



Legislation Text

File #: 17-604, Version: 2

MEMORANDUM

TO: Board of Supervisors

FROM: Robert Massarelli, Community Development Director
By: Michael Penhall, Code Enforcement Officer

SUBJECT: Nuisance Abatement Hearing Request for Valdivia
July 18, 2017 BOS Agenda, at 9:45 A.M.

DATE: July 18, 2017

EXECUTIVE SUMMARY:

On June 19, 2017, Community Development staff received a Nuisance Abatement Hearing Request Form from the property owner representative Marc Valdivia; **see Attachment 1**. The Hearing Request form listed the reasons why Mr. Valdivia believes the property should not be considered a public nuisance. The Hearing Request was received due to a Notice of Nuisance and Order to Abate; **see Attachment 2**, being issued and a copy sent certified mail to the property owner of record.

On May 31, 2017, Code Enforcement staff conducted a site visit at the property located at; **3260 Klein Street, Nice CA**. Upon arriving at the property, property owner Valdivia was present at the site. Contact was made with her and she was informed by Code Enforcement Officer Michael Penhall that it was against County ordinance to camp, to have any open and outdoor storage and a shed without a primary residence on a vacant parcel. After speaking with Ms. Valdivia, a Notice of Nuisance and Order to Abate was prepared and a copy provided to her there at the property.

This referenced property is .087 acres, zoned "RR" with **NO** permitted primary residence. As of this date, per Community Development Department records, there have are no permits applied for or obtained for this property; **see Attachment 3**. The Lake County Zoning Ordinance; Chapter 21, Section 2.6; Chapter 21, Section 3.8 (a); Chapter 21, Section 41.12 and California Health and Safety Code; Section 17920.3 does not allow for camping and open and outdoor storage on a vacant parcel.

Code Enforcement Staff recommends that the Board uphold the Notice of Nuisance and Order to Abate dated May 31, 2017 and authorize staff to move forward with the abatement process and

remove and dispose of any/all open and outdoor storage located on aforementioned property.