



Legislation Text

File #: 18-660, **Version:** 1

MEMORANDUM

TO: Board of Supervisors

FROM: Michalyn DelValle, Community Development Director
By: Michael Penhall, Code Enforcement Officer

DATE: August 28, 2018

SUBJECT: Nuisance Abatement Hearing for Toby Coleman

ATTACHMENTS:

1. Nuisance Abatement Hearing Request Form
2. Notice of Nuisance and Order to Abate
3. Permit History, APN: 008-028-34

EXECUTIVE SUMMARY:

On April 24, 2018, Community Development staff received a completed Nuisance Abatement Hearing Request Form (Attachment 1) from the property owner Toby Coleman. The Hearing Request Form was received in a timely manner. The Hearing Request form listed the reasons why Mr. Coleman 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 (Attachment 2), being issued, posted on the subject property and a copy sent certified mail to the property owner of record.

Due to complaints received from local residents regarding excessive vehicles on the property, on March 22, 2018, Code Enforcement staff conducted a site visit to the property located at 3905 Gaddy Lane, Kelseyville CA, APN: 008-028-34. Upon arrival at the property, it was observed from Gaddy Lane and from Loasa Road that the property appeared to have excessive open and outdoor storage of construction material, junk, trash and debris and an assorted collection of possible in-operable vehicles. These vehicles ranged from cars, trucks, motorhomes and semi-trucks.

A Notice of Nuisance and Order to Abate (NONOTA) was prepared and on April 6, 2018 a copy was sent by certified mail to the property owner of record and a copy was also posted at/on the utility pole, to the right of the driveway entrance of the subject property, off of Gaddy Lane.

County records indicate that this property is 5.5 acres and is zoned "A"; Agricultural District. As of the date of this Memo, per Community Development Department records (Attachment 3), the property owner has applied for, but has not yet been issued, a permit for a 2400sf garage on the subject property.

The property located at: 3905 Gaddy Lane in Kelseyville, CA, APN: 008-028-34 is in violation of Lake County Code, specifically, Lake County Zoning Ordinance; Chapter 21, Article 2, Section(s) 2.4(a), 2.6(a); Chapter 21, Article 5, Section 21-5; Chapter 21, Article 41, Section 41.12 and the International Property Maintenance Code (IPMC); Section(s) 302.1, 302.8 and 308.1.

These aforementioned Codes either limit or prohibit the described open and outdoor storage on this property.

RECOMMENDED ACTION:

Code Enforcement Staff recommends that the Board of Supervisors uphold the Notice of Nuisance and Order to Abate (NONOTA) dated April 6, 2018 and authorize staff to move forward with the abatement process and remove and dispose of any/all remaining open and outdoor storage located at 3905 Gaddy Ln, Kelseyville as the property is in violation of Lake County Code.

or

Direct staff to do otherwise.