through walls, ceilings, doorways, etc. and are damaged/deteriorated. — CFC 605.5 // UCADB 302.13

34. Extension cords are installed under mats behind the service counter of Empresso Coffee to supply island equipment. These cords are damaged/deteriorated and being walked on, further damaging them. — CFC 605.5

35. Remove the stage lighting at the Lobby Piano which are connected with extension cords. — CFC 605.5

36. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. — UCADB 302.13 // CFC 605.6

37. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. — UCADB 302.13 // CFC 605.3

38. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. — UCADB 302.13

39. Repair or replace the damaged light fixture in the office off the seating area. (not sure what Building code to use)

40. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. — CFC 703.1 // UCADB 302.13

41. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. — CFC 906.2

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

42. Properly secure the railings on the interior stairway. — UCADB 302.2
42. Determine the source of the active water intrusion within Balance Physical Therapy as the stairway and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. — UCADB 301.13 (not sure what Building Code to use)

1825 Pacific Avenue, Suite 2 – Centrale:

44. Properly secure all compressed gas cylinders in an approved manner. — CFC 3003.5.3 // CFC 5303.5.3

45. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. — CFC 1013.8

46. Properly date the fire alarm control panel batteries. — National Fire Code 72, table 14.3.3

47. Cease using extension cords as permanent sources of electrical installation throughout the business. — CFC 605.5

48. Replace all missing exterior receptacle covers in the patio area of Centrale. — CFC 605.6 // UCADB 302.13

49. Properly cap all exposed wiring in the exterior patio area of Centrale. — UCADB 302.13 // CFC 605.6

50. Properly clean all grease and debris from kitchen hoods and cooking appliances. — CFC 904.12.6

1825 Pacific Avenue, Suite 3 and 4 – Catalyst Realty:

51. Determine the source of the active water intrusion within the break room on the second floor and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. — UCADB 301.13 (not sure what Building Code to use)

52. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. — CFC 605.5
53. Second story emergency exit is not accessible. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

54. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

55. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

56. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

1825 Pacific Avenue, Suite 5 – Gusty Wings:

57. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

58. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1/NFPA17A

59. Fat fryers need side splash guards. – CFC 904.1/NFPA 17A

60. Properly clean grease from hood areas and walls. – CFC 904.11.6.3

61. Repair or replace the exit sign which is not illuminated. – CFC 1013.3 (Not required-Can be removed.)

62. Remove all items being stored around water heater and allow access to unit. (not sure what Building code to use) CFC315.3.3

1825 Pacific Avenue, Suite 6 – The Mile:
53. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

64. Cease using extension cords as permanent sources of electrical installation throughout the Mile. – CFC 605.5

65. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

66. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

67. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1

68. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13

69. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1 // UCADB 302.13

70. Properly install plumbing at the bar sink. Flex pipe is not an approved material. – UPC 708

71. All kitchen appliances shall be permitted, inspected and meet minimum code requirements. – UCADB 302.13 (not sure what building code)

72. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

73. Provide appropriate clearance around sub-panel located in the kitchen area and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

74. Provide fire source protection security valublance. (not sure what building code/law to use)

1827 Pacific Avenue – Living Unit:
75. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADB 302.9 // 15.04.250, 260, 310

76. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must be egressable during an emergency without the use of tools, i.e., keys. Remove the dual-keyed lock and install an approved locking mechanism. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

77. Properly install windows which are egressable during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

79. Properly repair or replace the interior hall lighting. – UHC 701.2 // SMC 15.24.030 (b) 4.13 // H&S 17920.3.d, 17920.3.l

79. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet minimum requirements to function as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. – UHC 503.2 // UCADB 302.13

80. Properly repair the damaged and/or missing ceiling material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 708.1 // UCADB 302.13

81. Repair or replace the damaged wall material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3 c // UCADB 302.13

82. Properly install bathroom lighting and bathroom ventilation system. Currently, the ventilation system is installed in the shower. – SMC 15.24.030 (b) 6 // H&S 17920.3.f

83. Properly install receptacle plug covers and light switch plate covers throughout the living unit. – UHC 701.2

84. Properly install handrails on loft stairway. – SMC 15.24.030 (b) 9 // H&S 17920.3.l

85. Properly install required carbon monoxide and smoke detectors in an approved manner. – 15.24.030 (b) 1.6 // CFC 1103.8 // CFC 916.1 // UCADB 302.13

1829 Pacific – Serendipity Salon:
Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

The stairs to the second floor of the Salon do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

Replace the missing or damaged electrical plug covers throughout the Salon. – CFC 605.6

Cease using extension cords as permanent sources of electrical installation. – CFC 605.5

Fire extinguishers require annual service/recharge. – CFC 906.2

Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

1831 Pacific – Casa Flores:

Determine the source of the water intrusion in the kitchen area ceiling and repair appropriately. Once repaired, replace the damaged ceiling material. – (not sure the code to use here)

Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

Install all missing panel covers on sub-panels. – CFC 605.6

Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

Repair or replace the exit sign which is not illuminated. – CFC 1013.3

Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030.(b) 9 // CFC 703.1

Remove the old and unmaintained extinguishing system stored in the attic room. – CFC 901.6
99. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

100. Properly install K-type extinguisher in the kitchen area. – CFC 904.02.5.2

101. Properly repair or replace all leaking, broken and/or inoperable plumbing fixtures throughout the restaurant. – UPC 706

102. Properly install all electrical within the footprint of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

103. Properly clean the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

104. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1

105. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

106. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

107. Properly install hand rails on the stairway behind the register. – UCADB 302.2

108. Repair or replace the damaged stair covering [tile] on the stairway behind the register. – UCADB 302.2

109. Repair or replace the improper return ventilation on the half bath behind the register, midway up the stairway. – UCADB 302.13

110. Repair or replace the leaking joint in the half bath behind the register, midway up the stairway. – UCADB 302.13
111. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

112. Repair or replace the improperly installed ventilation system in the bathroom on the second level storage area, accessed by the stairway behind the register. – UC 6018.345.11

113. Replace the missing or damaged electrical plug covers throughout the restaurant. – CFC 605.6

114. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
Pat. These are my notes. Ignore the email I sent this AM, Monday, 5/1/2017. Too many screwed up sentences. Stupid Serle.

Mike

0900 4/26/2017 Inspection of Empire Theater complex
1831 pacific Ave. Stockton  Casa Florez Restaurant
North end dining area: illuminated exit sign required.
Occupancy sign required.

Primary entry door exit sign not illuminating.
Cashers station: exposed electrical. Wall plates missing.
Commercial kitchen. 7 head Ansel system. Service date: 4/2017.
Ceiling above cooking and beverage service area: holes in ceiling.
Storage under stairs.
Multiple holes in drywall ceilings and walls.
CO2 cylinder atop of stairs.
Food pantry and storage at top of stairway.
Out of service Ansel cylinder to be removed.
Attic is storage space. Attic has electrical panels with storage in front.
Water heater in attic space. Heater is braced.
Attic storage to be removed.
False wall in 2nd floor storage area. Storage over ceiling. No door access.

Address 1827 is a second story R2.

Empress coffee house: hard wired exit signs. Not all signs illuminate.
Emergency lights non-operational.
South side exit door is blocked by a piano and door is disabled.
South storage room: propane cylinder (empty), Daisy chained extension cords, extension cords used as permanent wiring, exposed electrical, outlet covers missing.

Kitchen area: 8 unsecured cylinders.

Water heater in closet. Heater not braced.

Penetrations in ceilings.

No smoke detectors.

Exposed electrical behind serving area.

Box office room is electrical room.


Storage to be organized. FACP circuit breaker is locked.


Southwest exit to lobby accessible. Door is blocked.

Floor level outlet covers broken.

Green room: emergency light non-operational.

Behind green room is old theater stage. Emergency light/exit sign N/E corner nonoperational.

N/E exit corridor has closet. Closet is combustible storage. Storage to be organized.

Stage ceiling: multiple holes. Exposed electrical.

N/W exit sign not illuminating.

Double doors, rear egress, non-operational.

Large ceiling vents (2) front and rear stage areas without fire stop.

Theater occupancy based on seats available: 351.

Projector booth has roof access.

Attic space has extension cords as permanent wiring.

1829 Pacific. Beauty salon

Salon is 2 story. Interior stairway.

No smoke/CO2 detectors.

Extension cords as permanent wiring.
All occupancies south of Empire Theater have incorrect addressing. Must be 12 " tall.

1825. Number 5. House of Wings.
Extension cords as permanent wiring in kitchen and back of house.
2- twenty pound CO2 tanks. Unsecured.
5 head Ansel system.
3 deep fryers without side splash guards.
Strip plug energizing 2 cooling units/heavy appliances.
Exit sign at entry door not illuminating.
Crystal real estate.
Exit signs not illuminating.
2nd floor. Electrical room, ceiling panels missing.
Storage room. Holes in ceiling and walls.
2nd floor North end, room connects to theater projection room. This area has non-illuminating exit signs.
Door access to stairway leading to 1st floor bar. Door is screwed shut. Nonoperational.

1st floor Palates studio.
Exit sign not illuminating.
Entry door does not have panic hardware.
Studio 2nd floor closet ceiling, holes in drywall.

Central Kitchen and Bar.
Exit doors do not have panic hardware.
60 pound CO2 cylinder behind bar.
Cylinder unsecured.
Commercial kitchen. 9 head Ansel system.
3 fifty pound CO2 cylinders. Unsecured.
Exit sign at rear of kitchen not illuminating.
FACP located rear of kitchen in hallway. Batteries not dated.
50-pound nitrogen cylinder unsecured.
ANNUAL FIRE INSPECTION

BUSINESS NAME: Casa Flores
ADDRESS: 1831 Pacific

STOCKTON BUS LIC: [ ] Yes [ ] No
Lic #:

FIRE PERMIT CERTIFICATE: [ ] Yes [ ] No [ ] N/A

BUSINESS OWNER/REP: Elsa Flores
PHONE:
CELL PHONE:

DATE OF INSPECTION: 12/8/16
2nd Inspection
Code Compliance

HAS INFORMATION CHANGED? [ ] Yes [ ] NO

OCCUPANCY INFORMATION

[ ] A - Place of Assembly
[ ] Occupancy Load

[ ] B - Business/City Buildings

[ ] C - Fabrication
Storage area sq. ft.

[ ] D - Hazardous Materials

[ ] E - Merchandise/Retail Sales

[ ] F-1 HOTEL
Number of Units

[ ] F-2 RESIDENCE
Number of Units Checked

[ ] High Piled Storage
Storage Area sq. ft.

[ ] S-1 - Repair Garage

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

[ ] Permit Type Required

[ ] Permit Type Required

[ ] Permit Type Required

NOTICE OF VIOLATION

A: Electrical

B: Special Hazards

C: Ext / Fire Protection System

D: Exiting

E: General Housekeeping

CFC Sec. 105 Permit(s) Needed

[ ] No Hazards Noted
[ ] Violation(s) Noted

Reinspection date:

[ ] Violation(s) Corrected
[ ] Violation(s) not Corrected:

Reinspection date:

[ ] Violation(s) Corrected
[ ] Violation(s) not Corrected:

Notify FPD date:

NOTES:

Inspector: Pat Chase
ID # 383
Unit PPD Shift: Contact Phone #: 370 444

Responsible Signature: Elsa Flores
Date: 12/8/16

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FPD Office Use

Database □ Scan □ Sign-To
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345 NORTH EL DORADO STREET • STOCKTON, CA 95202 • (209) 937-8271

ANNUAL FIRE INSPECTION

BUSINESS NAME: Casa Flores
ADDRESS: 1831 Pacific

STOCKTON BUS LIC: □ Yes □ No Lic # 347883/EIS
FIRE PERMIT CERTIFICATE: □ Yes □ No □ N/A

BUSINESS OWNER / REP: Elsa Flores
PHONE: 241-8846
CELL PHONE: 433-22-83

DATE OF INSPECTION: 12/3/15
2nd Inspection

HAS INFORMATION CHANGED? □ Yes □ NO

OCCUPANCY INFORMATION (Check Business Type)

□ A - Place of Assembly
Occupancy Load
□ B - Business/City Buildings
□ F - Fabrication
Storage area sq ft
□ H - Hazardous Materials
□ M - Merchandise/Retail Sales
□ R-1 HOTEL □ R-2 RESIDENCE
Number of Units: Number of Units Checked:
□ High Piled Storage
Storage Area sq ft
□ S-1 - Repair Garage

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

Permit Type Required

Permit Type Required

Permit Type Required

NOTICE OF VIOLATION: Number corresponds with violation(s) on back of this form:

A: Electrical
B: Special Hazards
C: Ext / Fire Protection System
D: Exiting
E: General Housekeeping

CFC Sec. 105 Permit(s) Needed

Initial Inspection: □ No Hazards Noted □ Violation(s) Noted
Reinspection date: 12/19/14
Second Inspection: □ Violation(s) Corrected □ Violation(s) not Corrected:
Reinspection date: 12/28/15
Third Inspection: □ Violation(s) Corrected □ Violation(s) not Corrected:

NOTES:

1) Paint address with at least 8" numbers on building
2) Disconnect long fisher appliance because of numerous extension cords

Inspector: Patricia ID # 2485
Unit Shift: Contact Phone:

Responsible Signature: Elsa Flores
Date: 12/3/15

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FD-18 Revised 05/23/13
**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Casa Flores  
**ADDRESS:** 1831 Pacific St., Ste #

**STOCKTON BUS LIC:**  
- Yes  
- No  
**Lic #:** 32-788-313

**FIRE PERMIT CERTIFICATE:**  
- Yes  
- No  
- N/A

**BUSINESS OWNER / REP:** Ilse Flores  
**PHONE:** 744-8814  
**CELL PHONE:**

**DATE OF INSPECTION:** 12/18/14  
2nd Inspection  
Code Compliance

**HAS INFORMATION CHANGED?**  
- Yes  
- No

### OCCUPANCY INFORMATION

- **A - Place of Assembly**  
  - Occupancy Load ______

- **B - Business/City Buildings**  
  - Number of Units ______
  - Number of Units Checked ______

- **M - Merchandise/Retail Sales**  
  - Number of Units ______

- **R-1 HOTEL**  
  - High Piled Storage  
  - Storage Area sq. ft. ______

- **R-2 RESIDENCE**  
  - Storage Area sq. ft. ______

### OTHER:

**LIST OPERATIONAL FIRE PERMIT(S)**

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**CFC Sec. 105 Permit(s) Needed**

- No Hazards Noted
- Violation(s) Noted

**Initial Inspection:** 11/5/14

**Second Inspection:** 11/5/14

**Third Inspection:** 11/5/14

**Reinspection date:** 11/5/15

**Notify FPD date:**

**NOTES:**

1. *Duct system needs to be cleaned*

2. *Need to show proof of current business license*

**Inspector:** Dale Chase  
**ID #:** 1281  
**Unit:** Fire Prevention  
**Shift:**  
**Contact Phone #:** 7578221

**Responsible Signature:**  
**Date:** 12/18/14

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ANNUAL FIRE INSPECTION

BUSINESS NAME: Case Flores
ADDRESS: 1831 Peabody

STOCKTON BUS LIC: [ ] Yes [ ] No Lic # 36-786
FIRE PERMIT CERTIFICATE: [ ] Yes [ ] No [ ] N/A

BUSINESS OWNER / REP: Case Flores
PHONE: 941-8816
CELL PHONE:

DATE OF INSPECTION: 12/4/13 2nd inspection Code Compliance

HAS INFORMATION CHANGED? [ ] Yes [ ] No

OCCUPANCY INFORMATION (Check Business Type)

[ ] A - Place of Assembly
Occupancy Load

[ ] B - Business/City Buildings

[ ] F - Fabrication
Storage area sq ft.

[ ] H - Hazardous Materials

[ ] M - Merchandise/Retail Sales

[ ] R-1 HOTEL [ ] R-2 RESIDENCE
Number of Units:
Number of Units Checked

[ ] S-1 - Repair Garage
Storage Area sq ft.

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

Permit Type Required
Permit Type Required
Permit Type Required

NOTICE OF VIOLATION: Number corresponds with violation(s) on back of this form:

A: Electrical
B: Special Hazards
C: Exit / Fire Protection System
D: Exiting
E: General Housekeeping

CFC Sec. 105 Permit(s) Needed

Initial Inspection: 12/4/13 [ ] No Hazards Noted [ ] Violation(s) Noted Reinspection date: 12/18/13
Second Inspection: [ ] Violation(s) Corrected [ ] Violation(s) not Corrected: Reinspection date:
Third Inspection: [ ] Violation(s) Corrected [ ] Violation(s) not Corrected: Notify FPD date:

NOTES:

1) Label switches in electrical breaker box
2) Replace sensor on ceiling electrical above refrigerator
3) Put cover plate on ceiling electrical above refrigerator

Inspector: [ ]
ID #: 1281 Unit FPD Shift: [ ] Contact Phone #: 932-8271

Responsible Signature: Case Flores
Date: 12/4/13

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FD-18 Revised 09/07/10

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ANNUAL FIRE INSPECTION

BUSINESS NAME: Casa Flores
ADDRESS: 1831 Pacific

STOCKTON BUS LIC: ☐ Yes ☐ No Lic # 312-1112
FIRE PERMIT CERTIFICATE: ☐ Yes ☐ No ☐ N/A

BUSINESS OWNER: Effy Flores
PHONE: 941-8811

DATE OF INSPECTION: 12/12/11
2nd Inspection
Code Compliance
HAS INFORMATION CHANGED? ☐ Yes ☐ No

OCCUPANCY INFORMATION

☐ A - Place of Assembly
   Occupancy Load

☐ B - Business/City Buildings
   Number of Units

☐ M - Merchandise/Retail Stores
   Number of Units

☐ R-1 HOTEL ☐ R-2 RESIDENCE
   Number of Units
   Number of Units Checked

☐ ☐ H - Hazardous Materials
   Storage area sq. ft.

☐ ☐ F - Fabrication
   Storage Area sq. ft.

☐ ☐ S-1 - Repair Garages
   Storage Area sq. ft.

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

Permit Type Required

Permit Type Required

Permit Type Required

NOTICE OF VIOLATION:

Number corresponds with violation(s) on back of this form:

A: Electrical

B: Special Hazards

C: Ext / Fire Protection System

D: Exit

E: General Housekeeping

CFC Sec. 105 Permit(s) Needed

Initial Inspection

Second Inspection

Third Inspection

No Hazards Noted ☐

Violation(s) Noted ☐

Violation(s) Corrected ☐

Violation(s) not Corrected ☐

Reinforcement date: 12/14/11

Notify FPD date:

NOTES:

1) Garbage can blocks kitchen extinguisher.

2) Post signage on north exit door:
   Door to remain unlocked during business hours.

Inspector: Pat Chow
ID # 11281

Responsible Signature: Elsa Flores
Date: 12/12/11

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**ANNUAL FIRE INSPECTION**

**BUSINESS NAME:** Casa Flores

**ADDRESS:** 1881 Pacific Ave. Ste #

**STOCKTON BUS LIC:** [ ] Yes [ ] No Lic # 11’000 43455

**FIRE PERMIT CERTIFICATE:** [ ] Yes [ ] No [ ] N/A

**BUSINESS OWNER / REP:** EFRON FLORES

**PHONE:** 209-941-9816

**CELL PHONE:** 209-455-3230

**DATE OF INSPECTION:** Jan 24, 2011

[ ] 2nd Inspection

**HAS INFORMATION CHANGED?** [ ] Yes [ ] No

### OCCUPANCY INFORMATION

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### OTHER:

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**CFC Sec. 105 Permit(s) Needed**

| Initial Inspection | Second Inspection | Third Inspection | |
|--------------------|-------------------|------------------| |
| No Hazards Noted | Violation(s) Corrected | Violation(s) Corrected | |
| | | | |

**NOTES:**

**IN THE PROCESS OF INSTALLING UL-300 BY ABE FIRE PROTECTION**

**CONTACT DATE 9/27/10**

**ALSO EXTINGUISHER WILL BE SERVICED BY ABE**

---

**Inspector:** C. Saldana

**ID #: 3635**

Unit Shift: Contact Phone #

**Responsible Signature:** [Signature]

**Date:** Jan 24, 2011

---

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**FD-18 Revised 06/07/10**
BUSINESS NAME: Casa Flores
ADDRESS: 1831 Pacific Ave

STOCKTON BUS LIC: [ ] Yes [ ] No Lic # 11700043655
FIRE PERMIT CERTIFICATE: [ ] Yes [ ] No [ ] N/A

BUSINESS OWNER / REP: EFRAIN FLORES
PHONE: 209-441-7776 CELL PHONE: 209-483-2288

DATE OF INSPECTION: 1/24/11 2nd inspection Code Compliance

HAS INFORMATION CHANGED? [ ] Yes [ ] No

OCCUPANCY INFORMATION

[ ] A - Place of Assembly
   Occupancy Load ________
[ ] B - Business/City Buildings
[ ] F - Fabrication
   Storage area sq. ft. ________
[ ] H - Hazardous Materials
   Storage area sq. ft. ________
[ ] M - Merchandise/Retail Sales
[ ] R-1 HOTEL
   Number of Units ________
   Number of Units Chocked ________
[ ] R-2 RESIDENCE
[ ] S-1 - Repair Garage
   Storage Area sq. ft. ________

OTHER:

LIST OPERATIONAL FIRE PERMIT(S)

<table>
<thead>
<tr>
<th>Permit Type Required</th>
<th>Permit Type Required</th>
<th>Permit Type Required</th>
</tr>
</thead>
</table>

NOTICE OF VIOLATION: Number corresponds with violations recorded at the time

A: Electrical
B: Special Hazards
C: Ext / Fire Protection System
D: Exiting
E: General Housekeeping

CFR Sec. 105 Permit(s) Needed

Initial Inspection: [ ] No Hazards Noted [ ] Violation(s) Noted Reinspection date: __________
Second Inspection: [ ] Violation(s) Corrected [ ] Violation(s) not Corrected: Reinspection date: __________
Third Inspection: [ ] Violation(s) Corrected [ ] Violation(s) not Corrected: Notify FPD date: __________

NOTES: Note in the process of installing UL-300 by ABE FIRE PROTECTION CONTACT DATE 9/27/11 - ABE EXTINGUISHER WILL BE SEEN BY ABE

Inspector: C. Sanders ID # 24925 Unit: __________ Shift: __________ Contact Phone #: __________________

Responsible Signature: [Signature] Date: 1/24/11

White Original - Fire Prevention ■ Yellow Copy - Co File

FD-16 Revised 06/07/10
### ANNUAL FIRE INSPECTION

**BUSINESS NAME:** Casa Flores  
**ADDRESS:** 831 Persimmon Ave  
**STOCKTON BUS LIC:** Yes  
**Lic #:** 76-88333813  
**FIRE PERMIT CERTIFICATE:** Yes  
**PHONE:** 944-8816  
**CELL PHONE:**  
**DATE OF INSPECTION:** 1/2/13  
**HAS INFORMATION CHANGED?** Yes  

### OCCUPANCY INFORMATION (Check Business Type)

- [ ] A - Place of Assembly  
- [ ] B - Business/City Buildings  
- [ ] C - R-1 HOTEL  
- [ ] D - R-2 RESIDENCE  
- [ ] E - High Piled Storage  
- [ ] F - Fabrication  
- [ ] G - Hazardous Materials  

**OTHER:**  

### LIST OPERATIONAL FIRE PERMIT(S)

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<tr>
<th>Permit Type Required</th>
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### NOTICE OF VIOLATION:

Number corresponds with violation(s) on back of this form:

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**CFC Sec. 105 Permit(s) Needed**

- Initial Inspection...................................... [ ] No Hazards Noted  
- Second Inspection...................................... [ ] Violation(s) Noted  
- Third Inspection...................................... [ ] Reinspection date:  

**NOTES:**

---

**Inspector:**  
**ID #:** 1638  
**Unit:**  
**Shift:**  
**Contact Phone #:** 8378-271  

**Responsible Signature:**  
**Date:** 1/2/13  

*White Original - Fire Prevention  ■ Yellow Copy - Co File*
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – CENTRALE KITCHEN & BAR:

ACTIONS

COS-Plan Check: Sprinkler System completed on 10/24/08
Gave plans to Phil Simon for review 10-23-08 JL
Approved plans returned to Julie from Phil 10-24-08 JL
See attachment 10-24-08 JL.

COS-Sprinkler Test completed on 11/10/08
11-10-08: AP - All fire sprinkler heads have been installed as per the approved plans. Will require an additional fire sprinkler head in the cold box (kitchen). An As-Built drawing will be required for the new fire sprinkler head. Also advised the applicant/building owner to confirm that there is a fire sprinkler head in the mechanical closet. Will track these under the Basil's tenant improvement permit, which has not yet been finaled by Fire. PS

COS-Annual Inspection completed on 7/25/12
7/3/12
*Formerly Miracle Mile Promenade
Kitchen exit to alleyway needs signage-Door To Remain Un....
A Notice of Violation issued for failure to renew annual operational fire permit
7 Day Notice issued for business license expiration
PC

7/25/12
Violation cleared
PC

COS-Annual Inspection completed on 12/17/13
12/4/13
Secure compressed gas cylinders from falling.
PC

12/17/13 cleared
PC

COS-Annual Inspection completed on 08/18/14
7/22/14
Ansul nozzle over stovetop grill is misdirected.
Storage area compressed gas cylinders not secured.
Need updated fire permit
PC

8/18/14
all cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – CIBO DI VINO RESTAURANT:

ACTIONS:
COS-Fire Final: Tenant Improvement assigned on 6/25/06
6/25 - DA- Not ready, no permit. MH

COS-Plan Check: Underground Water assigned
9-4-07 - See 1825 Pacific "Miracle Mile" for all underground info. Mh

Plans needed assigned on 9/10/17
Fire Alarm plans required – AH

COS-Plan Check: Building completed on 3/17/06
Sent Plans to CCG on 8-21-06. Received plans back on 9-05-06. Contractor Resubmittal Plans on 9-22-06. Sent plans to CCG on 9-22-06. s.m
received plans on 10-12-06 not approved.
Shipped re-submitted plans to CCG "Next Day by 3:00" per Kevin Hobby. Contractor is sending check for $266.00 11-1-06 JL
Received $266.00 check in mail 11-6-06 JL
Approved plans received back from CCG 11-13-06 JL
Mailed plans back to contractor 11-14-06 JL

COS-Plan Check: Hood/Duck completed on 8/15/07
Shipped plans to CCG 8-01-07 SM
Received plans back from CCG 8-15-07 it's Approved/Capt.
Higgins is in process of reviewing it..SM
Mitch Higgins returned our copy of plans to front desk 8-16-07 JL
Notified contractor plans are ready for pickup 8-16-07 JL

COS-Hood/Duct Inspection completed on 9/10/07
approved with exception that this system needs to be tied into an approved fire alarm system. AH

COS-Hood/Duct Inspection completed on 7/27/10
7/27/2010, INSPECTED HOOD & DUCT SYSTEM, OK AS OF INSPECTION, NEVER FINAL TESTED.
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – EMPIRE THEATER:

ACTIONS

COS-Plan Check: Building assigned 3/10/14
03/12/14 - PLANS SUBMITTED AND GIVEN TO ALLEN/CSG.RR

03/26/14 - CORRECTION PUNCHLIST BY ALLEN/CSG. RR SEE ATTACHMENT

03/27/14 - CORRECTION PUNCHLIST EMAILED TO APEXPLANNING@HOTMAIL.COM. RR

04-17-14: Additional comments made to correction punchlist that Allen Sigl (CSG) approved back in March. Added comments regarding the partial plan check. Site meeting will be required to review other outstanding permits where work was not inspected and/or finaled by the city. See additional comments in narrative dated 04-15-14 from PS regarding city staff meeting. PS

COS-Plan Check: Fire Alarm System completed 9/12/05
BAY ALARM. SECOND REVIEW.

PERMIT HAS EXPIRED. FILED AWAY. REE 6MARCH2006

COS-Plan Check: Fire Alarm System completed 9/29/06
Closed

COS-Fire Final: Tenant Improvement completed 9/29/06
Closed

COS-Plan Check: Fire Alarm System completed 8/30/07
Shipped plans to CCG 8-07-07 SM
Received plans back from CCG 8-30-07 it’s Approved/put plans in the plans for review basket by Julie desk SM
Approved plans returned to Julie from Mitch Higgins 9-4-07 JL
contractor picked up plans 9-05-07 SM

COS-Annual Inspection completed 3/5/13
2/13/5
This was a combined inspection with building and code enforcement. The following violations were found:
1. unprotected light bulb openings
2. storage in electrical room
3. storage in exit way
4. extinguishers in need of service
5. deny access to ground floor area behind screen.
PC

3/5/13
All cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – GUSTY'S WINGS:

ACTIONS

COS-Sprinkler Test scheduled on 11/10/08
11-10-08: DA - Performed a visual inspection of the fire sprinkler work that was completed for the tenant improvements of Units #1, #3 and #4. The inspection was disapproved due to incorrect information. Plans do not reflect actual tenant improvement work (i.e., walls are not reflected, fire sprinkler heads are missing, etc.). Advised the applicant/owner (Kit) to resubmit new plans that show the actual layout of units #1, #3 and #4.
PS

COS-Plan Check: Sprinkler System completed on 11/4/06
Shipped plans to CCG 8-21-06 Received plans back from CCG 9-05-06 it's NOT Approved contractor
Resubmittal plans 9-22-06 and shipped 1st resubmittal plans to CCG 9-22-06 Received plans back from CCG 10-12-06 it's NOT Approved
Shipped 2nd resubmittal plans to CCG "Next Day by 3:00" per Kevin Hobby. Contractor is sending check for $266.00 11-01-06 JL Received $266.00 check in mail 11-06-06 JL
Approved plans received back from CCG 11-13-06 JL
Mailed plans back to contractor 11-14-06 JL

COS-Plan Check: Underground completed on 11/25/06
Shipped Plans to CCG 7-16-07 SM
Received plans back from CCG 7-26-07 it's Approved/
Bill Catlett needed to review it before release it to the contractor SM
Notified contractor 7-26-07 to pick up plans SM

COS-Underground Check Material completed on 8/20/07
Plans return from CCG 7-25-07 It's Approved
Bill Catlett needed to review plans before release it to contractor SM, EVERYTHING IS ON THE WALL

COS-Underground Pressure Test completed on 8/20/07
200 LBS. FOR 2 HRS.

COS-Underground Flush completed on 8/20/07
FLUSHED OUT OF 2 21/2" HOSES FOR 10 MIN

COS-Sprinkler Test completed on 9/5/07
9-5-07 - Inspected and approved by A. Hall. mh

COS-Plan Check: Sprinkler System completed on 10/24/08
Plans submitted 10-21-08 CL
Gave plans to Phil 10-21-08 CL
Approved plans returned to Julie from Phil 10-24-08 JL
See attachment 10-24-08 JL
COS-Annual Inspection completed on 4/19/11

COS-Annual Inspection completed on 7/17/12
7/3/12
Hood & duct needs 6-month service
Extinguisher needs annual service
Close off access to area west of kitchen area (adjacent business)
PC

7/17/12
All cleared
PC

COS-Annual Inspection completed 5/20/14
5/20/14
No violations
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – JAM FACTORY:

ACTION

COS-Mercantile Inspection completed on 3/5/08
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV - MATINEE BAR:

ACTIONS

COS-Plan Check: Building completed on 11/16/07

COS-Fire Final: Tenant improvement completed on 11/10/08
11-10-08: AP - Met with building owner to walk the building for the new fire sprinkler work. Part of the inspection included this tenant space. The tenant improvement work was completed. Advised the tenant to provide occupant load signs prior to public opening. Will follow up - OK to sign off permit at this time. PS

COS-Annual Inspection completed on 1/24/12
1/17/12
Emergency light nonfunctioning
Lower storage in attic to more than 18" from sprinklers
PC

1/24/12
Cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – STOCKTON ROYAL THEATER:

ACTIONS

1st Qtr Permit Inspection scheduled on 3/31/06
COS-Mercantile Inspection completed on 6/5/02
1st Qtr Permit Inspection completed on 4/8/04
1st Qtr Permit Inspection completed on 5/9/11

FINDINGS

5-Extinguishers-Service cleared on 3/12/14
11-Exits-Obstructions cleared on 3/12/04.
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – THE MILE:

ACTIONS

COS-Annual Inspection completed on 11/18/13
10/16/13
Post occupancy load 250
Replace lightswitch plate in employees room
Replace scudtle hole in stairway
PC

11/18/13
All cleared.
PC
ENTRIES COPIED FROM SUNPRO FOR 1831 PACIFIC AV – CASA FLORES MEXICAN RESTAURANT:

ACTIONS

COS-Mercantile inspection completed on 5/5/12

1ST QTR Permit Inspection completed on 4/4/04 – no violations

1ST QTR Permit Inspection completed on 4/11/05

COS-Company Level Inspection completed on 11/17/08

COS-Company Level Inspection completed on 2/22/10

COS-Plan Check: Hood/Duct completed on 11/10/10
11-09-10 Hood & Duct plan submitted and gave to Phil.sm
11-10-10 Final approval by Phil see attachment and notified contractor that plan are ready for pickup.sm
11-10-10 Phil hand delivery the plan to Abel.sm

4TH QTR Permit Inspection completed on 1/24/11

COS-Hood & Duct Inspection completed on 3/18/11
031811 - AP - Manual pull and fusible link test with audible device approved per plans – trs

3rd QTR Permit Inspection completed on 12/21/11

COS-Annual inspection completed on 1/12/12
12/12/11
Garbage can blocks kitchen extinguisher
Post signage on north exit door: Door To remain....
PC
1/12/12
All clear
PC

COS-Annual Inspection completed on 1/2/13
1/2/13
No violations
PC

COS-Annual Inspection completed on 12/18/13
12/4/13
Label switches in electrical breaker box.
Replaced spacer in electrical breaker box.
Put cover plate on ceiling electrical above rerigerator.
PC
12/18/13
All cleared PC
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**City Districts**
- City Limits: IN
- City Council: DISTRICT 4
- Garbage Service: Republic Services
- Garbage PickUp: Thursday
- Water Service: CALIFORNIA WATER COMPANY
- School District: stockton
- Census Tract: 12
- Police District: Civic Center
- Police RD: 0161
- Fire District: STOCKTON
- Fire Response (City Only): 6
- Design District: MIRACLE MILE
- Greater Downtown: OUT

**Valuation**
- Structures: $879,396
- Land: $458,816
- Agricultural: $0
- Person: $0

**Land Management (test)**
- Use
  - Location Code: 177928
  - Use Description: ADDR NOT IN USE
  - Address: 1833 PACIFIC AV
  - Location Code: 227666
  - Use Description: STORM DRAIN BILLING
  - Address: 1835 PACIFIC AV &
  - Location Code: 291278
  - Use Description: EATING PLACES
  - Address: 1825 PACIFIC AV 5
  - Location Code: 291280
  - Use Description: DRINKING PLACES
  - Address: 1825 PACIFIC AV 6
296790 7832 MOTION PICTURE THEATERS, PACIFIC AV 1
306322 7832 MOTION PICTURE THEATERS, PACIFIC AV 2
93660 7231 BEAUTY SHOPS PACIFIC AV
93662 5812 EATING PLACES PACIFIC AV
93664 9900 ADDR NOT IN USE PACIFIC AV
93666 9900 ADDR NOT IN USE PACIFIC AV
93668 7832 MOTION PICTURE THEATERS, PACIFIC AV
93670 9900 ADDR NOT IN USE PACIFIC AV
REPORT

12/03/2015 Disconnect bug catcher appliance because of numerous extension cords.

RECHECK & REPAIRED 12/29/2018
NOTICE AND ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS

JUNE 7, 2017 IMMEDIATELY DISCONTINUE ALL BUSINESS OPERATIONS
JUNE 7, 2017 BY 5:00 PM DISCONTINUE ALL OCCUPANCY FOR RESIDENTIAL PURPOSES
JUNE 9, 2017 1:00 PM DISCONTINUE ALL OCCUPANCY OF THE BUILDING

JUNE 7, 2017

OCCUPANT/BUSINESSES
ANY/ALL OCCUPANTS/BUSINESSES
1825 – 1831 PACIFIC AVENUE
STOCKTON, CA 95204

CHRISTOPHER J BENNITT
P.O. BOX 8346
STOCKTON, CA 95208

BANK OF AGRICULTURE AND COMMERCE
2021 W MARCH LANE, STE 2D
PO BOX 7066
STOCKTON, CA 95208

RE: 1825 THROUGH 1831 PACIFIC AVENUE (137-020-42) CASE 12-100159

PLEASE TAKE NOTICE THAT The subject property has been deemed a Hazardous and Dangerous building in violation of multiple regulations of the California Fire Code and the Uniform Code for the Abatement of Dangerous Buildings, 1997 edition, chapter 3, section 302 as adopted by the Stockton Municipal Code. Recent inspections by enforcement staff of the City of Stockton found the following immediately Hazardous and Dangerous conditions throughout the building, as more fully noted on the attached list of violations.

These Hazardous and Dangerous conditions located throughout the building pose such an immediate threat to the life, limb, health, safety, and welfare of the public at large and the occupants of this property as to constitute an emergency.

THEREFORE NOTICE IS HEREBY GIVEN THAT THIS PROPERTY IS ORDERED VACATED JUNE 7, 2017 IMMEDIATELY FOR BUSINESS PURPOSES pursuant to Uniform Code for the Abatement of Dangerous Buildings, Section 401.2 et seq. Further Notice is provided that the building and affected businesses cannot be re-occupied until such time as all violations are corrected and approved by the Building Official and Fire Marshal.
NOTICE & ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS
CHRISTOPHER J BENNITT
JUNE 7, 2017
Page 2

RE: 1825 THROUGH 1831 PACIFIC AVENUE (137-020-42) CASE 12-100159

A copy of this Notice and Order to Vacate will be posted on the property. The lessor cannot retaliate against a lessee pursuant to section 1942.5 of the Civil Code. No person shall remain in or enter the posted property for any purpose, including conducting any operations, until a building permit has been acquired from the City to repair or demolish the building, and all required repairs have been approved by the City of Stockton. No person shall remove or deface any such Notice after it is posted until the required repairs or demolition have been completed and approved by the City of Stockton. Any person violating these provisions is guilty of a misdemeanor and is subject to imprisonment in the county jail for six months or a fine of $1,000, or both.

Any person having record title or legal interest in this property has the right to appear before an Administrative Hearing Officer and appeal the City’s action by submitting the hearing fee of $84.75 with an appeal request form to The Community Development Department at the address listed above within ten (10) days of the postmarked date of this letter, pursuant to Stockton Municipal Code (S.M.C.) section 144.070. Submission of an appeal does not stay the Order to vacate the premises (Uniform Code for the Abatement of Dangerous Buildings, Section 504 and Uniform Housing Code Section 1204). Failure to file such an appeal shall constitute a waiver of all rights to an Administrative Hearing and adjudication of the Notice and Order or to any portion thereof.

Failure to abate will also result in reinspections fee(s) for each inspection until compliance is obtained. The amount charged for reinspections(s) is determined by the fee schedule of the individual departments. In addition, non-compliance may result in further action being taken against you, including, but not limited to Administrative Citations being issued, the violation(s) being abated at your expense, an Administrative fee of up to $658.00, and/or civil penalties of up to $1,000 per day. All violations listed herein must be abated by repair and approved prior to reoccupancy. Required permits for repairs or demolition must be obtained before commencing work.

If you have any questions, please contact Senior Code Enforcement Officer Carrie Lane at (209) 937-8369.

DAVID KWONG
DIRECTOR/COMMUNITY DEVELOPMENT DEPARTMENT

ERIK NEWMAN
FIRE CHIEF, STOCKTON FIRE DEPARTMENT

DK/EN:CAL:vr
LIST OF VIOLATIONS

I. DANGEROUS AND HAZARDOUS CONDITIONS MANDATING A NOTICE TO VACATE:

A. Failure to comply with Previous Violation Notices and Stipulation Agreement:

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, Issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

B. Dangerous Conditions at Empire/Royal Theatre – 1825 Pacific Avenue:

1. Illegal, un-permitted alterations and additions to the tenant occupied spaces. – SMC 15.04.250, 260, 310 // UCADB 302.13

2. Blocked exit pathways within the main theatre. – UCADB 302.2 // CBC 1014.4

3. West side and East side exit doors within the main theatre do not open correctly presenting a hazard in the event of an emergency. – CBC 1008.1.8.7 // UCADB 302.2
4. West side and East side emergency lights within the main theatre are not functioning which will prevent people from locating exit doors in an emergency. — CFC 604.6

5. The ceiling throughout the theatre is damaged and deteriorated due to water intrusion. — CFC 703.1 // UCADB 302.13

6. There are multiple extension cords being used as permanent sources of electrical installation throughout the theatre. — CFC 605.5

7. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area have been constructed without meeting minimum Building code standards. — UCADB 302.13 // CFC 703.1

8. The curtain on the north stage is not flame retardant. — CFC 807.3 Title 19, Division 1, S.08. Decorative Materials // UCADB 302.13

C. Dangerous Conditions at Empresso Coffee House including Seating and Patio Area — 1825 Pacific Avenue:

1. The entrance and exit from the Coffee shop and the main Theatre are blocked, which will prevent people from utilizing the exits in the event of an emergency. — CFC 1028.3

2. There are inoperable Exit signs and/or disconnected Exit signs within the Coffee portion of the building which will prevent patrons from locating the exit in the event of an emergency. — UCADB 302.13 // CFC 604.6.1

3. There are unsecured compressed gas cylinders being stored within the Coffee shop as well as in the seating/patio area. — CFC 5303.5.3

4. There are multiple extension cords being used as permanent sources of electrical installation throughout the business and seating area, including the electric room, storage rooms, box office and the office area. In addition, extension cords have actually been installed through holes cut in the walls, ceilings, doorways and other locations. Many of the extension cords are damaged and deteriorated, presenting an even high risk of fire. — CFC 605.5 // UCADB 302.13
5. Extension cords have been placed underneath the mats which employees stand on behind the service counter of the Coffee shop. These extension cords are all that are used to supply electricity to Island equipment, rather than installation of permanent sources of electrical installation. These cords are damaged/deteriorated and being walked on, further damaging them and increasing the fire risk. — CFC 605.5

6. The stage lighting at the Lobby Piano is connected with extension cords. — CFC 605.5

7. There is illegal exposed wiring in the storage area off the seating area, the electric room off the seating area and the box office area. Further, the extension cords for the equipment is damaged or deteriorated in the storage area, increasing the fire risk. — UCADB 302.13 // CFC 605.6

8. There is illegal wiring and extension cords being used at Lobby box office ticket windows and used to light up the advertisement boards. — UCADB 302.13 // CFC 605.3

9. The required Fire extinguishers have not been properly serviced and are not operational. — CFC 906.2

D. Dangerous Conditions at Centrale — 1825 Pacific Avenue, Suite 2:

1. There are unsecured compressed gas cylinders being stored within Centrale. — CFC 3003.5.3 // CFC 5303.5.3

2. The Exit sign at the rear of the kitchen is not illuminated, which will prevent patrons from locating the exit in the event of an emergency. — CFC 1013.3

3. There are multiple extension cords being used as permanent sources of electrical installation throughout the business. — CFC 605.5

4. There are missing exterior receptacle covers in the patio area of Centrale. — CFC 605.6 // UCADB 302.13
5. There is illegal exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

E. Dangerous Conditions at Catalyst Realty – 1825 Pacific Avenue, Suites 3 and 4:

1. There are multiple extension cords being used as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

2. The second story emergency exit is not accessible, preventing the required exiting in the event of an emergency. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

3. The Exit signs within Catalyst Realty are not illuminated, which will prevent people from locating exit doors in an emergency. – CFC 1013.3

F. Dangerous Conditions at Gusty Wings – 1825 Pacific Avenue, Suite 5:

1. There are multiple extension cords being used as permanent sources of electrical installation throughout the restaurant. – CFC 605.5 // UCADB 302.13

2. The fat fryer on the west side of the cookers is not positioned under hood and duct system nozzle. – CFC 904.1 // NFPA 17A

G. Dangerous Conditions at The Mile – 1825 Pacific Avenue, Suite 6:

1. The main Front roll up door does not operate properly in the open safely and securely. Currently, the door is secured open by use of a screwdriver as a wedge, which if accidentally knocked out would cause serious injury to persons in its path. – UCADB 302.13

2. There are multiple extension cords being used as permanent sources of electrical installation throughout The Mile. – CFC 605.5

3. There is an extension cord that is running through an upstairs office window to power the outside exterior lighting. – CFC 605.5

4. The Interior space behind the wall at the upper level of the stairway is open and does not provide the required fire protection and would serve to spread a fire very rapidly throughout the entire building. – CFC 703.1 // UCADB 302.13
5. The wall is breached at the west side of the bar and does not provide fire protection and would serve to spread a fire very rapidly throughout the entire building. – CFC 703.1 // UCADB 302.13

6. There is exposed electrical wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

H. Illegal Living Unit/Dangerous Conditions at Former Office Space conversion – 1827 Pacific Avenue:

1. Illegal, un-permitted alteration of Office space into a rented dwelling unit. – UCADB 302.9 // 15.04.250, 260, 310

2. The exterior door of the rented dwelling unit has a dual-keyed lock which would not allow the occupant to exit in an emergency without the use of a key. – SMC 15.24.030 (b) 12 // H&S 17920.3.I // UCADB 302.13 // CBC 1008.1.8.7

3. The windows have permanent bars blocking emergency exiting and do not meet the minimum sizing to allow for emergency escape and rescue. – SMC 15.24.030 (b) 12 // H&S 17920.3.I // UCADB 302.13 // CBC 1008.1.8.7

4. The required interior hall lighting at the stairs is not working. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.I

5. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet the minimum requirements as a bedroom. – UHC 503.2 // UCADB 302.13

6. The ceiling material throughout the living space is damaged and deteriorated. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

7. The wall material throughout the living space is damaged and deteriorated. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

8. The bathroom ventilation system and light is illegally installed in the shower and does not meet the minimum safety requirements for wet locations. – SMC 15.24.030 (b) 6 // H&S 17920.3.f
9. There are missing and damaged receptacle covers and light switch plate covers throughout the living unit. — UHC 701.2

10. There are missing handrails on loft stairway making an unsafe exit pathway. — SMC 15.24.030 (b) 9 // H&S 17920.3.1

11. There are no carbon monoxide and smoke detectors installed in the living space as required by code to notify. — 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

1. **Dangerous Conditions at Serendipity Salon — 1829 Pacific Avenue:**

   1. The stairs to the second floor of the Salon do not meet the minimum Building code requirements for size, width, handrails and other requirements creating a hazardous condition. — UCADB 302.1

   2. Extension cords are being used as the permanent sources of electrical power for all equipment in the salon. — CFC 605.5

   3. There are missing illuminated exit signs and exit lighting that would prevent occupants from being able to locate exits in the event of an emergency. — CFC 1013.3 // UCADB 302.13

J. **Dangerous Conditions at Casa Flores Restaurant — 1831 Pacific Avenue:**

   1. There are missing panel covers on the electrical sub-panels which create a fire and electrical shock hazard. — CFC 605.6

   2. There are missing illuminated exit signs and exit lighting which would prevent occupants from being able to locate exits in the event of an emergency. — CFC 1013.3

   3. There is damaged sheetrock in the stairway behind the register, creating a potential fire hazard. — SMC 15.24.030 (b) 9 // CFC 703.1

   4. There is a high fire hazard which exists as a result of the significant buildup of grease in the flue cooking vent. — CFC 904.12.6
5. The Restaurant’s kitchen is either missing the required Fire extinguishers, or the existing extinguishers are not those that are required to be installed in a commercial kitchen operation to be used in the event of a grease or similar fire. -- CFC 904.12.5.2

6. There is an accumulation of excessive grease from the exhaust hood and cooking appliances in the kitchen area. -- CFC 904.12.6

7. The Restaurant is currently using a plastic storage cover plate in the attic storage area rather than the approved fire rated cover, which is required to help contain a grease fire in the kitchen from spreading rapidly to the attic area, and then throughout the entire building. -- CFC 703.1

8. There is a potential fire hazard caused by the exposed wiring in the bathroom on the second level storage area which is accessed by the stairway behind the register. -- CFC 605.6

9. There are multiple extension cords being used as permanent sources of electrical installation throughout the Restaurant. -- CFC 605.5

II. CONDITIONS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

A. Lack of or improperly installed sprinkler/fire protection systems. -- SMC 15.12.040

B. Dangerous Conditions at Empire/Royal Theatre – 1825 Pacific Avenue:

1. The electrical panels/shutoffs require identification and labeling. -- NEC 408.4 A

2. Repair the damaged and deteriorated paths of travel in the seating area within the theatre. -- UCADB 302.13

3. The ceiling scuttle door is missing inside the closet next to the east exit door. -- CFC 703.1

4. Repair the damaged and deteriorated electrical receptacle outlet cover plates throughout the theatre. -- CFC 605.6
C. Dangerous Conditions at Empresso Coffee and Seating/Patio Area – 1825 Pacific Avenue:

1. The test switch is missing on the emergency lighting to the north of the entrance/exit. – CFC 604.6.1

2. The exit sign to the north of the entrance/exit door does not operate properly would prevent someone from locating an exit in an emergency. – CFC 604.6.1

3. Provide appropriate clearance around electrical sub-panels throughout the Coffee shop which are currently blocked by storage and other items. – NEC 110.26.A // UCADB 302.13

4. Provide covers on all open electrical boxes, electrical panels to include dead front, light fixtures, receptacle outlets and other electrical covers throughout the Coffee shop, the seating area and the patio area which are missing. – CFC 605.6

5. Repair damaged and/or missing receptacle covers throughout the Coffee shop and seating area. – CFC 605.6

6. Repair the ceiling material in the kitchen area which is damaged, deteriorated and missing. – CFC 703.1 // UCADB 302.13

D. Dangerous Conditions at Balance Physical Therapy – 1825 Pacific Avenue, Suite 1:

1. The railings on the interior stairway are not connected to the stairs and pose a safety hazard. – UCADB 302.2

E. Dangerous Conditions at Centrale – 1825 Pacific Avenue, Suite 2:

1. Completely remove the accumulation of grease and debris from kitchen hoods and cooking appliances in the Restaurant which, could create a fire hazard. – CFC 904.12.6
F. **Dangerous Conditions at Catalyst Realty – 1825 Pacific Avenue, Suites 3 and 4:**

1. Repair the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

2. Repair the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

G. **Dangerous Conditions at Gusty Wings – 1825 Pacific Avenue, Suite 5:**

1. The fat fryers need side splash guards. – CFC 904.1 // NFPA 17A

2. Completely clean grease from hood areas and walls which could create a fire hazard. – CFC 904.11.6.3

3. Completely remove the garbage, debris and other combustible items being stored around the water heater. – CFC 315.3.3

H. **Dangerous Conditions at The Mile – 1825 Pacific Avenue, Suite 6:**

1. There is not proper clearance provided around the electrical sub-panels throughout the establishment, including the kitchen and bar area. – NEC 110.26.A // UCADB 302.13

2. All fire extinguishers need to be within 75 feet of the area to be protected. – CFC Table 906.3.1

I. **Dangerous Conditions at Serendipity Salon – 1829 Pacific Avenue:**

1. There is not proper clearance provided around the electrical sub-panel. – UCADB 302.13 // NEC 110.26.A

2. Repair the missing or damaged electrical covers throughout the Salon. – CFC 605.6

3. The fire extinguishers require proof of annual service/recharge. – CFC 906.2
1. Dangerous Conditions at Casa Flores Restaurant – 1831 Pacific Avenue:

1. There is not proper clearance provided around the electrical sub-panel. – UCADB 302.13 // NEC 110.26.A

2. The electrical installation within the footprint of the kitchen exhaust hood at the cooking area is not correctly installed. – NEC 110.26.A // UCADB 302.13

3. There is damaged ceiling, floors and walls throughout the restaurant, the kitchen, the storage area, the bathrooms and the stairway. – CFC 703.1

4. There is an accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, the electrical rooms, the mechanical rooms, the stairs and other locations throughout the Restaurant. – CFC 315

5. There are improperly installed hand rails on the stairway behind the register. – UCADB 302.2

6. There is damaged stair covering (tile) on the stairway behind the register. – UCADB 302.2

7. There are missing or damaged electrical receptacle covers throughout the restaurant. – CFC 605.6

III. CORRECTIVE ACTIONS REQUIRED FOR THE DANGEROUS AND HAZARDOUS CONDITIONS:

1. Submit two complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to the entire parcel address to comply with the currently adopted 2016 Building codes and Stockton Municipal codes to the Community Developments Department. This shall include, but not limited to the following listed violations. – 15.04.250, 260, 310 // UCADB 302.13
NOTICE & ORDER TO VACATE AND CEASE AND DESIST ALL OPERATIONS
CHRISTOPHER J BENNIT
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Empire/Royal Theatre:

1. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. — UCADB 302.2 // CBC 1014.4

2. Repair or replace west side exit door which does not operate properly. — CBC 1008.1.8.7 // UCADB 302.2

3. Repair or replace east side exit door which does not operate properly. — CBC 1008.1.8.7 // UCADB 302.2

4. Repair or replace west side emergency lights which are not functioning. — CFC 604.6

5. Repair or replace east side emergency lights which are not functioning. — CFC 604.6

6. Determine the source of the water intrusion throughout the theatre which has caused the ceiling to be damaged and/or deteriorated. Once determined, repair appropriately. Replace the damaged, deteriorated and/or missing ceiling material throughout and properly seal. — CFC 703.1 // UCADB 302.13

7. Cease using extension cords as permanent sources of electrical installation throughout the theatre. — CFC 605.5

8. Legally construct and/or remove the separation walls between Main Theatre, dressing rooms, storage areas and north storage area which are not constructed to meet minimum code standards. — UCADB 302.13 // CFC 703.1

9. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. — CFC 807.3 Title 19, Division 1, S.08.Delorative Materials // UCADB 302.13

Empresso Coffee and Seating/Patio area:

1. Clear hazards near the entrance/exit which are a hazard for people exiting the theatre. — CFC 1028.3
2. Properly repair inoperative Exit signs or remove disconnected Exit signs which are no longer required or in service. – UCADB 302.13 // CFC 604.6.1

3. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

4. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. – CFC 605.5 // UCADB 302.13

5. Remove the stage lighting at the Lobby Piano which are connected with extension cords. – CFC 605.5

6. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. – UCADB 302.13 // CFC 605.6

7. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. – UCADB 302.13 // CFC 605.3

8. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. – UCADB 302.13

9. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. – CFC 906.2

Centrale:

1. Properly secure all compressed gas cylinders in an approved manner. – CFC 3003.5.3 // CFC 5303.5.3

2. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. – CFC 1013.3

3. Cease using extension cords as permanent sources of electrical installation throughout the business. – CFC 605.5

4. Replace all missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13
5. Properly cap all exposed wiring in the exterior patio area of Centrale. — UCADB 302.13 // CFC 605.6

**Catalyst Realty:**

1. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. — CFC 605.5

2. Second story emergency exit is not accessible or installed to meet the minimum exiting requirements. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. — CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

3. Repair or replace the exit sign which is not illuminated. — CFC 1013.3

**Gusty Wings:**

1. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. — CFC 605.5 // UCADB 302.13

2. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. — CFC 904.1 // NFPA 17A

**The Mile:**

1. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. — UCADB 302.13

2. Cease using extension cords as permanent sources of electrical installation throughout The Mile. — CFC 605.5

3. Eliminate extension cord from upstairs office to outside exterior lighting. — CFC 605.5

4. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. — CFC 703.1 // UCADB 302.13
5. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1 // UCADB 302.13

6. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

**Rented Dwelling Unit:**

1. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADB 302.9 // 15.04.250, 260, 310

2. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must function properly during an emergency without the use of tools, i.e. keys. Remove the dual-keyed lock and install an approved locking mechanism. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.l.7

3. Properly install windows which are code compliant for emergency egress during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. – SMC 15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.l.7

4. Properly repair or replace the interior hall lighting. – UHC 701.2 // SMC 15.24.030 (b) 4, 13 // H&S 17920.3.d, 17920.3.l

5. Cease occupying the room next to the kitchen/bathroom area as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. – UHC 503.2 // UCADB 302.13

6. Properly repair the damaged and/or missing ceiling material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

7. Repair or replace the damaged wall material throughout the living space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

8. Properly install bathroom lighting and bathroom ventilation system. – SMC 15.24.030 (b) 6 // H&S 17920.3.f
9. Properly install receptacle covers and light switch plate covers throughout the living unit. — UHC 701.2

10. Properly install code compliant handrails on loft stairway. — SMC 15.24.030 (b) 9 // H&S 17920.3.1

11. Properly install required carbon monoxide and smoke alarms in an approved manner. — 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

Serendipity Salon:

1. Properly construct the stairs to the second floor of the Salon which do not meet minimum code requirements for size, width, handrails and other requirements. — UCADB 302.1

2. Cease using extension cords as permanent sources of electrical installation. — CFC 605.5

3. Provide the required egress requirements including any required illuminated exit signage and egress lighting. — CFC 1013.3 // UCADB 302.13

Casa Flores Restaurant:

1. Install all missing panel covers on sub-panels. — CFC 605.6

2. Provide the required egress requirements including illuminated exit signage and egress lighting. — CFC 1013.3

3. Repair or replace the exit sign which is not illuminated. — CFC 1013.3

4. Repair or replace the damaged sheetrock in the stairway behind the register. — SMC 15.24.030 (b) 9 // CFC 703.1

5. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. — CFC 904.12.6

6. Properly install K-type extinguisher in the kitchen area. — CFC 904.12.5.2
7. Properly remove the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

8. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

9. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

10. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5

11. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10% (ten percent), an automatic fire sprinkler system shall be installed within the building. – SMC 15.12.040

IV. CORRECTIVE ACTIONS REQUIRED FOR CONDITIONS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

Empire/Royal Theatre:

1. Properly identify and label electrical panels/disconnects. – NEC 408.4 A

2. Repair or replace damaged, deteriorated paths of travel in seating area (i.e. steps) and the covering material within the theatre. – UCADB 302.13

3. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

4. All electrical outlet cover plates must be intact throughout the theatre. – CFC 605.6

Empresso Coffee and Seating/Patio area:

1. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1
2. The exit sign to the north of the entrance/exit door does not function properly. Repair or replace to ensure correct operation. – CFC 604.6.1

3. Provide proper clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC.110.26.A // UCADB 302.13

4. Properly install covers on all open electrical boxes, panels to include dead front, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6

5. Repair or replace all damaged and/or missing receptacle covers throughout Empresso Coffee and seating area. – CFC 605.6

6. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

**Balance Physical Therapy:**

1. Properly secure and install code compliant stair railings on the interior stairway. – UCADB 302.2

**Centrale:**

1. Properly clean all grease and debris from kitchen hoods and cooking appliances. – CFC 904.12.6

**Catalyst Realty:**

1. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

2. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

**Gusty Wings:**

1. Properly install splash guards on fryers. – CFC 904.1 // NFPA 17A

2. Properly clean grease from hood areas and walls. – CFC 904.11.6.3
3. Remove all items being stored around water heater and allow access to unit. – CFC 315.3.3

**The Mile:**

1. Provide proper clearance around sub-panels throughout, to include kitchen and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

2. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1

**Serendipity Salon:**

1. Provide proper clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

2. Replace the missing or damaged electrical covers throughout the Salon. – CFC 605.6

3. Fire extinguishers require annual service/recharge. – CFC 906.2

**Casa Flores:**

1. Provide proper clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

2. Properly install all electrical installations within the footprint of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

3. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1
4. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

5. Properly install code compliant hand rails on the stairway behind the register. – UCADB 302.2

6. Repair or replace the damaged stair covering (tile) on the stairway behind the register. – UCADB 302.2

7. Replace the missing or damaged electrical covers throughout the restaurant. – CFC 605.6
HAZARDOUS VIOLATIONS – NOTICE TO VACATE:

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

7. Submit two complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to the entire parcel address to comply with the currently adopted 2016 Building codes and Stockton Municipal codes to the Community Developments Department. This shall include, but not limited to the following listed violations. – 15.04.250, 260, 310 // UCADB 302.13

1825 Pacific Avenue – Royal Theatre

8. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB 302.2 // CBC 1014.4

9. Repair or replace west side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2

10. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

11. Repair or replace east side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2
12. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

13. Determine the source of the water intrusion throughout the theatre which has caused the ceiling to be damaged and/or deteriorated. Once determined, repair appropriately. Replace the damaged, deteriorated and/or missing ceiling material throughout and properly seal. – CFC 703.1 // UCADB 302.13

14. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

15. Separation walls between Main Theatre, dressing rooms, storage areas and north storage area are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

16. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3 Title 19, Division 1, S.08. Decorative Materials // UCADB 302.13

**1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:**

17. Clear hazards near the entrance/exit which are a blocking hazard for people exiting the theatre. – CFC 1028.3

18. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer in service. – UCADB 302.13 // CFC 604.6.1

19. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

20. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. Extension cords have been installed through walls, ceilings, doorways, etc. and are damaged/deteriorated. – CFC 605.5 // UCADB 302.13

21. Extension cords are installed under mats behind the service counter of Empresso Coffee to supply island equipment. These cords are damaged/deteriorated and being walked on, further damaging them. – CFC 605.5

22. Remove the stage lighting at the Lobby Piano which are connected with extension cords. – CFC 605.5
23. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. – UCADB 302.13 // CFC 605.6

24. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. – UCADB 302.13 // CFC 605.3

25. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. – UCADB 302.13

26. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. – CFC 906.2

**1825 Pacific Avenue, Suite 2 – Centrale:**

27. Properly secure all compressed gas cylinders in an approved manner. – CFC 3003.5.3 // CFC 5303.5.3

28. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. – CFC 1013.3

29. Cease using extension cords as permanent sources of electrical installation throughout the business. – CFC 605.5

30. Replace all missing exterior receptacle covers in the patio area of Centrale. – CFC 605.6 // UCADB 302.13

31. Properly cap all exposed wiring in the exterior patio area of Centrale. – UCADB 302.13 // CFC 605.6

**1825 Pacific Avenue, Suite 3 and 4 – Catalyst Realty:**

32. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. – CFC 605.5

33. Second story emergency exit is not accessible. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1
34. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

**1825 Pacific Avenue, Suite 5 – Gusty Wings:**

35. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.5 // UCADB 302.13

36. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1 // NFPA 17A

**1825 Pacific Avenue, Suite 6 – The Mile:**

37. Ensure the front roll up door properly functions to include securing. When business door is unlocked, roll-up door must stay open on its own. Currently, the door is secured open by use of a screwdriver wedge. – UCADB 302.13

38. Cease using extension cords as permanent sources of electrical installation throughout The Mile. – CFC 605.5

39. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

40. Properly seal the opening to interior space behind the wall at the upper level of the stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13

41. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1 // UCADB 302.13

42. Properly cap all exposed wiring throughout the bar area, second floor stairway and second floor security room. – UCADB 302.13 // CFC 605.6

**1827 Pacific Avenue – Living Unit:**

43. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. – UCADB 302.9 // 15.04.250, 260, 310
44. Repair or replace front exterior door and hardware which is damaged, deteriorated. 
Exterior doors must be egressable during an emergency without the use of tools, i.e. 
keys. Remove the dual-keyed lock and install an approved locking mechanism. – SMC 
15.24.030 (b) 12 // H&S 17920.3.l // UCADB 302.13 // CBC 1008.1.8.7

45. Properly install windows which are egressable during an emergency. Remove the bars 
on the windows and ensure all windows open, close and properly operate. – SMC 
15.24.030 (b) 12 // H&S 17920.3.I // UCADB 302.13 // CBC 1008.1.8.7

46. Properly repair or replace the interior hall lighting. – UHC 701.2 // SMC 15.24.030 (b) 4, 
13 // H&S 17920.3.d, 17920.3.l

47. The room next to the kitchen/bathroom area which is being used as a bedroom does 
not meet minimum requirements to function as a bedroom. Habitable rooms shall have 
an area of not less than 70 square feet. – UHC 503.2 // UCADB 302.13

48. Properly repair the damaged and/or missing ceiling material throughout the living 
space. – SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

49. Repair or replace the damaged wall material throughout the living space. – SMC 
15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

50. Properly install bathroom lighting and bathroom ventilation system. Currently, the 
ventilation system is installed in the shower. – SMC 15.24.030 (b) 6 // H&S 17920.3.f

51. Properly install receptacle plug covers and light switch plate covers throughout the 
living unit. – UHC 701.2

52. Properly install handrails on loft stairway. – SMC 15.24.030 (b) 9 // H&S 17920.3.l

53. Properly install required carbon monoxide and smoke detectors in an approved manner. 
– 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

1829 Pacific – Serendipity Salon:

54. The stairs to the second floor of the Salon do not meet minimum code requirements for 
size, width, handrails and other requirements. – UCADB 302.1

55. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
56. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

1831 Pacific – Casa Flores:

57. Install all missing panel covers on sub-panels. – CFC 605.6

58. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

59. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

60. Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030 (b) 9 // CFC 703.1

61. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

62. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2

63. Properly clean the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

64. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

65. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

66. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
ITEMS CONSIDERED DANGEROUS BUT NOT HAZARDOUS:

67. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10% (ten percent), an automatic fire sprinkler system shall be installed within the building. – SMC 15.12.040

1825 Pacific Avenue – Royal Theatre:

68. Electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

69. Repair or replace damaged, deteriorated seating steps and the covering material within the theatre. – UCADB 302.13

70. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

71. All electrical plug outlet cover plates must be intact throughout the theatre. – CFC 605.6

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

72. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1

73. The exit sign to the north of the entrance/exit door is not on for the same location. Repair or replace to ensure correct operation. – CFC 604.6.1

74. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

75. Properly install covers on all open electrical boxes, panels to include dead front fillers, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6

76. Repair or replace all damaged and/or missing receptacle plug covers throughout Empresso Coffee and seating area. - CFC 605.6
77. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

78. Properly secure the railings on the interior stairway. – UCADB 302.2

1825 Pacific Ave, Suite 2 - Centrale:

79. Properly clean all grease and debris from kitchen hoods and cooking appliances. – CFC 904.12.6

1825 Pacific Ave, Suite 3 and 4 – Catalyst Realty:

80. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

81. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

1825 Pacific Ave, Suite 5 – Gusty Wings:

82. Fat fryers need side splash guards. – CFC 904.1 // NFPA 17A

83. Properly clean grease from hood areas and walls. – CFC 904.11.6.3

84. Remove all items being stored around water heater and allow access to unit. – CFC 315.3.3

1825 Pacific Ave, Suite 6 – The Mile:

85. Provide appropriate clearance around sub-panels throughout, to include kitchen and bar area. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

86. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1
1829 Pacific Ave – Serendipity Salon:

87. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

88. Replace the missing or damaged electrical plug covers throughout the Salon. – CFC 605.6

89. Fire extinguishers require annual service/recharge. – CFC 906.2

1831 Pacific Ave – Casa Flores:

90. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

91. Properly install all electrical within the foot print of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

92. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1

93. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

94. Properly install hand rails on the stairway behind the register. – UCADB 302.2

95. Repair or replace the damages stair covering (tile) on the stairway behind the register. – UCADB 302.2

96. Replace the missing or damaged electrical plug covers throughout the restaurant. – CFC 605.6
ITEMS TO BE ON A NOTICE OF VIOLATION (NOT HAZARDOUS/DANGEROUS):

1. A sidewalk café, fence or any object over, on or under any public right-of-way requires a revocable permit. Obtain a revocable permit for the café seating area outside the Royal Theatre/Empresso Café. Contact Community Development Department, Planning Division, to apply for the permit. If approved, properly conform to the permit requirements. If denied, remove the sidewalk café and return to original, approved configuration. – 16.72.127

1825 Pacific Avenue – Royal Theatre:

2. It is unlawful to commence or carry on any profession, trade, calling, occupation or business without first having procured a license from the city of Stockton. Obtain a business license. Contact Finance Department, 209-937-8313, for further direction. – SMC 5.04.040 B

3. An operational permit is required to operate a place of assembly. – CFC 105.6.36

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

4. Determine the source of the active water intrusion within Balance Physical Therapy at the stairway and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13

1825 Pacific Ave, Suite 2 – Centrale:

5. Properly date the fire alarm control panel batteries. – National Fire Code 72, table 14.3.1

1825 Pacific Ave, Suite 3 and 4 – Catalyst Realty:

6. Determine the source of the active water intrusion within the break room on the second floor and properly repair. Once repaired, replace the damaged ceiling material in an approved manner. – UCADB 302.13

1825 Pacific Ave, Suite 5 – Gusty Wings:

7. Repair, replace or remove the exit sign which is not illuminated. – CFC 1013.3
1825-1831 Pacific Avenue  
APN: 137-020-42  
CASE #12-100159  
May 15, 2017  

**1825 Pacific Ave, Suite 6 – The Mile:**

8. Properly install plumbing at the bar sink. Flex pipe is not an approved material. – UPC 706

9. All kitchen appliances shall be permitted, inspected and meet minimum code requirements. – UCADB 302.13

**1831 Pacific Ave – Casa Flores:**

10. Determine the source of the water intrusion in the kitchen area ceiling and repair appropriately. Once repaired, replace the damaged ceiling material. – UCADB 302.13

11. Remove the old and unmaintained extinguishing system stored in the attic room. – CFC 901.6

12. Properly repair or replace all leaking, broken and/or inoperable plumbing fixtures throughout the restaurant. – UPC 706

13. Repair or replace the inoperable bathroom ventilation on the half-bath behind the register, midway up the stairway. – UCADB 302.13

14. Repair or replace the leaking toilet in the half-bath behind the register, midway up the stairway. – UCADB 302.13

15. Repair or replace the inoperable bathroom ventilation system in the bathroom on the second level storage area, accessed by the stairway behind the register. – UCADB 302.13
Pat. These are my notes. Ignore the email I sent this AM, Monday, 5/1/2017. Too many screwed up sentences. Stupid Serle

Mike

0900 4/26/2017 Inspection of Empire Theater complex

1831 Pacific Ave. Stockton  Casa Florez Restaurant

North end dining area: illuminated exit sign required.

Occupancy sign required.

Primary entry door exit sign not illuminating.

Cashers station: exposed electrical. Wall plates missing.

Commercial kitchen. 7 head Ansol system. Service date: 4/2017.

Ceiling above cooking and beverage service area: holes in ceiling.

Storage under stairs.

Multiple holes in drywall ceilings and walls.

CO2 cylinder atop of stairs.

Food pantry and storage at top of stairway.

Out of service Ansol cylinder to be removed.

Attic is storage space. Attic has electrical panels with storage in front.

Water heater in attic space. Heater is braced.

Attic storage to be removed.

False wall in 2nd floor storage area. Storage over ceiling. No door access.

Address 1827 is a second story R2.

Empress coffee house: hard wired exit signs. Not all signs illuminate.

Emergency lights non-operational.

South side exit door is blocked by a piano and door is disabled.
South storage room: propane cylinder (empty), Daisy chained extension cords, extension cords used as permanent wiring, exposed electrical, outlet covers missing.

Kitchen area: 8 unsecured cylinders.

Water heater in closet. Heater not braced.

Penetrations in ceilings.

No smoke detectors.

Exposed electrical behind serving area.

Box office room is electrical room.


Storage to be organized. FACP circuit breaker is locked.


Southwest exit to lobby accessible. Door is blocked.

Floor level outlet covers broken.

Green room emergency light non-operational.

Behind green room is old theater stage. Emergency light/exit sign N/E corner nonoperational.

N/E exit corridor has closet. Closet is combustible storage. Storage to be organized.

Stage ceiling: multiple holes. Exposed electrical.

N/W exit sign not illuminating.

Double doors, rear egress, non-operational.

Large ceiling vents (2) front and rear stage areas without fire stop.

Theater occupancy based on seats available: 351.

Projector booth has roof access.

Attic space has extension cords as permanent wiring.

1829 Pacific. Beauty salon

Salon is 2 story. Interior stairway.

No smoke/CO2 detectors.

Extension cords as permanent wiring.
All occupancies south of Empire Theater have incorrect addressing. Must be 12" tall.

1825. Number 5. House of Wings.
Extension cords as permanent wiring in kitchen and back of house.
2 - twenty pound CO2 tanks. Unsecured.
5 head Ansel system.
3 deep fryers without side splash guards.
Strip plug energizing 2 cooling units/heavy appliances.
Exit sign at entry door not illuminating.
Crystal real estate.
Exit signs not illuminating.
2nd floor. Electrical room, ceiling panels missing.
Storage room. Holes in ceiling and walls.
2nd floor North end, room connects to theater projection room. This area has non-illuminating exit signs.
Door access to stairway leading to 1st floor bar. Door is screwed shut. Nonoperational.

1st floor Palates studio.
Exit sign not illuminating.
Entry door does not have panic hardware.
Studio 2nd floor closet ceiling, holes in drywall.

Central Kitchen and Bar.
Exit doors do not have panic hardware.
60 pound CO2 cylinder behind bar.
Cylinder unsecured.
Commercial kitchen. 9 head Ansel system.
3 fifty pound CO2 cylinders. Unsecured.
Exit sign at rear of kitchen not illuminating.
FACP located rear of kitchen in hallway. Batteries not dated.
50-pound nitrogen cylinder unsecured.
General/Exterior:

1. Failure to comply with Stipulation Agreement, issued on August 19, 2016 – SMC 1.32.010

2. Failure to comply with Community Development Department’s corrective action notice, issued March 26, 2014. – SMC 1.32.010

3. Failure to comply with Civil Penalty Notice and Order, issued February 6, 2014. – SMC 1.32.010

4. Failure to comply with Administrative Citation, NSS# 100683, issued December 9, 2013. – SMC 1.32.010

5. Failure to comply with Administrative Citation, NSS# FY02217, issued March 6, 2012. – SMC 1.32.010

6. Failure to comply with Notice to Vacate, issued January 31, 2012. – SMC 1.32.010 // UCADB 404.2

7. In an existing building where a change of use occurs and the new use is more restrictive than the previous use or the original intended use of the building changes, an automatic sprinkler system shall be installed. In existing buildings, other than residential, greater than 6,000 square feet in area, and the repair and/or alterations are performed in excess of 10%, an automatic fire sprinkler system shall be installed within the building SMC 15.12.040

8. A sidewalk café, fence or any object over, on or under any public right-of-way requires a revocable permit. Obtain a revocable permit for the café seating area outside the Royal Theatre/Empresso Café. Contact Community Development Department, Planning Division, to apply for the permit. If approved, properly conform to the permit requirements. If denied, remove the sidewalk café and return to original, approved configuration. – 16.72.127

9. Submit 2 complete sets of plans prepared by a licensed Architect or Engineer to reflect all as-built conditions to comply with the currently adopted 2016 Building codes and Stockton Municipal code to the Community Development Department. This shall include, but not limited to the following items:
a. A complete exiting and emergency egress path of travel plan to include illuminated exit signage and egress lighting. Plans shall reflect Main Theatre (1825) and north end storage area to exterior of buildings, the altered seating in the Main Theatre (1825), and the elevated seating stairs, does not contact path of travel lighting for normal operation

b. Properly remove the marquis signs which have been removed from front of south building and installed on front exterior of the Main Theatre (1825) above the lower roof to include related electrical
c. Balcony additions at each corridor entrance of the Main Theatre (1825) to include electrical installation
d. Repair or replacement of ceiling and wall material in the Main Theatre (1825) due to water intrusion to include original theatre room, projector room and non-permitted secondary theatre room
e. Alterations to the Main Theatre (1825) which has created a private seating area and private office area on either side of the projector room to include electrical installation
f. Alterations to the Main Theatre (1825) which has sub-divided the space into two separate rooms to include new stage, balcony area in secondary space and electrical installation
g. Separation wall between north wall and north building storage area in Main Theatre (1825) has not been completed, to include doors. The separation wall does not extend through the ceiling and continue to roof line
h. Non-permitted dressing area in Main Theatre (1825) under new stage construction to include walls, ceilings and electrical installation and stair construction
i. Non-permitted second floor walkway and storage rooms in Main Theatre (1825) with electrical built above first floor illegal dressing area
j. Illegal storage rooms with sink and electrical installation, to include lighting, chandeliers, receptacle outlets and other miscellaneous electrical in Main Theatre (1825) on west wall
k. Electrical Installation in Main Theatre (1825) to include overhead theatre lighting trusses, chandeliers, new lighting and electrical outlets throughout the theatre and seating area
l. Provide drawings and details from architect that previous wall opening that was filled in and new door installed in south wall meets fire separation requirements at entrance to Empresso Coffee/Main Theatre (1825)
m. Electrical installation in the seating area of Empresso Coffee (1825) to include lighting installation and receptacle plugs; electrical installation in storage area off seating area
n. Water heater installation for Empresso Coffee to include lack of T & P drain line, earthquake strapping, etc. (1825)
o. Sub-panel installation in main service area for Empresso Coffee (1825)
p. False wall in the storage room off the Electrical Room in lobby for Empresso Coffee (1825)
q. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Balance Physical Therapy (1825 #1) to include building, plumbing, mechanical, electrical and all related work
r. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Centrale (1825 #2) to include building, plumbing, mechanical, electrical and all related work
s. Patio cover and electrical installation for exterior seating area at Centrale (1825 #2)
t. All first and second floor areas of Catalyst Realty (1825 #3/4) have not been permitted, inspected or approved by Community Development Department to include cubicles, walls, electrical, plumbing and any other non-permitted alterations
u. Catalyst Realty (1825 #3/4) has not been approved by Community Development Department, Building Department or Stockton Fire Department for occupancy
v. Catalyst Realty (1825 #3/4) has been modified/constructed twice without permits, inspections or approvals. Previous illegal use was a church/assembly use
w. Catalyst Realty (1825 #3/4) has tenant improvements to the second floor above The Mile without permits, inspections or approvals. This area is not connected to The Mile tenant improvements. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Catalyst Realty (1825 #3/4) to include building, plumbing, mechanical, electrical and all related work
x. Alterations to the third floor area of Catalyst Realty (1825 #3/4) off the break room to include electrical and any other non-permitted alterations
y. Non-permitted installation of fireplace on the second floor of Catalyst Realty (1825 #3/4)
z. Provide a complete set of plans and apply for required building permits for all tenant improvements/expired permitted work done within Gusty's (1825 #5) to include building, plumbing, mechanical, electrical and all related work
aa. Submit plans reflecting the emergency egress path of travel from The Mile (1825 #6) to exterior of building for approval by Community Development Department, to include illuminated exit signage and egress lighting. Exterior side walk fencing cannot cause a hazard for the path of travel

bb. Alterations to The Mile (1825 #6) to include roll up front door, elevated seating area, elevated platforms, bar area, kitchen installation, water heater installation, sub-panel in kitchen, electrical installation, interior lighting installation, secondary egress door in seating area and any other non-permitted alterations

cc. Back west room of The Mile (1825 #6) has been modified twice without permits, inspections or approvals. Previous illegal use was a small theatre with a south wall screen, dinner tables, video games and a double-door entrance wall from bar area

dd. Exterior lighting installation above The Mile (1825 #6)

ee. Water heater installation in The Mile (1825 #6)

ff. Provide a complete set of plans and apply for required building permits for all tenant improvements done within The Mile (1825 #6) to include building, plumbing, mechanical, electrical and all related work

gg. Provide a complete set of plans and apply for required building permits for all tenant improvements done within Royal Theatre manager’s office (1827) which has been converted into a living space to include building, plumbing, mechanical, electrical and all related work

hh. Shower installation in Theatre manager’s office (1827) which has been converted into a living space

ii. Install required stove ventilation system in Theatre manager’s office which has been converted into a living space

jj. Water heater installation in Serendipity Salon (1829)

kk. Non-permitted tenant improvements to include building, plumbing, electrical, mechanical and plumbing in Serendipity Salon (1829)

ll. Non-permitted extension/expansion of Casa Flores restaurant (1831) to include walls removed and adjacent tenant spaces combined without permits, inspections and approvals to enlarge the restaurant area

mm. Provide a complete set of plans and apply for required building permits for all tenant improvements done within Casa Flores restaurant (1831) to include building, plumbing, mechanical, electrical and all related work

nn. Electrical installation throughout Casa Flores restaurant (1831) to include can lighting in the kitchen area and bathroom sensor lighting and any/all open and illegally installed electrical

oo. Ceiling repair in kitchen area of Casa Flores restaurant (1831)
pp. Water heater installation in storage area above Casa Flores restaurant (1831)
qq. Repair or replace the leaking exhaust hood duct system in the kitchen area of Casa Flores restaurant (1831)

1825 Pacific Avenue – Royal Theatre:

10. It is unlawful to commence or carry on any profession, trade, calling, occupation or business without first having procured a license from the city of Stockton. Obtain a business license. Contact Finance Department, 209-937-8313, for further direction. – SMC 5.04.040 B

11. An operational permit is required to operate a place of assembly CFC 105.6.36

12. Electrical panels/shutoffs require identification and labeling. – NEC 408.4 A

13. Ensure exit egress pathways are not blocked within the main theatre and clear of all obstacles. Egress pathways must be accessible as required for emergency exit. – UCADB 302.2 // CBC 1014.4

14. Repair or replace west side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2

15. Repair or replace west side emergency lights which are not functioning. – CFC 604.6

16. Repair or replace east side exit door which is difficult to open. – CBC 1008.1.8.7 // UCADB 302.2

17. Repair or replace east side emergency lights which are not functioning. – CFC 604.6

18. Repair or replace the damaged/deteriorated ceiling throughout the theatre. – CFC 703.1 // UCADB 302.13

19. Repair or replace damaged, deteriorated seating steps and the covering material within the theatre. – UCADB 302.13
20. Ceiling scuttle door is missing inside the closet next to the east exit door. Repair or replace appropriately. – CFC 703.1

21. Cease using extension cords as permanent sources of electrical installation throughout the theatre. – CFC 605.5

22. Separation wells between Main Theatre, dressing rooms, storage areas and north storage area are not constructed to meet minimum code standards. – UCADB 302.13 // CFC 703.1

23. All electrical plug outlet cover plates must be intact throughout the theatre. – CFC 605.6

24. The curtain on the north stage needs to either (a) be removed; (b) flame-retardant treated; or (c) to be field tested by Stockton Fire Department Inspector. – CFC 807.3

Title 19, Division 1, 5.08. Decorative Materials // UCADB 302.13

1825 Pacific Avenue – Empresso Coffee and Seating/Patio area:

23. Clear Hazards near the entrance/exit which are a blocking hazard for people exiting the theatre. – CFC 1028.3

25. Properly repair inoperable Exit signs or remove disconnected Exit signs which are no longer in service. – UCADB 302.13 // CFC 604.6.1

27. Test switch is missing on emergency lighting to the north of the entrance/exit. Repair or replace to ensure correct operation. – CFC 604.6.1

28. The exit sign to the north of the entrance/exit door is not on for the same location. Repair or replace to ensure correct operation. – CFC 604.6.1

29. Properly secure all compressed gas cylinders in an approved manner. – CFC 5303.5.3

30. Provide appropriate clearance around sub-panels throughout. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

31. Properly install covers on all open electrical boxes, panels to include dead front fillers, light fixtures, receptacle outlets and other electrical covers throughout. – CFC 605.6
32. Repair or replace all damaged and/or missing receptacle plug covers throughout Empresso Coffee and seating area. – CFC 605.6

33. Cease using extension cords as permanent sources of electrical installation throughout the business and seating area, electric room, storage rooms, box office and office area. Extension cords have been installed through walls, ceilings, doorways, etc. and are damaged/deteriorated. – CFC 605.5 // UCADB 302.13

34. Extension cords are installed under mats behind the service counter of Empresso Coffee to supply island equipment. These cords are damaged/deteriorated and being walked on, further damaging them. – CFC 605.5

35. Remove the stage lighting at the Lobby Piano which are connected with extension cords. – CFC 605.5

36. Properly cap all exposed wiring in the storage area off the seating area, electric room off the seating area and box office area. – UCADB 302.13 // CFC 605.6

37. Remove all illegal wiring and cords from Lobby box office ticket windows and advertisement boards. – UCADB 302.13 // CFC 605.6

38. Repair or replace all electrical cords for equipment which are damaged or deteriorated in the storage area off the seating area. – UCADB 302.13

39. Repair or replace the damaged light fixture in the office off the seating area. (not sure what Building code to use)

40. Repair or replace the ceiling material in the kitchen area which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

41. Fire extinguishers require annual service/recharge. Ensure all fire protection systems have been properly serviced. – CFC 906.2

1825 Pacific Ave, Suite 1 – Balance Physical Therapy:

42. Properly secure the railings on the interior stairway. – UCADB 302.2
43. Determine the source of the active water intrusion within Balance Physical Therapy at the stairway exit property area. Once repaired, replace the damaged ceiling material in an approved manner. — CEADB 302.13 (not sure what Building Code to use)

1825 Pacific Avenue, Suite 2 – Centrale:

44. Properly secure all compressed gas cylinders in an approved manner. — CFC 3003.5.3
   CFC 5303.5.3

45. Repair or replace the exit sign at the rear of the kitchen which is not illuminated. — CFC 1013.3

46. Properly date the fire alarm control panel batteries. — National Fire Code 72, table 14.3.1

47. Cease using extension cords as permanent sources of electrical installation throughout the business. — CFC 605.8

48. Replace all missing exterior receptacle covers in the patio area of Centrale. — CFC 605.6 // UCADB 302.13

49. Properly cap all exposed wiring in the exterior patio area of Centrale. — UCADB 302.13 // CFC 605.6

50. Properly clean all grease and debris from kitchen hoods and cooking appliances. — CFC 904.12.6

1825 Pacific Avenue, Suite 3 and 4 – Catalyst Realty:

51. Determine the source of the active water intrusion within the second floor of the second floor property area and repair. Once repaired, replace the damaged ceiling material in an approved manner. — UCADB 302.13 (not sure what Building Code to use)

52. Cease using extension cords as permanent sources of electrical installation throughout the first and second floor of Catalyst Realty. — CFC 605.8
53. Second story emergency exit is not accessible. Exit doors must swing in the direction of travel and there must be 2 exits per occupancy load. – CFC 1008.1.2 // CBC 1015.1 // CFC 1019.1

54. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

55. Repair or replace the ceiling tile in the second floor electrical room which is damaged, deteriorated and/or missing. – CFC 703.1 // UCADB 302.13

56. Repair or replace the damaged ceiling and walls in the storage room. – CFC 703.1 // UCADB 302.13

1825 Pacific Avenue, Suite 5 – Gusty Wings:

57. Cease using extension cords as permanent sources of electrical installation throughout the restaurant. Remove all illegal extension cords from the ceilings, counter areas, kitchen and dining areas. – CFC 605.8 // UCADB 302.13

58. Fat fryer on west side of cookers needs to be repositioned under extinguishing system nozzle. – CFC 904.1/NFPA17A

59. Fat fryers need side splash guards. – CFC 904.1/NFPA 17A

60. Properly clean grease from hood areas and walls. – CFC 904.11.6.3

61. Repair or replace the exit sign which is not illuminated. – CFC 1013.3 (Not required-Can be removed.)

62. Remove all items being stored around water heater and allow access to unit. (not sure what Building code to use) CFC 315.3.3

1825 Pacific Avenue, Suite 6 – The Mile:
53. Ensure the front roll up door properly functions to include securing. When business
door is unlocked, roll-up door must stay open on its own. Currently, the door is secured
open by use of a screwdriver wedge. – UCADB 302.13

54. Cease using extension cords as permanent sources of electrical installation throughout
The Mile. – CFC 605.5

55. Provide appropriate clearance around sub-panels throughout. Remove all materials 3
feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6

56. Eliminate extension cord from upstairs office to outside exterior lighting. – CFC 605.5

57. Fire extinguishers need to be within 75 feet of area to be protected. – CFC Table 906.3.1

58. Properly seal the opening to interior space behind the wall at the upper level of the
stairway with approved fire-rated construction. – CFC 703.1 // UCADB 302.13

59. Properly repair the wall breach west of the bar with fire-rated construction. – CFC 703.1
// UCADB 302.13

60. Properly install plumbing at the bar sink. Flex pipe is not an approved material. – UPC
705

61. All kitchen appliances shall be permitted, inspected and meet minimum code
requirements. – UCADB 349.13 (not sure what building code)

62. Properly cap all exposed wiring throughout the bar area, second floor stairway and
second floor security room. – UCADB 302.13 // CFC 605.6

63. Provide appropriate clearance around sub-panel located in the kitchen area and bar
area. Remove all materials 3 feet from in front of the equipment to a width of the panel
and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

64. Provide the square footage energy calculations. (not sure what building code)

1827 Pacific Avenue – Living Unit:
75. Provide documentation that apartment unit is an approved use. Previous approved use was for Royal Theatre Office. If no documentation provided, return to original configuration/use. - UCADB 302.9 // 15.04.250, 260, 310

76. Repair or replace front exterior door and hardware which is damaged, deteriorated. Exterior doors must be egressable during an emergency without the use of tools, i.e. keys. Remove the dual-keyed lock and install an approved locking mechanism. - SMC 15.24.030 (b) 12 // H&S 17920.3.1 // UCADB 302.13 // CBC 1008.1.8.7

77. Properly install windows which are egressable during an emergency. Remove the bars on the windows and ensure all windows open, close and properly operate. - SMC 15.24.030 (b) 12 // H&S 17920.3.1 // UCADB 302.13 // CBC 1008.1.8.7

78. Properly repair or replace the interior hall lighting. - UHC 701.2 // SMC 15.24.030 (b) 4.13 // H&S 17920.3.d.17920.3

79. The room next to the kitchen/bathroom area which is being used as a bedroom does not meet minimum requirements to function as a bedroom. Habitable rooms shall have an area of not less than 70 square feet. - UHC 503.2 // UCADB 302.13

80. Properly repair the damaged and/or missing ceiling material throughout the living space. - SMC 15.24.030 (b) 3 // H&S 17920.3.c // CFC 703.1 // UCADB 302.13

81. Repair or replace the damaged wall material throughout the living space. - SMC 15.24.030 (b) 3 // H&S 17920.3.c // UCADB 302.13

82. Properly install bathroom lighting and bathroom ventilation system. Currently, the ventilation system is installed in the shower. - SMC 15.24.030 (b) 6 // H&S 17920.3.f

83. Properly install receptacle plug covers and light switch plate covers throughout the living unit. - UHC 701.3

84. Properly install handrails on loft stairway. - SMC 15.24.030 (b) 9 // H&S 17920.3.

85. Properly install required carbon monoxide and smoke detectors in an approved manner. - 15.24.030 (b) 16 // CFC 1103.8 // CFC 915.1 // UCADB 302.13

1829 Pacific – Serendipity Salon:
85. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – UCADB 302.13 // NEC 110.26.A

87. The stairs to the second floor of the Salon do not meet minimum code requirements for size, width, handrails and other requirements. – UCADB 302.1

88. Replace the missing or damaged electrical plug covers throughout the Salon. – CFC 605.6

89. Cease using extension cords as permanent sources of electrical installation. – CFC 605.6

90. Fire extinguishers require annual service/recharge. – CFC 906.2

91. Provide the required egress requirements including any required illuminated exit signage and egress lighting. – CFC 1013.3 // UCADB 302.13

1831 Pacific – Casa Flores:

92. Determine the source of the water intrusion in the kitchen area ceiling and repair appropriately. Once repaired, replace the damaged ceiling material. – Not sure the code to use here.

93. Provide appropriate clearance around sub-panel. Remove all materials 3 feet from in front of the equipment to a width of the panel and grade level to 6 feet, 6 inches. – NEC 110.26.A // UCADB 302.13

94. Install all missing panel covers on sub-panels. – CFC 605.6

95. Provide the required egress requirements including illuminated exit signage and egress lighting. – CFC 1013.3

96. Repair or replace the exit sign which is not illuminated. – CFC 1013.3

97. Repair or replace the damaged sheetrock in the stairway behind the register. – SMC 15.24.030(b) 9 // CFC 703.1

98. Remove the old and unmaintained extinguishing system stored in the attic room. – CFC 901.6
99. Clean the grease from the flue cooking vent and maintain in a neat and sanitary manner. – CFC 904.12.6

100. Properly install K-type extinguisher in the kitchen area. – CFC 904.12.5.2

101. Properly repair or replace all leaking, broken and/or inoperable plumbing fixtures throughout the restaurant. – UPC 706

102. Properly install all electrical within the footprint of the kitchen exhaust hood at the cooking area. The current installation of the electrical panel below the exhaust hood is not an approved installation. – NEC 110.26.A // UCADB 302.13

103. Properly clean the accumulation of grease from the exhaust hood and cooking appliances in the kitchen area. – CFC 904.12.6

104. Repair or replace the damaged ceiling, floors and walls throughout the restaurant, kitchen, storage area, bathrooms and stairway. – CFC 703.1

105. The plastic storage cover plate in the attic storage area on the second floor needs to be replaced with an approved fire rated cover. – CFC 703.1

106. Remove the accumulation of garbage, junk, debris, combustible materials, stored materials and other such items which have created a tripping hazard in the second floor storage area, electrical rooms, mechanical rooms, stairs, etc. Allow for proper egress to and from these areas throughout the restaurant. – CFC 315

107. Properly install hand rails on the stairway behind the register. – UCADB 302.2

108. Repair or replace the damaged stair covering (tile) on the stairway behind the register. – UCADB 302.2

109. Repair or replace the inoperable bathroom wainscot on the half bath behind the register, midway up the stairway. – UCADB 302.13

110. Repair or replace the leaking relief in the half bath behind the register, midway up the stairway. – UCADB 302.15
111. Properly cap off all exposed wiring in the bathroom on the second level storage area, accessed by the stairway behind the register. – CFC 605.6

112. Repair or replace the inoperable bathroom ventilation system in the bathroom on the second level storage area, accessed by the stairway behind the register. – ICAOR 303.1

113. Replace the missing or damaged electrical plug covers throughout the restaurant. – CFC 605.6

114. Cease using extension cords as permanent sources of electrical installation. – CFC 605.5
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV - CENTRALE KITCHEN & BAR:

ACTIONS

COS-Plan Check: Sprinkler System completed on 10/24/08
Gave plans to Phil Simon for review 10-23-08 JL
Approved plans returned to Julie from Phil 10-24-08 JL
See attachment 10-24-08 JL

COS-Sprinkler Test completed on 11/10/08
11-10-08: AP - All fire sprinkler heads have been installed as per the approved plans. Will require an additional fire sprinkler head in the cold box (kitchen). An As-Built drawing will be required for the new fire sprinkler head. Also advised the applicant/building owner to confirm that there is a fire sprinkler head in the mechanical closet. Will track these under the Basil's tenant improvement permit, which has not yet been finalized by Fire. PS

COS-Annual Inspection completed on 7/25/12
7/3/12
*Formerly Miracle Mile Promenade
Kitchen exit to alleyway needs signage-Door To Remain Un....
A Notice of Violation issued for failure to renew annual operational fire permit
7 Day Notice issued for business license expiration
PC

7/25/12
Violation cleared
PC

COS-Annual Inspection completed on 12/17/13
12/4/13
Secure compressed gas cylinders from falling.
PC

12/17/13
cleared
PC

COS-Annual Inspection completed on 08/18/14
7/22/14
Ansur nozzle over stovetop grill is misdirected.
Storage area compressed gas cylinders not secured.
Need updated fire permit
PC

8/18/14
all cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – CIBO DI VINO RESTAURANT:

ACTIONS:
COS-Fire Final: Tenent Improvement assigned on 6/25/06
6/25 - DA- Not ready, no permit. MH

COS-Plan Check: Underground Water assigned
9-4-07 - See 1825 Pacific "Miracle Mile" for all underground info. Mh

Plans needed assigned on 9/10/17
Fire Alarm plans required – AH

COS-Plan Check: Building completed on 3/17/06
Sented Plans to CCG on 8-21-06. Received plans back on 9-05-06. Contractor Resubmittal Plans on 9-22-06. Sented plans to CCG on 9-22-06. s.m
received plans on 10-12-06 not approved.
Shipped re-submitted plans to CCG "Next Day by 3:00" per Kevin Hobby. Contractor is sending check for $266.00 11-1-06 JL
Received $266.00 check in mail 11-6-06 JL
Approved plans received back from CCG 11-13-06 JL
Mailed plans back to contractor 11-14-06 JL

COS-Plan Check: Hood/Duck completed on 8/15/07
Shipped plans to CCG 8-01-07 SM
Received plans back from CCG 8-15-07 It’s Approved/Capt.
Higgins is inprocess of reviewing it. SM
Mitch Higgins returned our copy of plans to front desk 8-16-07 JL
Notified contractor plans are ready for pickup 8-16-07 JL

COS-Hood/Duct Inspection completed on 9/10/07
approved with exception that this system needs to be tied into an approved fire alarm system. AH

COS-Hood/Duct Inspection completed on 7/27/10
7/27/2010, INSPECTED HOOD & DUCT SYSTEM, OK AS OF INSPECTION, NEVER FINAL TESTED.
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – EMPIRE THEATER:

ACTIONS

COS-Plan Check: Building assigned 3/10/14
03/12/14 - PLANS SUBMITTED AND GIVEN TO ALLEN/CSG.RR

03/26/14 - CORRECTION PUNCHLIST BY ALLEN/CSG. RR SEE ATTACHMENT

03/27/14 - CORRECTION PUNCHLIST EMAILED TO APEXPLANNING@HOTMAIL.COM. RR

04-17-14: Additional comments made to correction punchlist that Allen Sigl (CSG) approved back in March. Added comments regarding the partial plan check. Site meeting will be required to review other outstanding permits where work was not inspected and/or finaled by the city. See additional comments in narrative dated 04-15-14 from PS regarding city staff meeting. PS

COS-Plan Check: Fire Alarm System completed 9/12/05
BAY ALARM. SECOND REVIEW.

PERMIT HAS EXPIRED. FILED AWAY. REE 6MARCH2006

COS-Plan Check: Fire Alarm System completed 9/29/06
Closed

COS-Fire Final: Tenant improvement completed 9/29/06
Closed

COS-Plan Check: Fire Alarm System completed 8/30/07
Shipped plans to CCG 8-07-07 SM
Received plans back from CCG 8-30-07 it's Approved/put plans in the plans for review basket by Julie desk SM
Approved plans returned to Julie from Mitch Higgins 9-4-07 JL contractor picked up plans 9-05-07 SM

COS-Annual Inspection completed 3/5/13
2/13/5
This was a combined inspection with building and code enforcement. The following violations were found:
1. unprotected light bulb openings
2. storage in electrical room
3. storage in exit way
4. extinguishers in need of service
5. deny access to ground floor area behind screen.
PC

3/5/13
All cleared
PC

Prepared 3/29/18 Page 4
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – GUSTY’S WINGS:

ACTIONS

COS-Sprinkler Test scheduled on 11/10/08
11-10-08: DA - Performed a visual inspection of the fire sprinkler work that was completed for the tenant improvements of Units #1, #3 and #4. The inspection was disapproved due to incorrect information. Plans do not reflect actual tenant improvement work (i.e., walls are not reflected, fire sprinkler heads are missing, etc.). Advised the applicant/owner (Kit) to resubmit new plans that show the actual layout of units #1, #3 and #4.
PS

COS-Plan Check: Sprinkler System completed on 11/4/06
Shipped plans to CCG 8-21-06 Received plans back from CCG 9-05-06 it’s NOT Approved contractor
Resubmittal plans 9-22-06 and shipped 1st resubmittal plans to CCG 9-22-06 Received plans back from CCG 10-12-06 it’s NOT Approved
Shipped 2nd resubmittal plans to CCG "Next Day by 3:00" per Kevin Hobby. Contractor is sending check for $266.00 11-01-06 JL Received $266.00 check in mail 11-06-06 JL
Approved plans received back from CCG 11-13-06 JL
Mailed plans back to contractor 11-14-06 JL

COS-Plan Check: Underground completed on 11/25/06
Shipped Plans to CCG 7-16-07 SM
Received plans back from CCG 7-26-07 it’s Approved/
Bill Catlett needed to review it before release it to the contractor SM
Notified contractor 7-26-07 to pick up plans SM

COS-Underground Check Material completed on 8/20/07
Plans return from CCG 7-25-07 It’s Approved
Bill Catlett needed to review plans before release it to contractor SM, EVERY THING IS ON THE WALL

COS-Underground Pressure Test completed on 8/20/07
200 LBS. FOR 2 HRS.

COS-Underground Flush completed on 8/20/07
FLUSHED OUT OF 2 21/2" HOSES FOR 10 MIN

COS-Sprinkler Test completed on 9/5/07
9-5-07 - Inspected and approved by A. Hall. mh

COS-Plan Check: Sprinkler System completed on 10/24/08
Plans submitted 10-21-08 CL
Gave plans to Phil 10-21-08 CL
Approved plans returned to Julie from Phil 10-24-08 JL
See attachment 10-24-08 JL
COS-Annual Inspection completed on 4/19/11

COS-Annual Inspection completed on 7/17/12
7/3/12
Hood & duct needs 6-month service
Extinguisher needs annual service
Close off access to area west of kitchen area (adjacent business)
PC

7/17/12
All cleared
PC

COS-Annual Inspection completed 5/20/14
5/20/14
No violations
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – JAM FACTORY:

ACTION

COS-Mercantile Inspection completed on 3/5/08
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – MATINEE BAR:

ACTIONS

COS-Plan Check: Building completed on 11/16/07

COS-Fire Final: Tenant Improvement completed on 11/10/08
11-10-08: AP - Met with building owner to walk the building for the new fire sprinkler work. Part of the inspection included this tenant space. The tenant improvement work was completed. Advised the tenant to provide occupant load signs prior to public opening. Will follow up - OK to sign off permit at this time. PS

COS-Annual Inspection completed on 1/24/12
1/17/12
Emergency light nonfunctioning
Lower storage in attic to more than 18" from sprinklers
PC

1/24/12
Cleared
PC
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – STOCKTON ROYAL THEATER:

ACTIONS

1st Qtr Permit Inspection scheduled on 3/31/06
COS-Mercantile Inspection completed on 6/5/02
1st Qtr Permit inspection completed on 4/8/04
1st Qtr Permit Inspection completed on 5/9/11

FINDINGS

5-Extinguishers-Service cleared on 3/12/14
11-Exits-Obstructions cleared on 3/12/04
ENTRIES COPIED FROM SUNPRO FOR 1825 PACIFIC AV – THE MILE:

ACTIONS

COS-Annual inspection completed on 11/18/13
10/16/13
Post occupancy load 250
Replace lightswitch plate in employees room
Replace scudittle hole in stairway
PC

11/18/13
All cleared.
PC
ENTRIES COPIED FROM SUNPRO FOR 1831 PACIFIC AV – CASA FLORES MEXICAN RESTAURANT:

ACTIONS

COS-Mercantile inspection completed on 5/5/12

1st QTR Permit Inspection completed on 4/4/04 – no violations

1st QTR Permit Inspection completed on 4/11/05

COS-Company Level Inspection completed on 11/17/08

COS-Company Level Inspection completed on 2/22/10

COS-Plan Check: Hood/Duct completed on 11/10/10
11-09-10 Hood & Duct plan submitted and gave to Phil.sm
11-10-10 Final approval by Phil see attachment and notified contractor that plan are ready for pickup.sm
11-10-10 Phil hand delivery the plan to Abel.sm

4th QTR Permit Inspection completed on 1/24/11

COS-Hood & Duct Inspection completed on 3/18/11
031811 - AP - Manual pull and fusible link test with audible device approved per plans – trs

3rd QTR Permit Inspection completed on 12/21/11

COS-Annual Inspection completed on 1/12/12
12/12/11
Garbage can blocks kitchen extinguisher
Post signage on north exit door: Door To remain....
PC
1/12/12
All clear
PC

COS-Annual Inspection completed on 1/2/13
1/2/13
No violations
PC

COS-Annual Inspection completed on 12/18/13
12/4/13
Label switches in electrical breaker box.
Replaced spacer in electrical breaker box.
Put cover plate on ceiling electrical above reigrator.
PC
12/18/13
All cleared PC
### Details

**Property**
- Address: 3133 W MARCH LN 1000
- Zipcode: 95219
- APN: 11641008

**Ownership**
- Name: BENNETT, CHRISTOPHER
- Address: 4643 QUAIL LAKES DR STE 123
  STOCKTON, CA 95207
- Owner: NULL
- Business Name: NULL
- In Care Of: NULL
- Deed Number: 2014R129987
- Deed Date: 2014-12-22
- Assessor Use: 194
- Code: ONE STORY OFFICE
- Description: CONDOMINIUM

**Land**
- Acres: 0.03
- Sq. Ft.: 1,463.51
- Zone: CO
- General Plan: Administrative Professional
- Subdivision: 3133 BUILDING, OFFICE CONDOMINIUM
- Lat/Long: 37.98436775, -121.35220988
- Deed Number: 2014R129987
- Deed Date: 2014-12-22
- FEMA Flood Zones: XLEV 100.00%
- FEMA Flood Panels: 06077C0455F
- FEMA LOMR Date: 2013-07-22
- Annexation Number: A-89-7
- Annexation Name: BROOKSIDE
- Ordinance: 890349.00000000
- Annexation Date: 6/8/1989
- Annexation Acreage: 1300.00000000

**City Districts**
- City Limits: IN
- City Council: DISTRICT 4
- Garbage Service: Republic Services
- Garbage Pickup: Wednesday
- Water Service: STOCKTON CITY WATER
- School District: LINCOLN
- Census Tract: 31.14
- Police District: Lakeview
- Police RD: 0254
- Fire District: STOCKTON
- Fire Response (City Only): 10
- Design District: OUT
- Greater Downtown: OUT

**Valuation**
- Structures: $169,235
- Land: $71,430
- Agricultural: $
- Person: $0

**APN History**
- APN History: NULL
- Last Date: NULL
- Last Change: NULL

### Land Management (test)

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<td>3133 W MARCH AND CLINICS OF LN 1000</td>
<td>OFFICES</td>
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REQUEST TO TERMINATE FIRE PERMIT REQUIREMENT

Business Name: JOHN S. SILVERTON, MD A Professional Corp.
Business Location/Address: 3133 W. March Ln. Suite 1040

☐ County Location ☑ City Location - City of Stockton Business License #: 000545

Business Owner Name: JOHN SILVERTON, MD
Mailing Address: Same as above.
The purpose of the business (describe business activity): Plastic & Cosmetic Surgery

REASON FOR REQUEST TO TERMINATE FIRE PERMIT REQUIREMENT

You must check one box and complete the requested information for each section.

BUSINESS CLOSED:
Yes ☐ Date closed: 
No ☐ (explain)

BUSINESS VACANT:
Yes ☐ Date vacated: 
No ☐ Please explain:

BUSINESS SOLD:
No ☐ Please explain:
Yes ☐ Date sold:
Provide new owner information:

OTHER: Please explain No longer performing surgery at this location & no longer need to use compressed gases.
Surgery performed at Trinity Plaza Surgery Center as of 05/18/09

I ATTEST THAT DECLARATIONS MADE ON THIS FORM ARE TRUE AND CORRECT.

DONNA HASLAM
Print Name: OFFICE MANAGER
Date: 04-18-2010