

Ira Leslie Lowenthal
Administrative Hearing Officer
357 Miramonte Court
Santa Rosa, CA 95409

ADMINISTRATIVE ENFORCEMENT ORDER
File No. CE13-0107

- 1A. Responsible Party: Diana McVey
1B. Address: P.O. Box 12044, Santa Rosa, CA 95406
2. Location of Violation: 2512 West Steele Lane, Santa Rosa, CA 95403-3323
3. Assessor Parcel Number: 015-563-004 Zoning District: R-1-6
4. Administrative hearing Officer's Decision:

- (A) Appearance was made by Steven Sparacio, Code Enforcement Officer. Property owner did not appear and there were no other witnesses.
(B) An Administrative Hearing was duly held on July 17, 2013 regarding the City of Santa Rosa Administrative Notice and Order dated June 26, 2013. The Notice and Order required abatement of Violations 1 – 6 of, 18-20-108.1.3, 18-20.301.3, 18-20-308.1, 18-20-206.1, 18-20-604.1, 18-20.105.1 and 18-20.110.1 Santa Rosa City Codes (SRCC).
(C) After considering all of the testimony and evidence submitted at the hearing on July 17, 2013, I make the following findings:

1. Violations 4 and 5 (Appendix No. 5) are withdrawn by the City as part of Violation 1.
2. The City of Santa Rosa has proven by a preponderance of the evidence that the following additional violations exist against the responsible party:

STATUTE	VIOLATION
SRCC 18-20-108.1.3 Unsafe structure and equipment.	1. Lack of heating facilities and electrical utilities.
SRCC 18-20.301.3 Vacant structures and land.	2. Failure to maintain all vacant structures and premises in a clean, safe, secure and sanitary condition.
SRCC 18-20-308.1 Rubbish and garbage	3. Failure to maintain all exterior property and premises and the interior of every structure free from any accumulation of

rubbish or garbage..

SRCC 18-20.105.1 and 18-20.110.1
Building permits and inspections
required.

6. Attached roof structure on both sides
of dwelling work performed without
permits or inspections.

4. The City of Santa Rosa has complied with all notice requirements as required by law.

(D) Based on these findings, I assess a penalty of \$21,180.00 (See attached Penalty Calculation Sheet) against the responsible party. In addition, the cost of the Administrative Hearing Officer of \$750.00 shall be an additional administrative cost chargeable to the responsible party.

(E) The property owner shall:


1. Abate violations 1, 2, 3 and 6 within 30 days of the date of this Administrative Enforcement Order.
2. Submit all necessary plans and obtain all necessary approvals, permits and inspections.
3. All work is to be completed and inspected on or before the 30 days set forth in (E)1. above.
4. The City of Santa Rosa may grant reasonable extensions of time for completion.

(F) This shall serve as notice to the responsible party that the penalties and administrative costs are special assessments against the property where the violations occurred and if the payment is not received within thirty days of the date of this Administrative Enforcement Order, it will be confirmed by the City Council. The penalty for the late payment of assessed penalty is 7%, pro-rated daily, from the payment due date of September 4, 2013.

(G) Should the violation continue, the responsible party may be subject to additional penalties as authorized by law. The penalty for a subsequent violation within thirty-six (36) months of an initial violation is \$1,000.00 for each day the violation continues.

Dated: August 5, 2013

By Order Of:


Ira Leslie Lowenthal
Administrative Hearing Officer

CERTIFICATE OF SERVICE

I am and at all times mentioned herein was, an active member of the State Bar of California and not a party to the above entitled cause. My business address is 357 Miramonte Court, Santa Rosa, CA 95409.

On June August 5, 2013, I served the forgoing document, described as:

ADMINISTRATIVE ENFORCEMENT ORDER

By placing a true copy thereof enclosed in a sealed envelope addressed as follows:

Diana McVey
P.O. Box 12044
Santa Rosa, CA 95406

Steven Sparacio
(Senior)Code Enforcement Officer
Dept. of Community Development
100 Santa Rosa Avenue
Santa Rosa, CA 95404

I deposited such envelope in the mail at Santa Rosa, California. The envelope was mailed with postage thereon fully prepaid.

Executed on June August 5, 2013at Santa Rosa, California.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.



Ira Leslie Lowenthal

Proof of Service

I declare that on the date of this declaration, I served the attached document(s) on the party(ies) listed below addressed as follows:

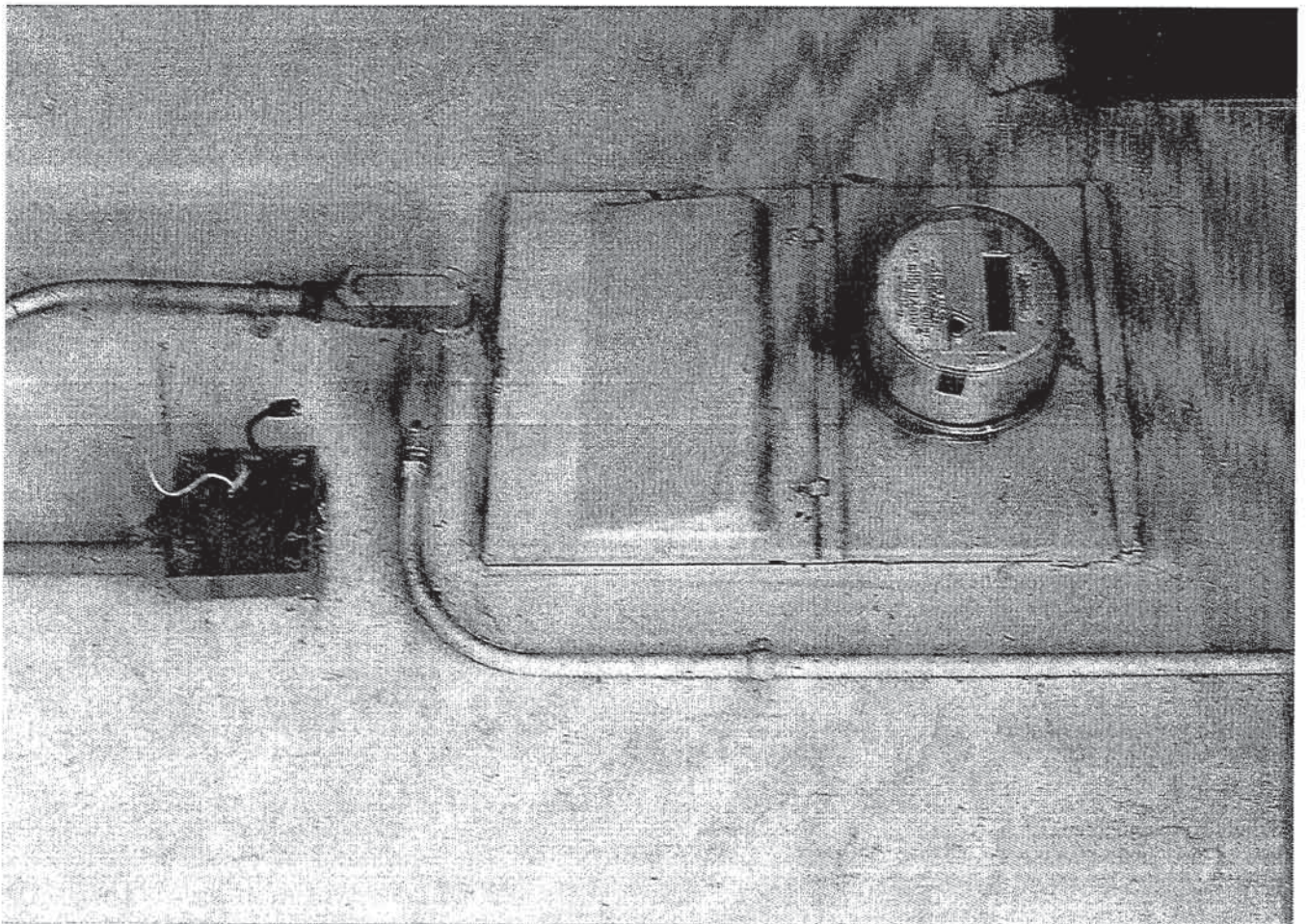
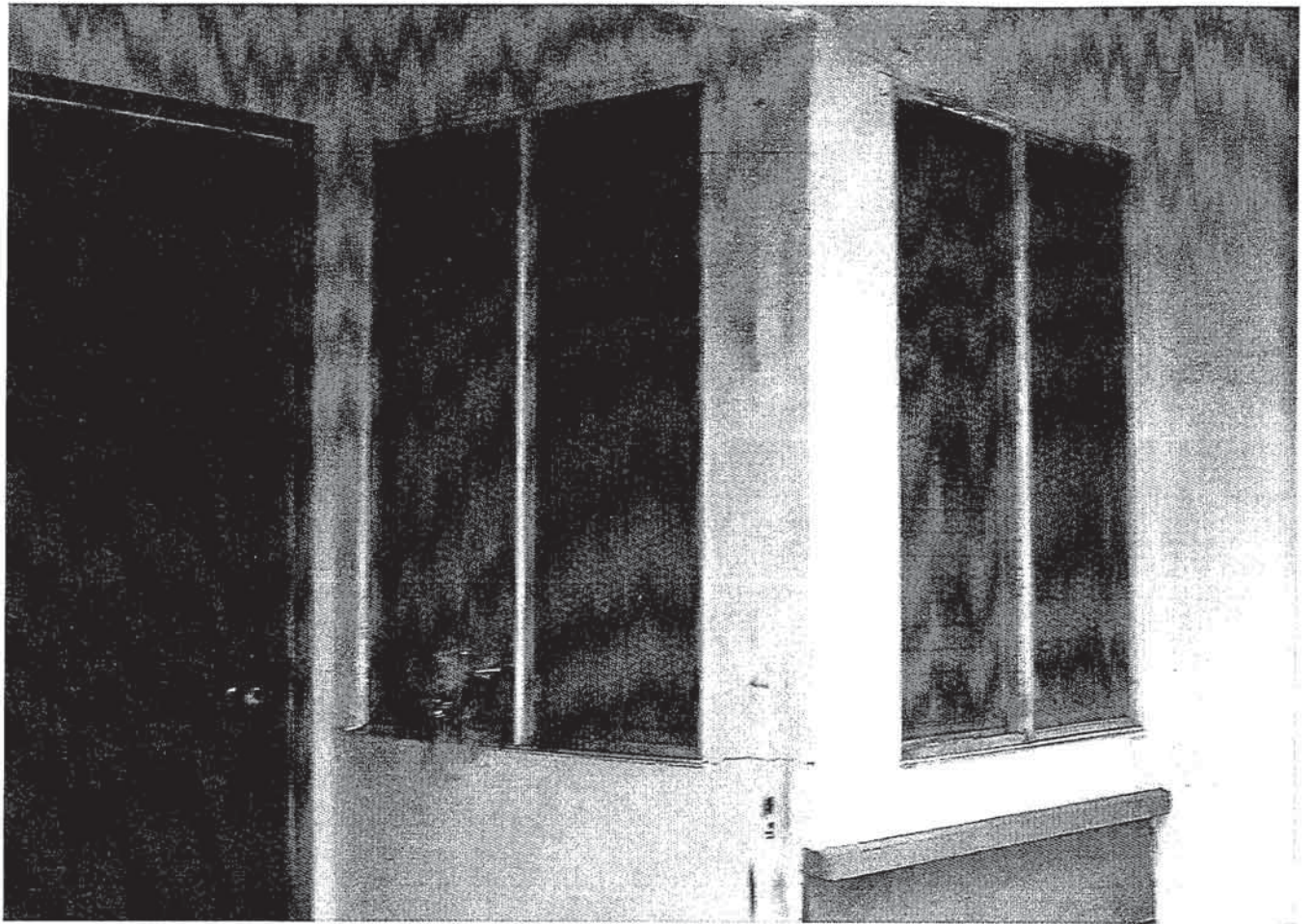
Santa Rosa City Attorney
100 Santa Rosa Avenue
Santa Rosa, CA 95404

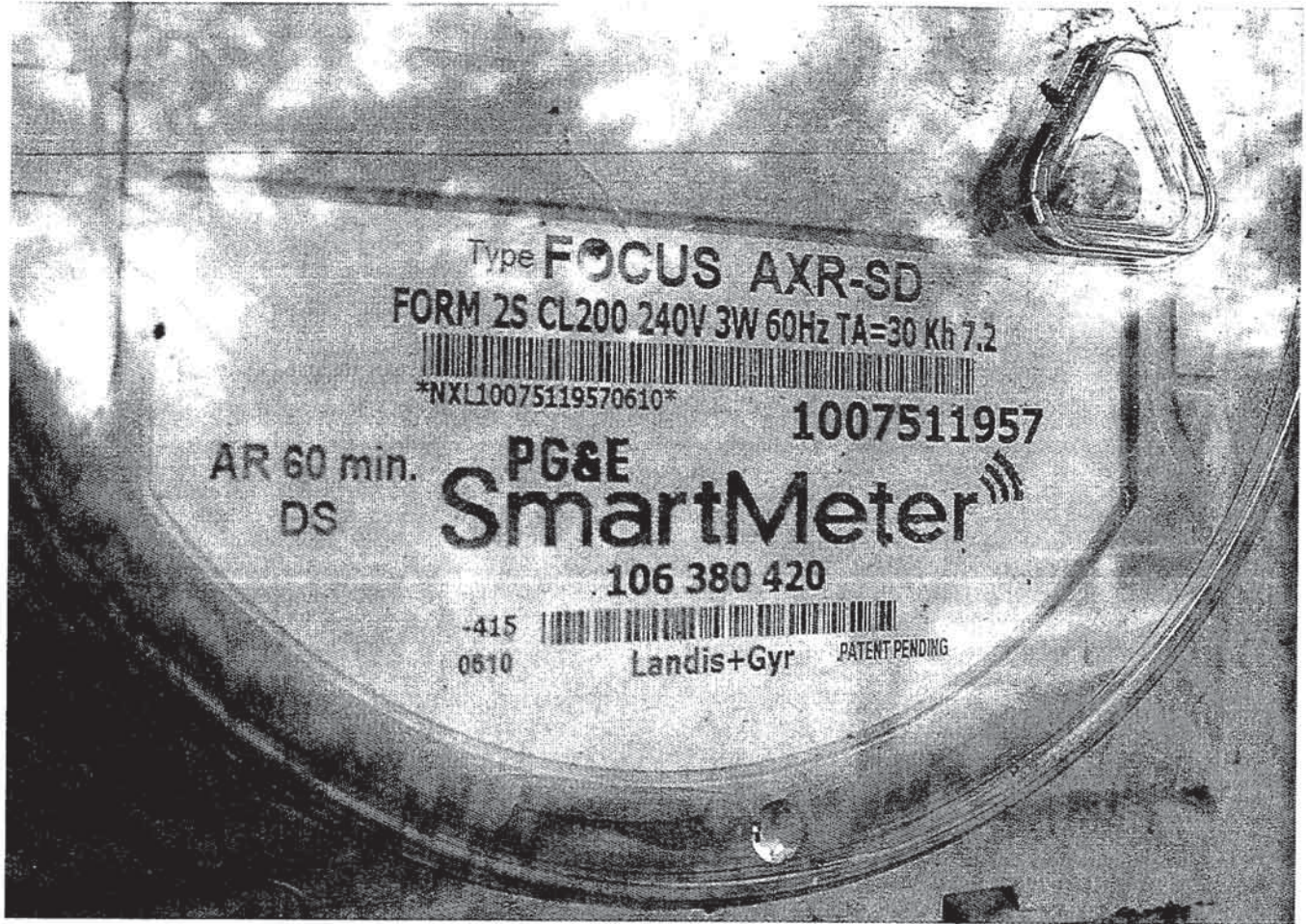
Steven Sparacio
City of Santa Rosa Community Development
100 Santa Rosa Avenue
Santa Rosa, CA 95404

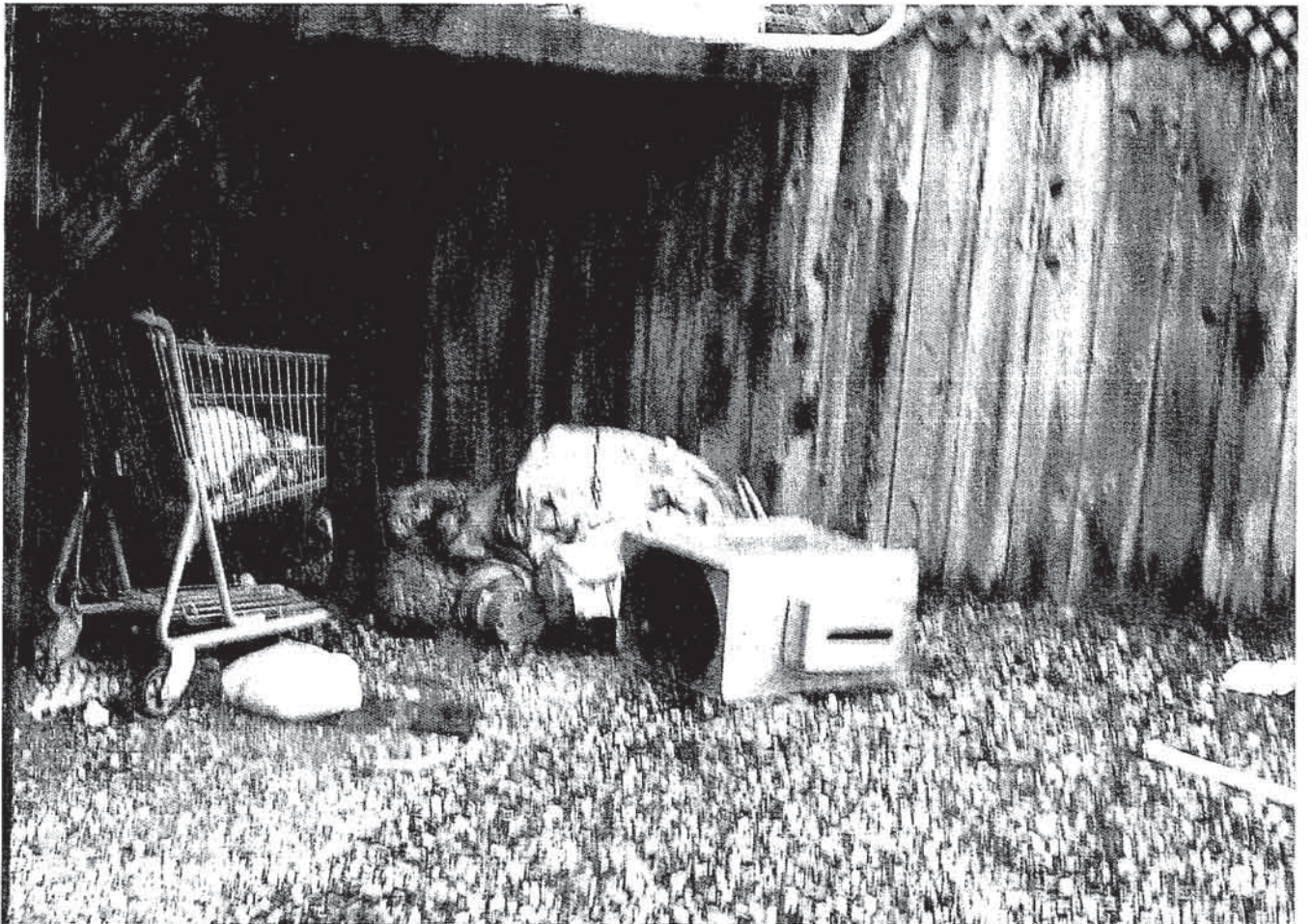
City of Santa Rosa
Administrative Hearings
100 Santa Rosa Avenue
Santa Rosa, CA 95404

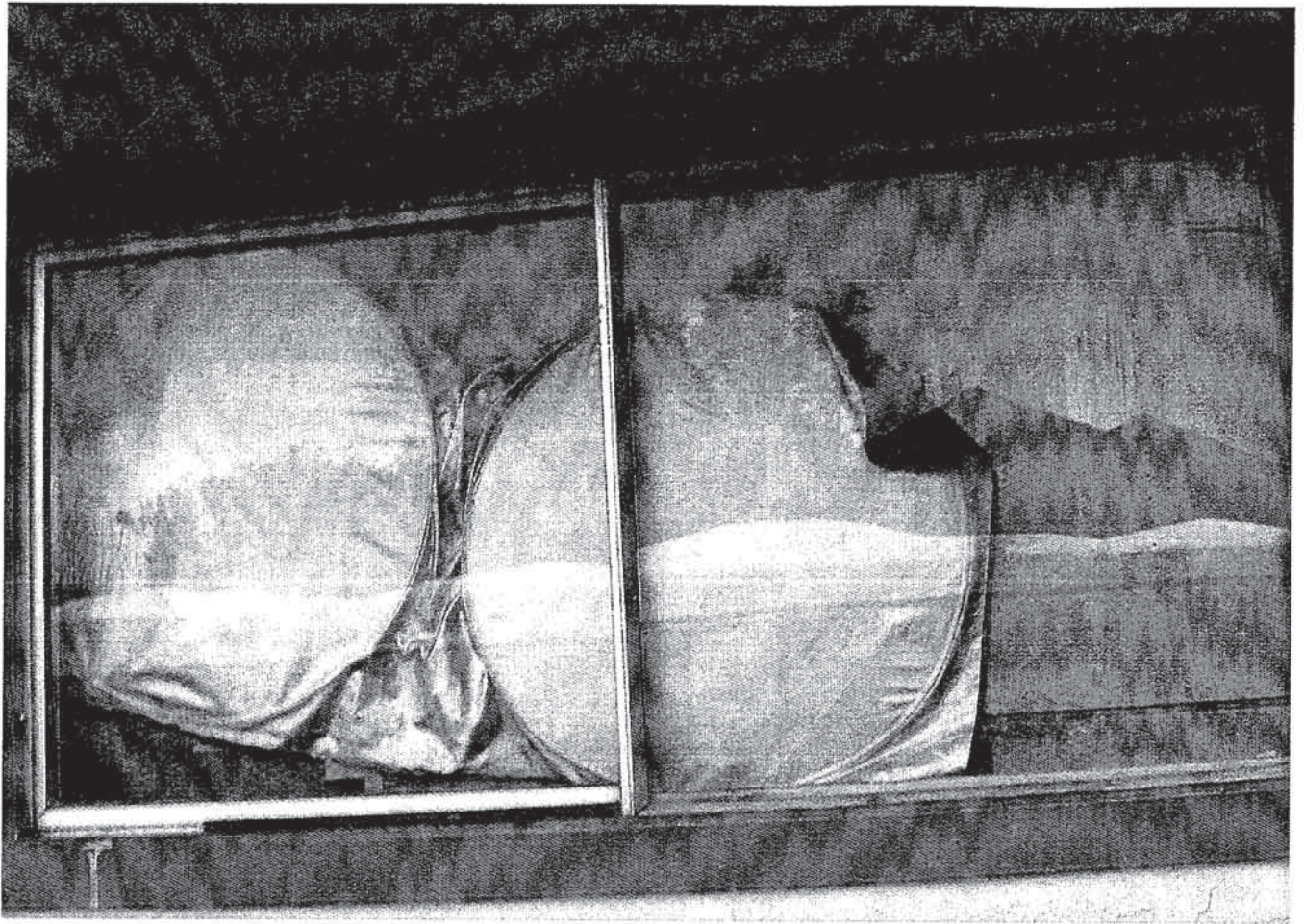
City of Santa Rosa
Office of the City Clerk
100 Santa Rosa Avenue
Santa Rosa, CA 95404



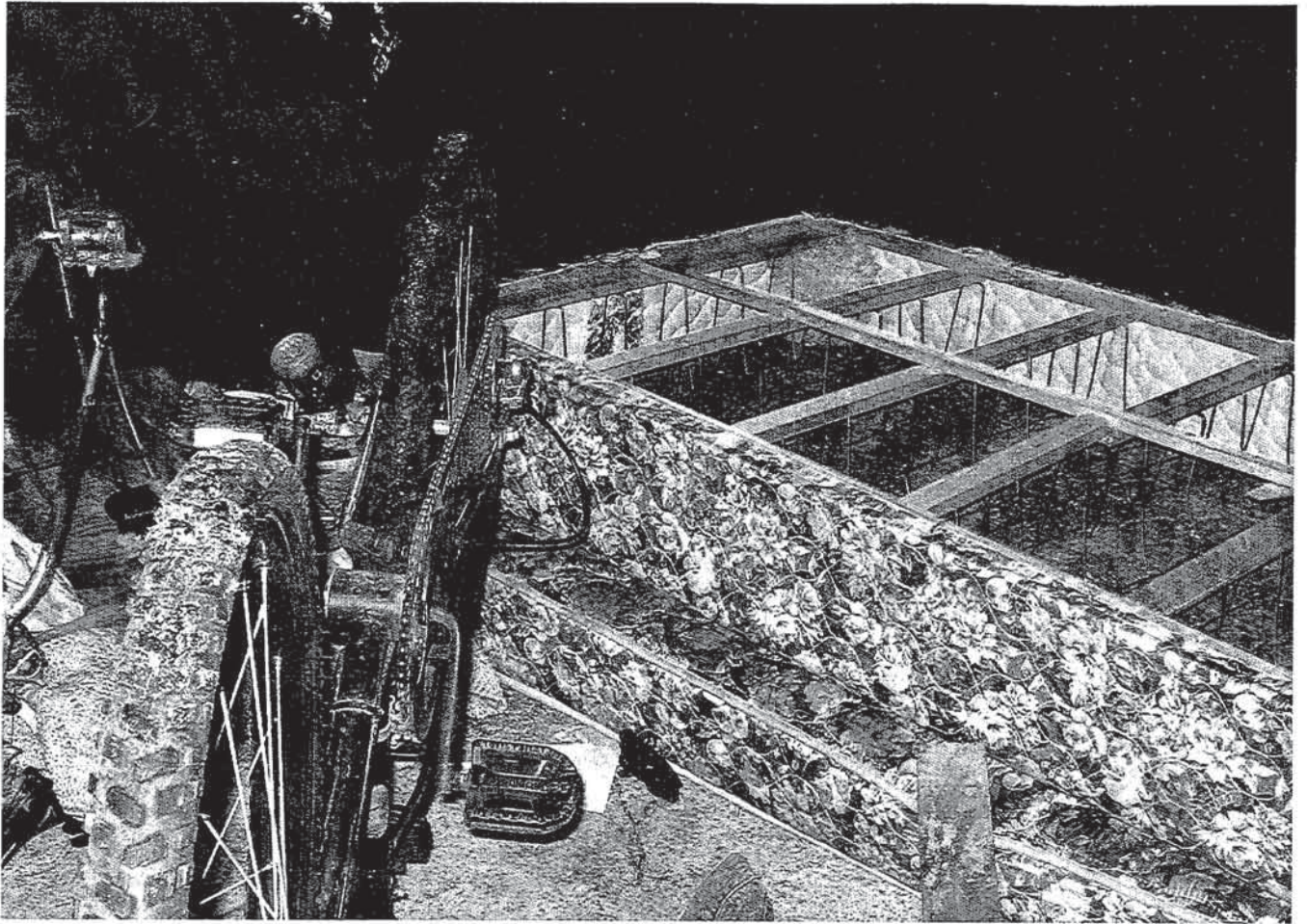


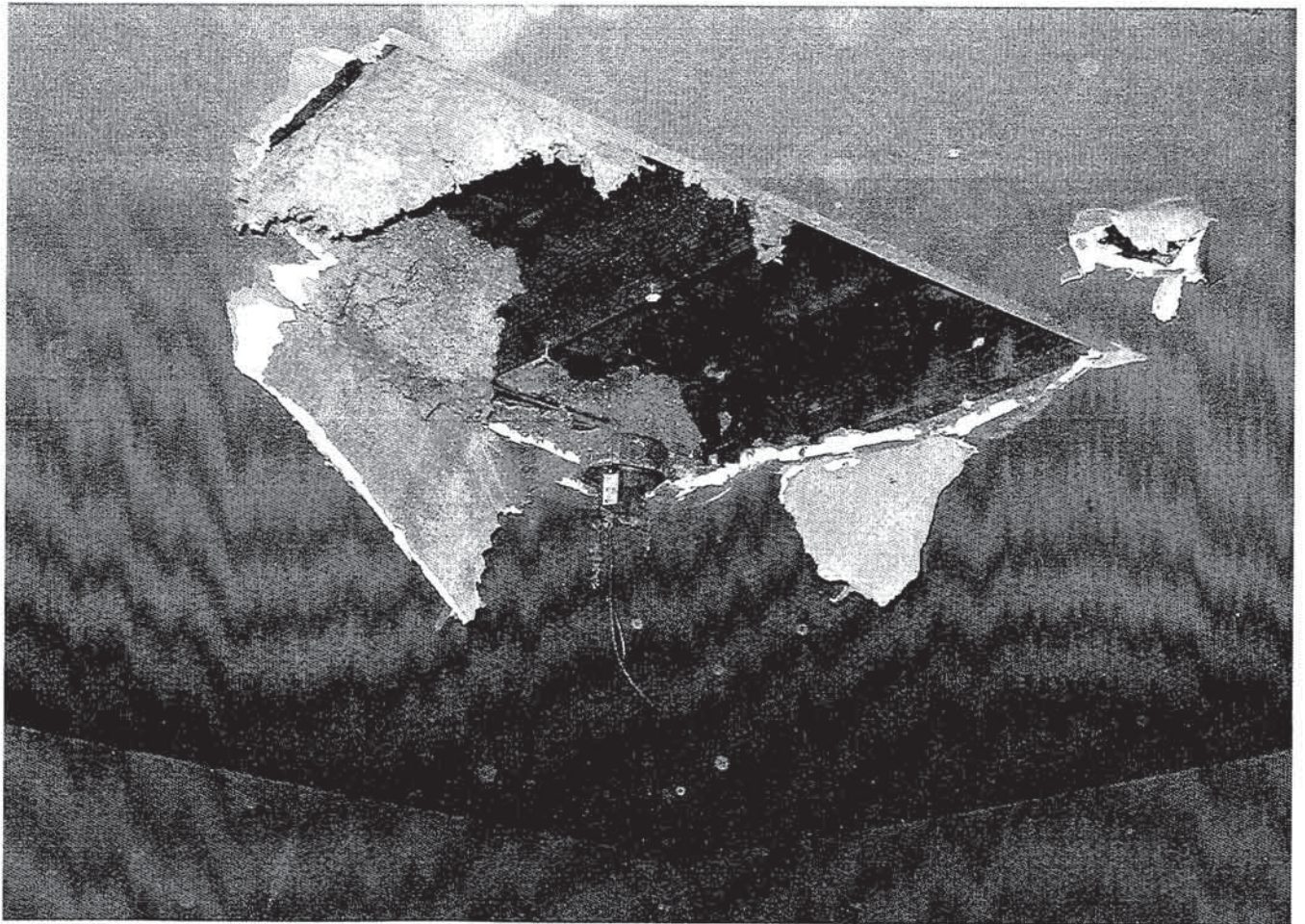


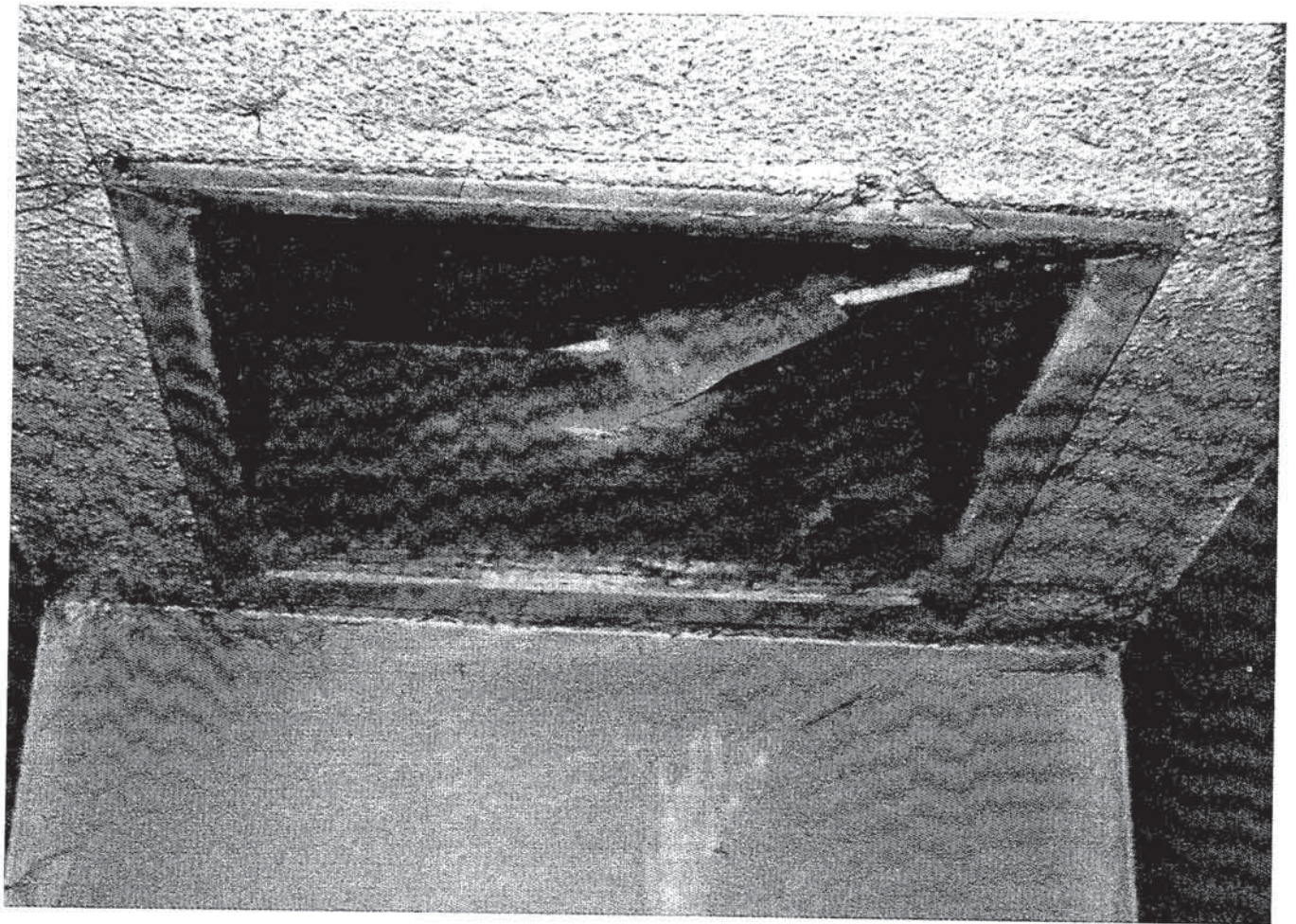


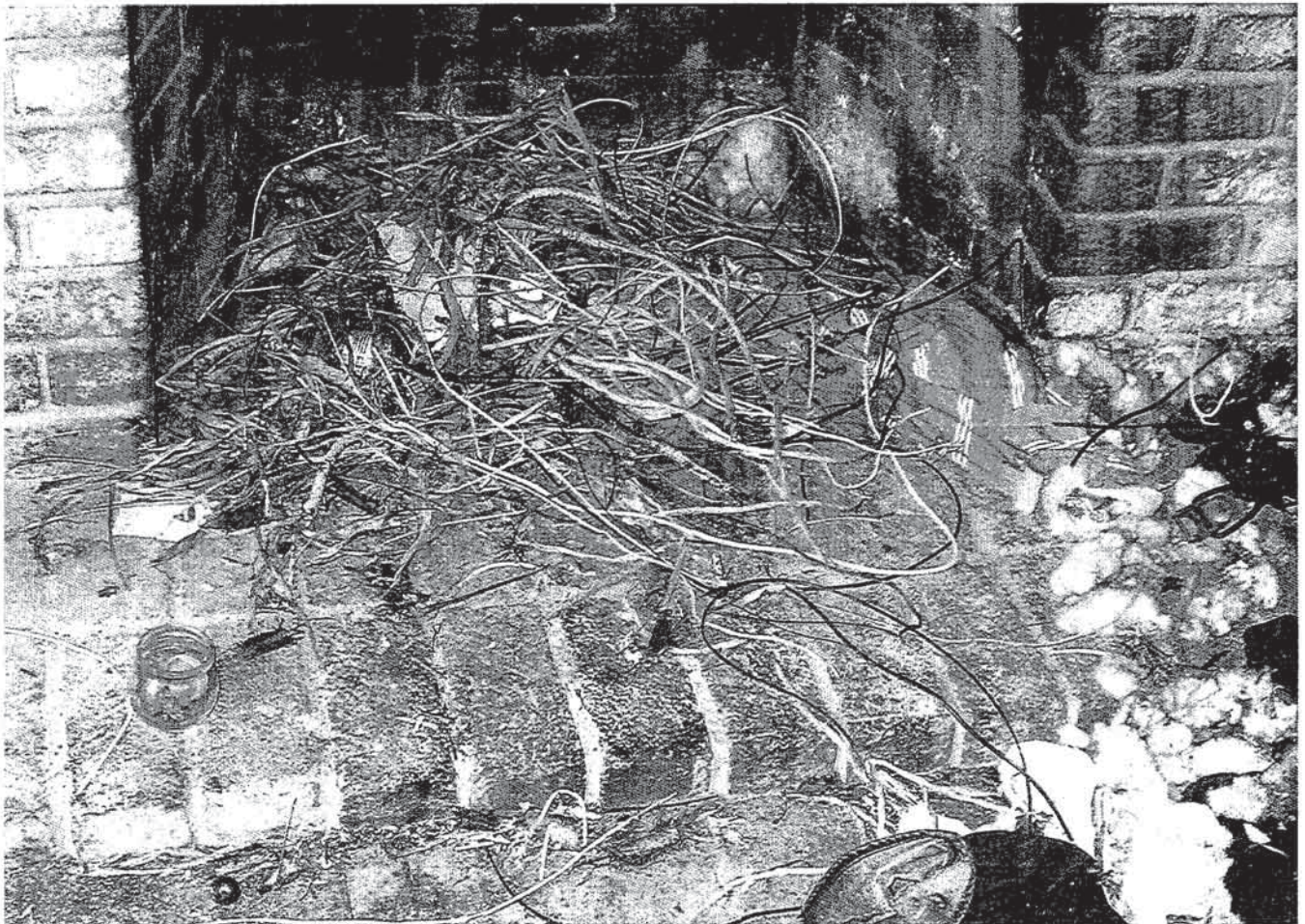






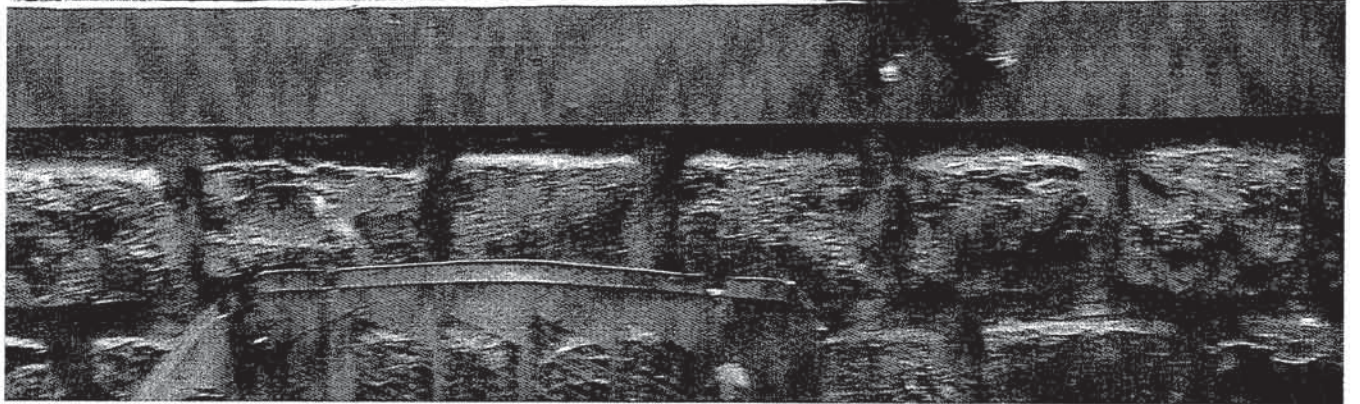
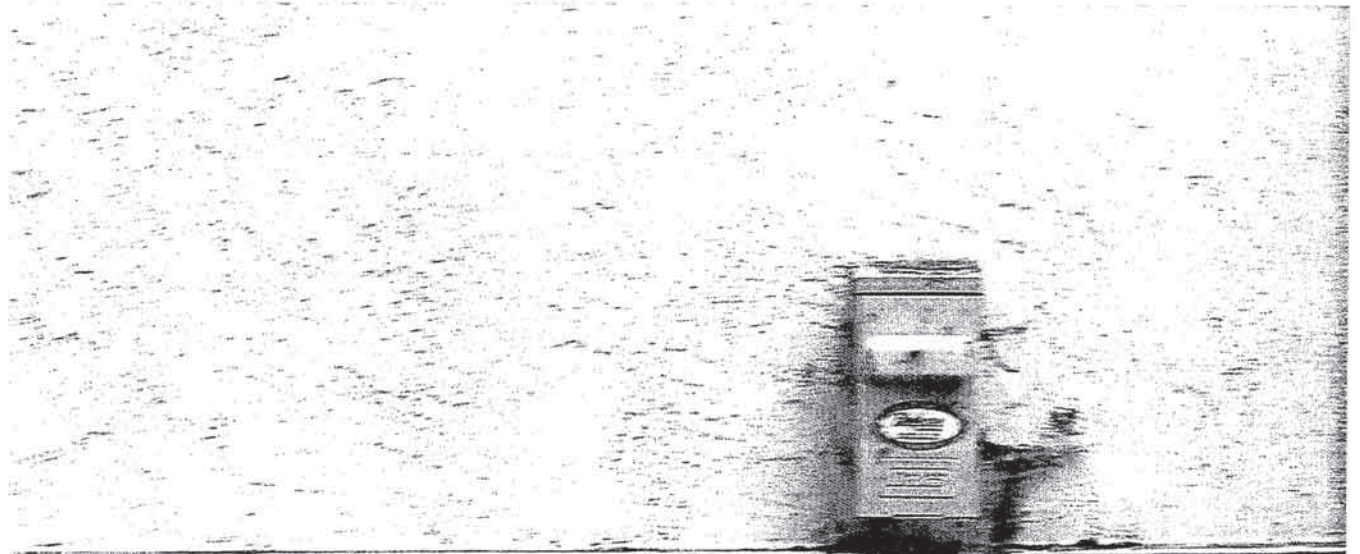


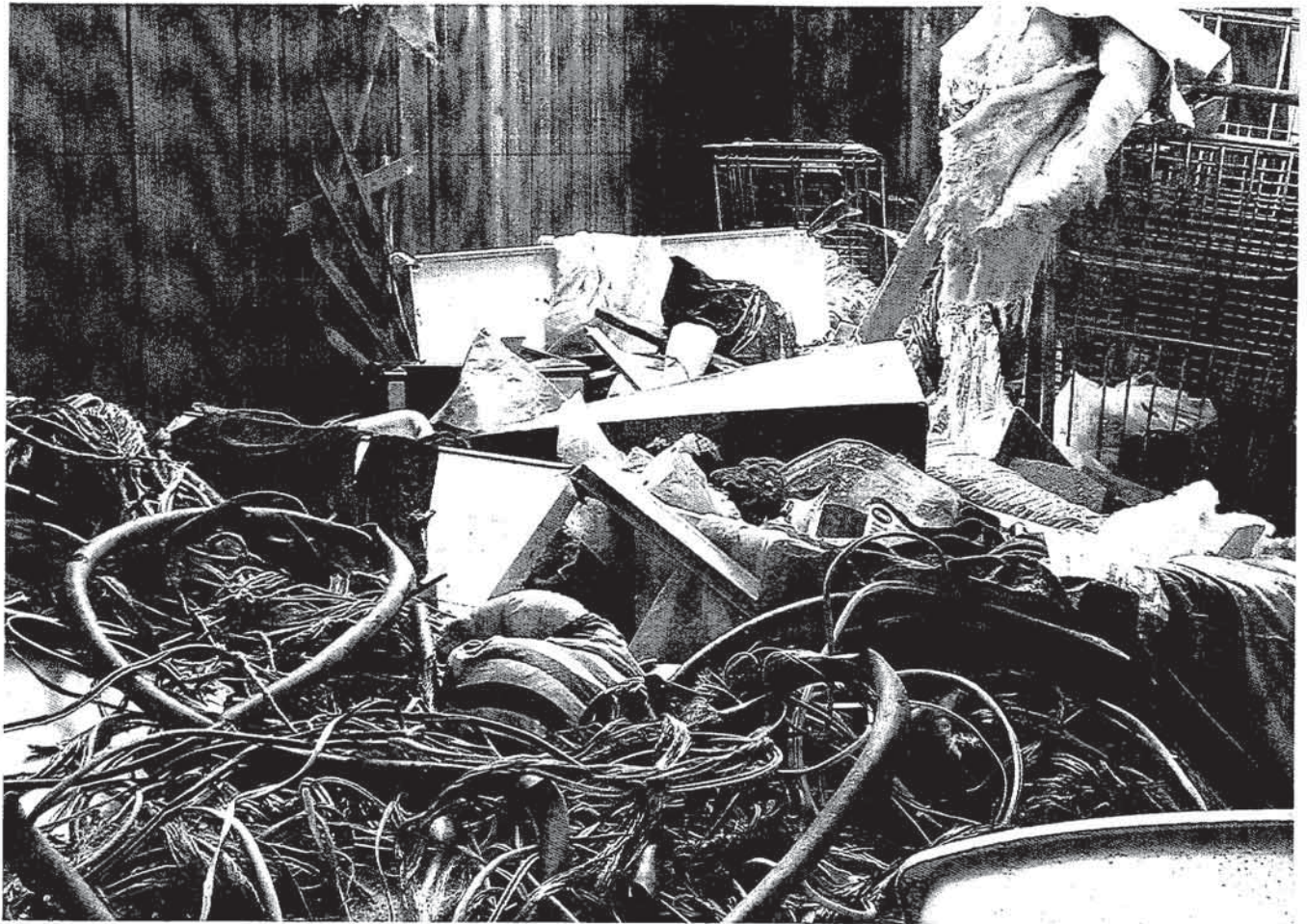










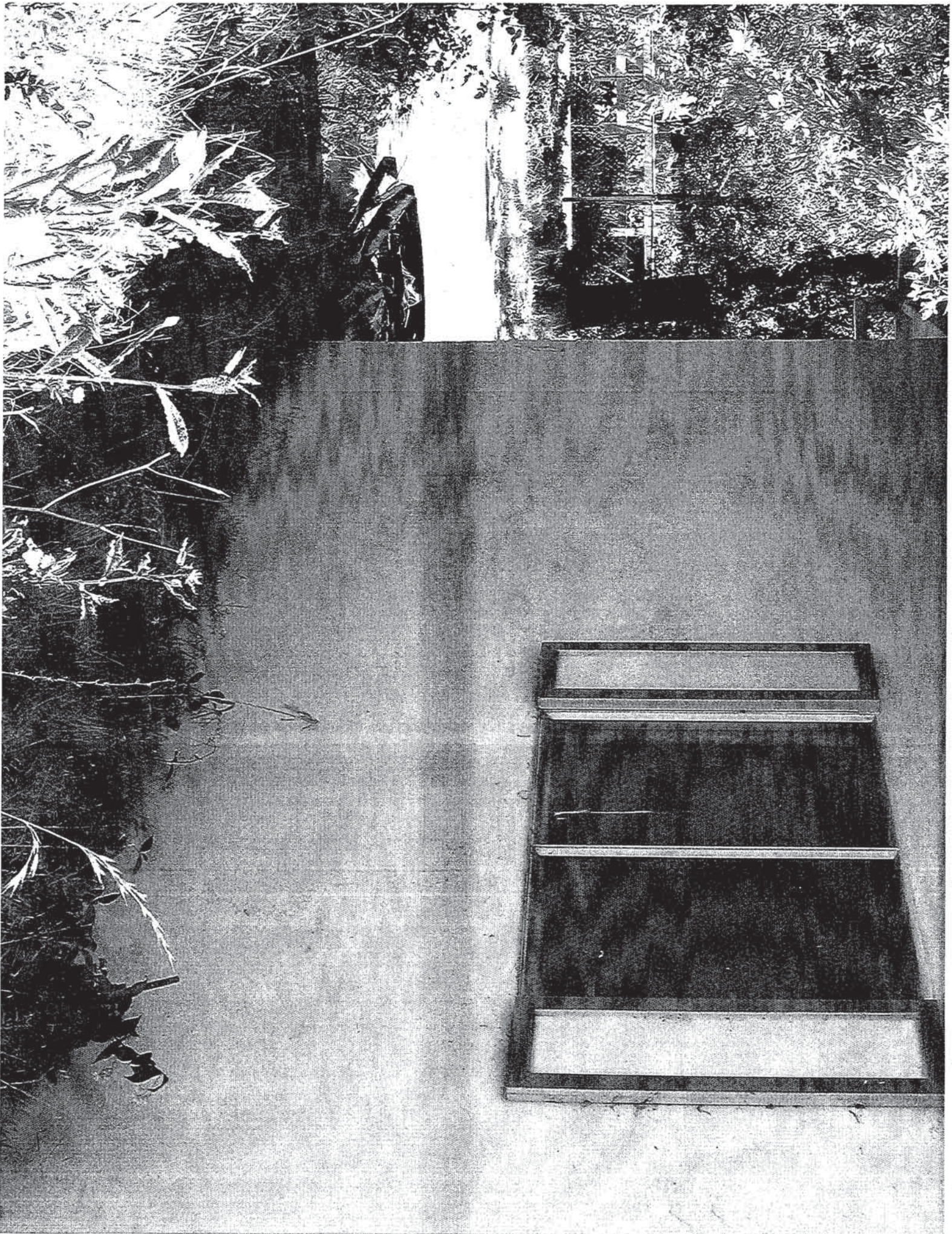




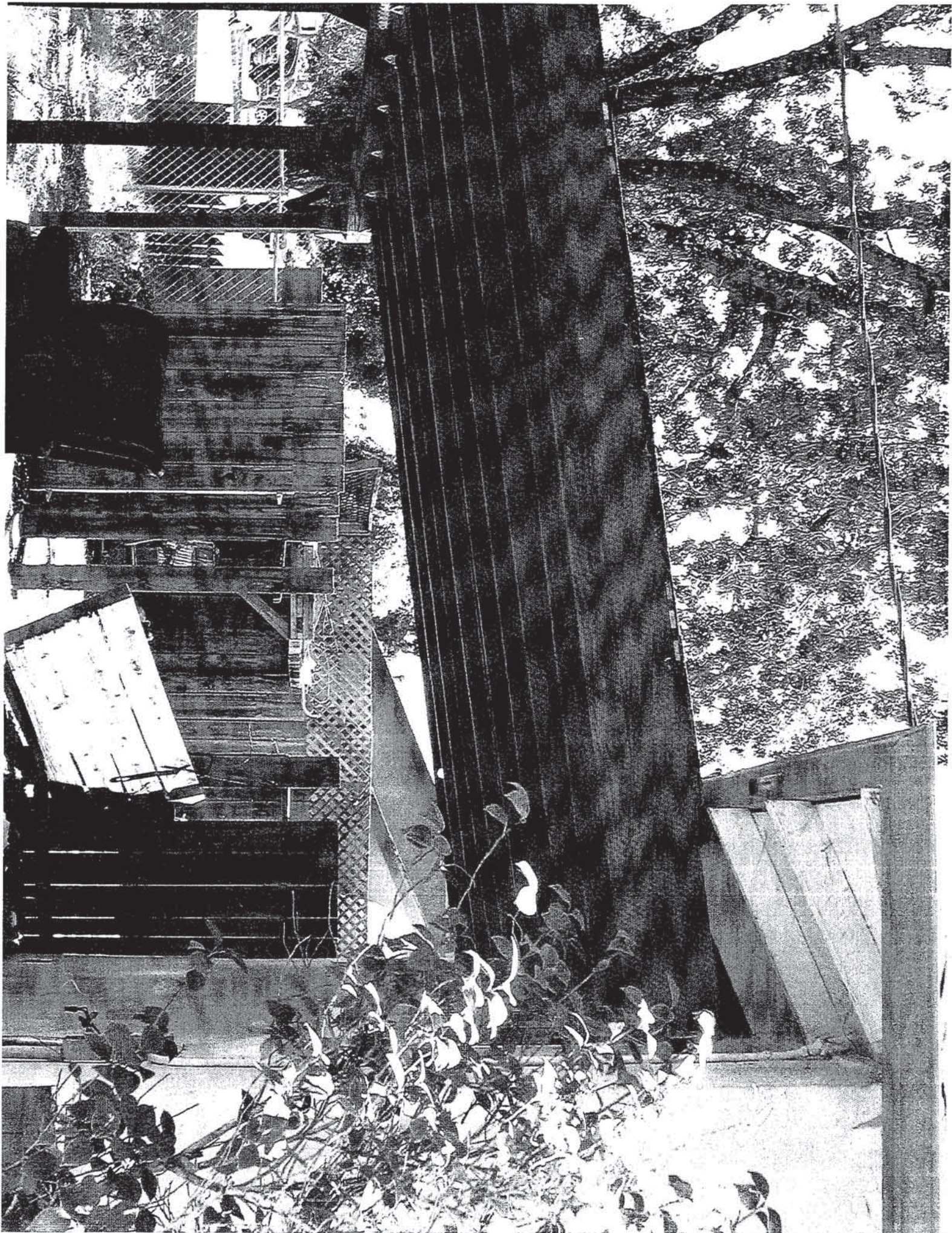


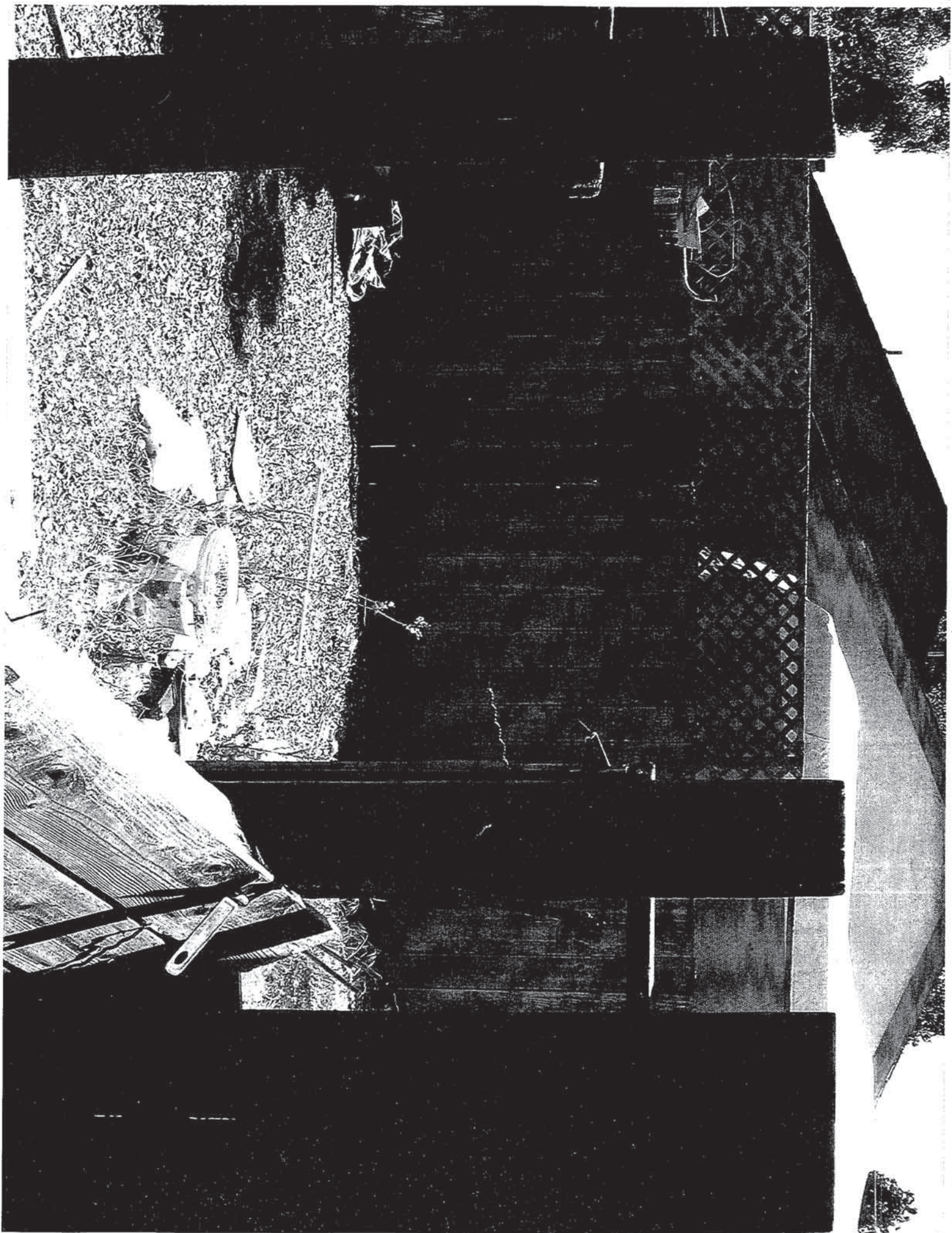






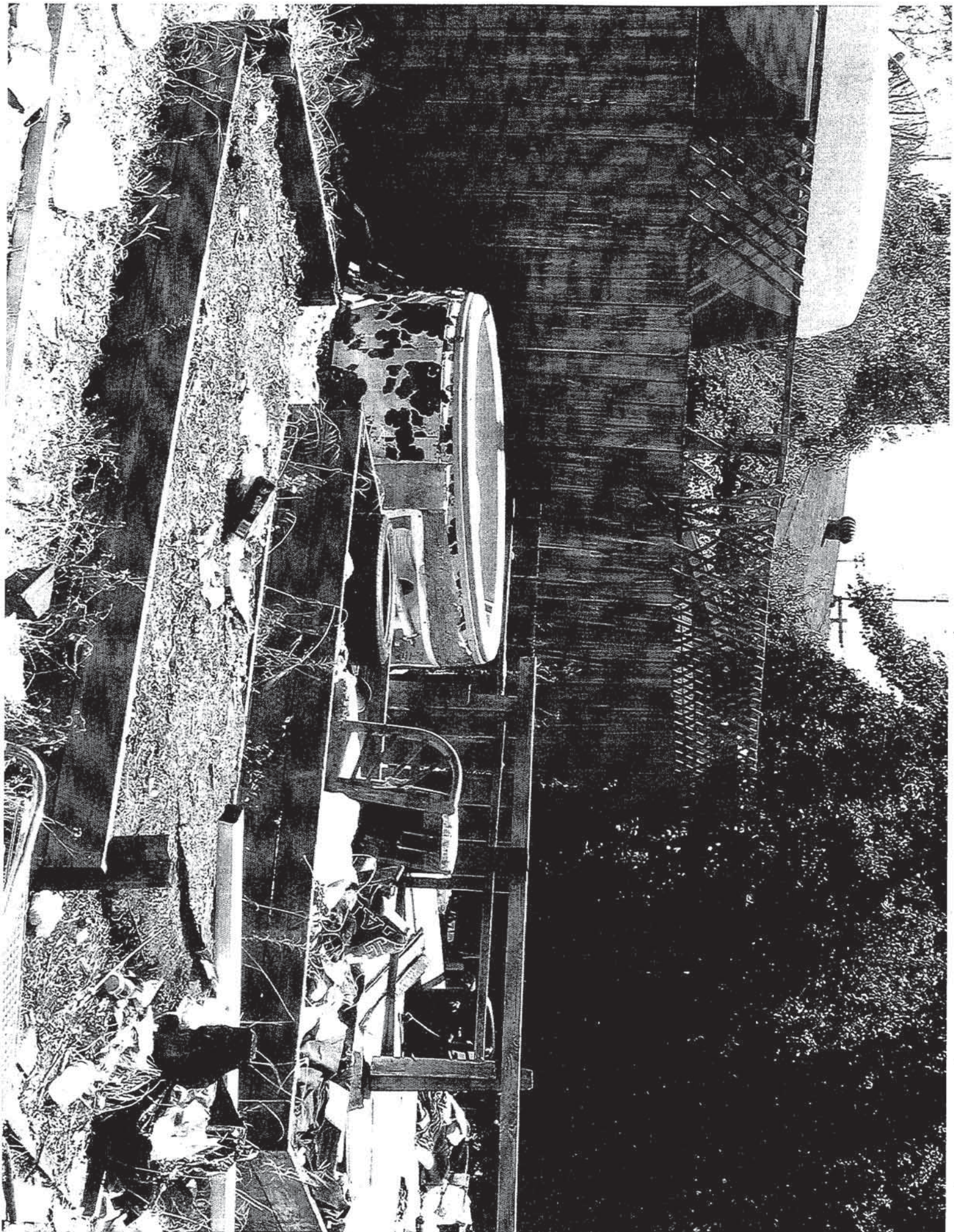


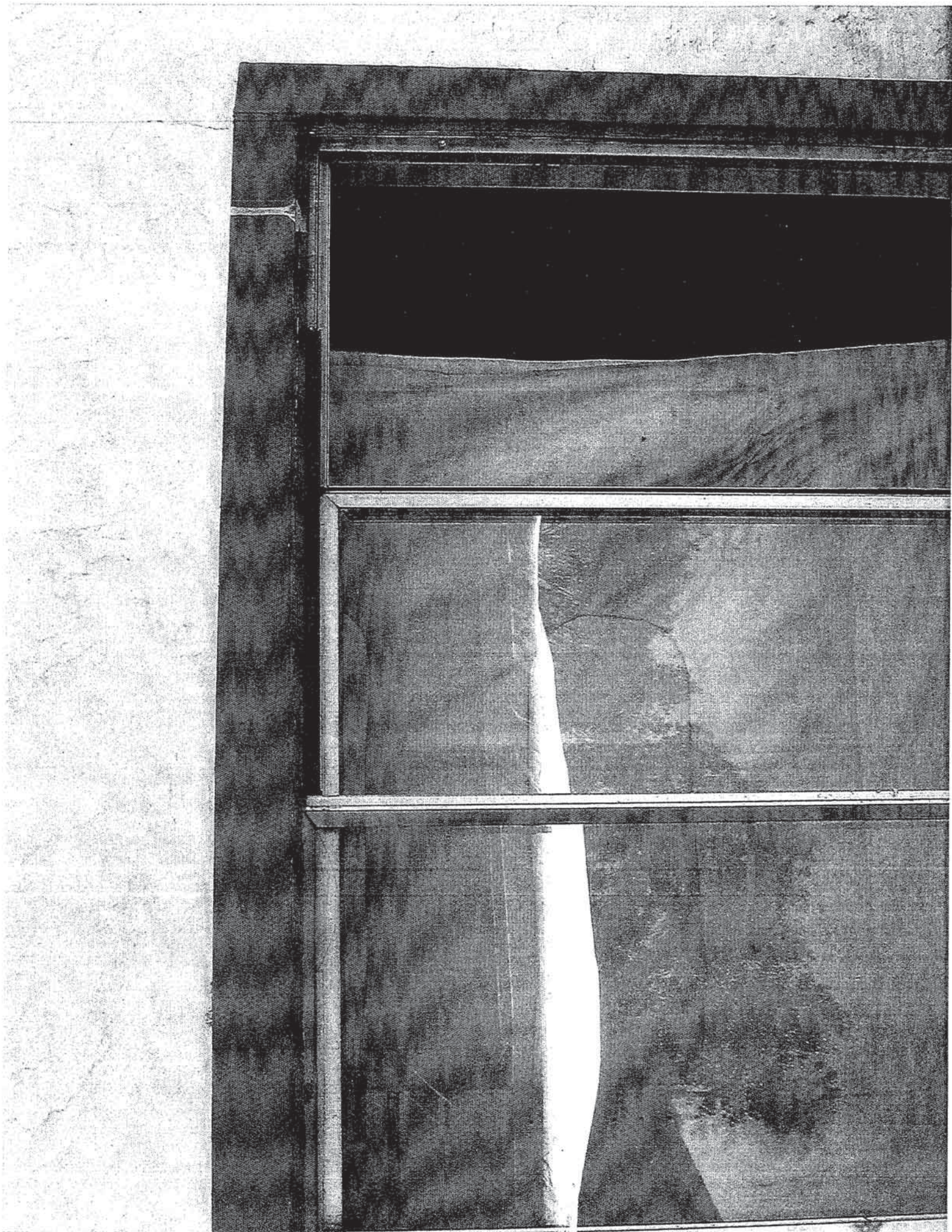


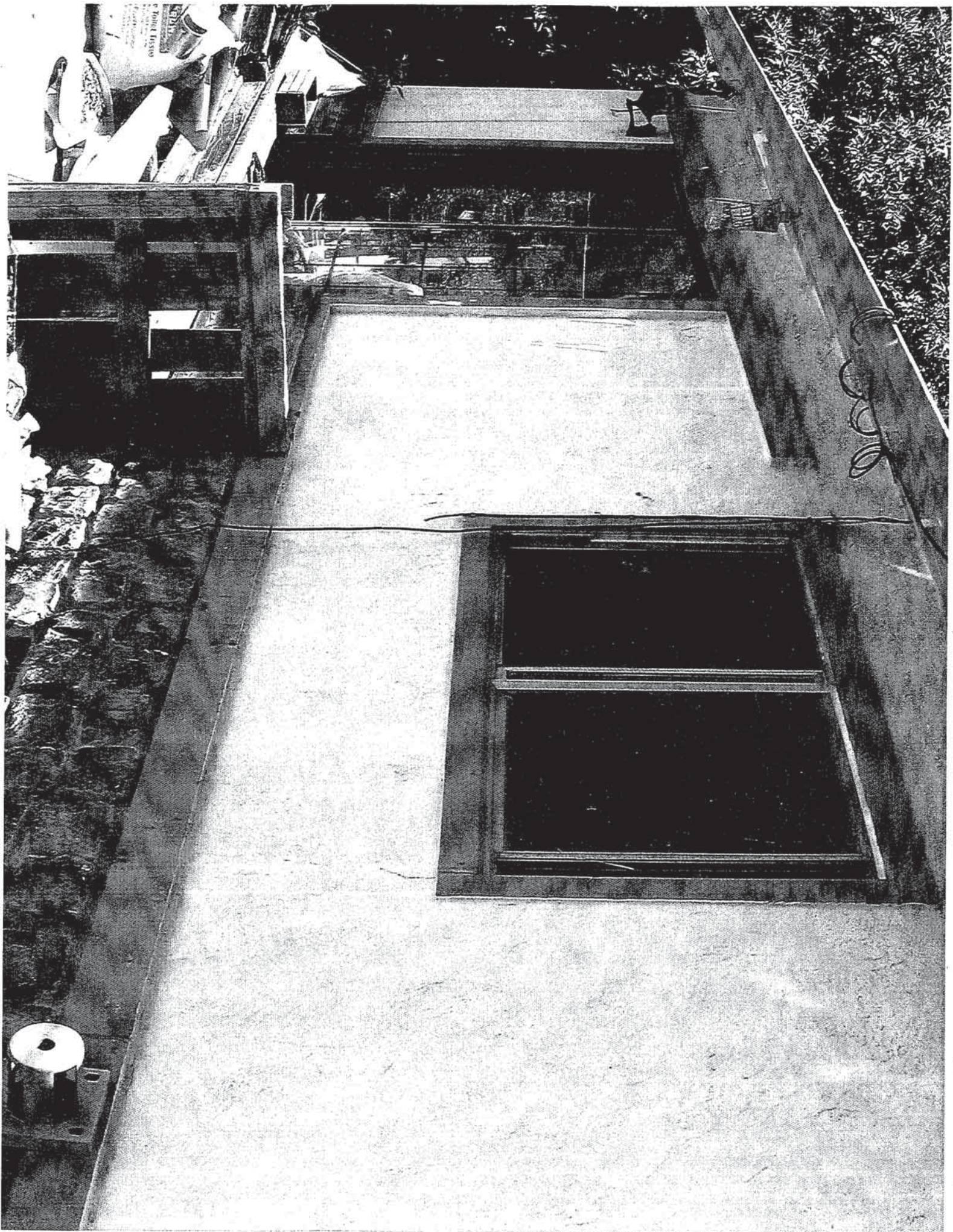




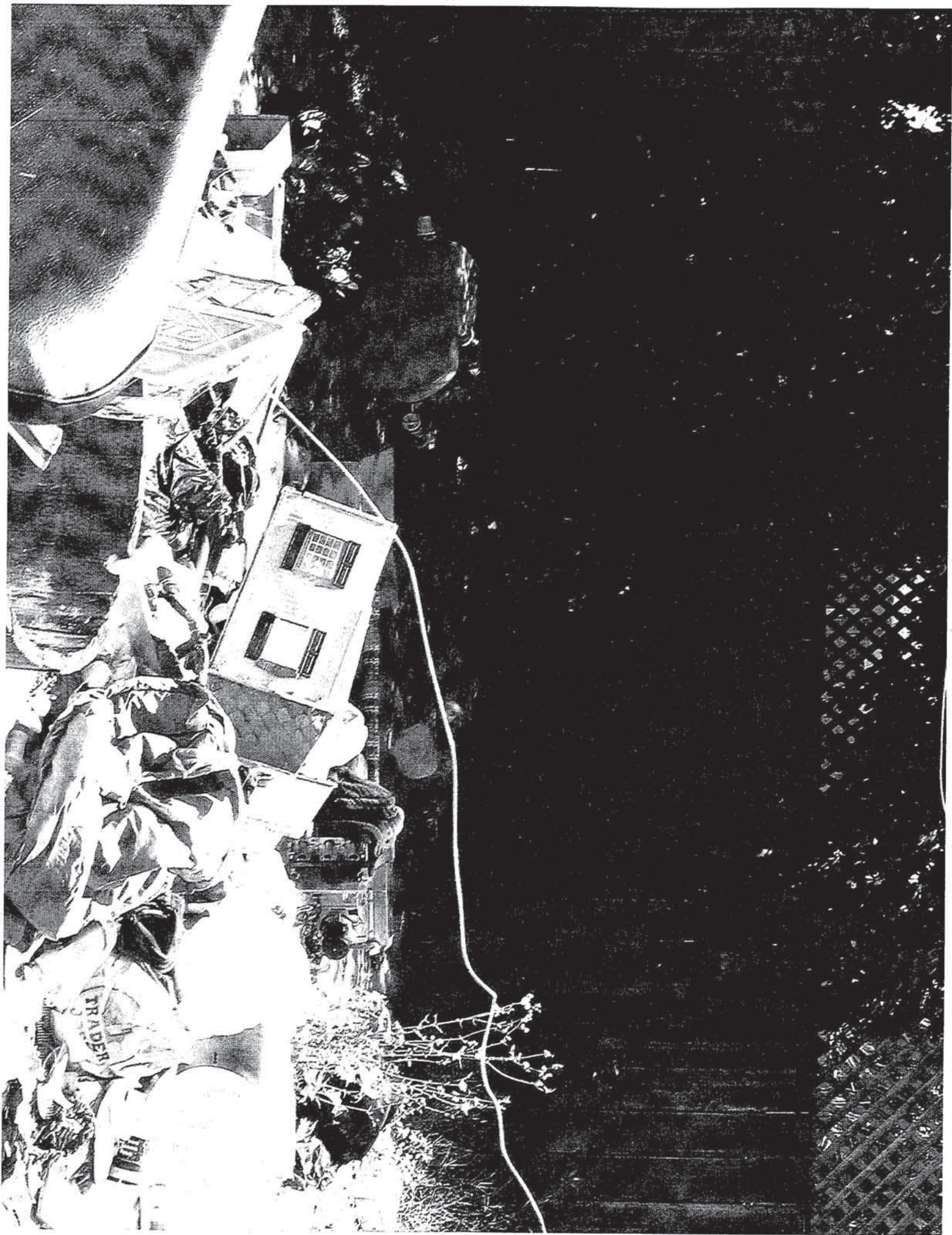


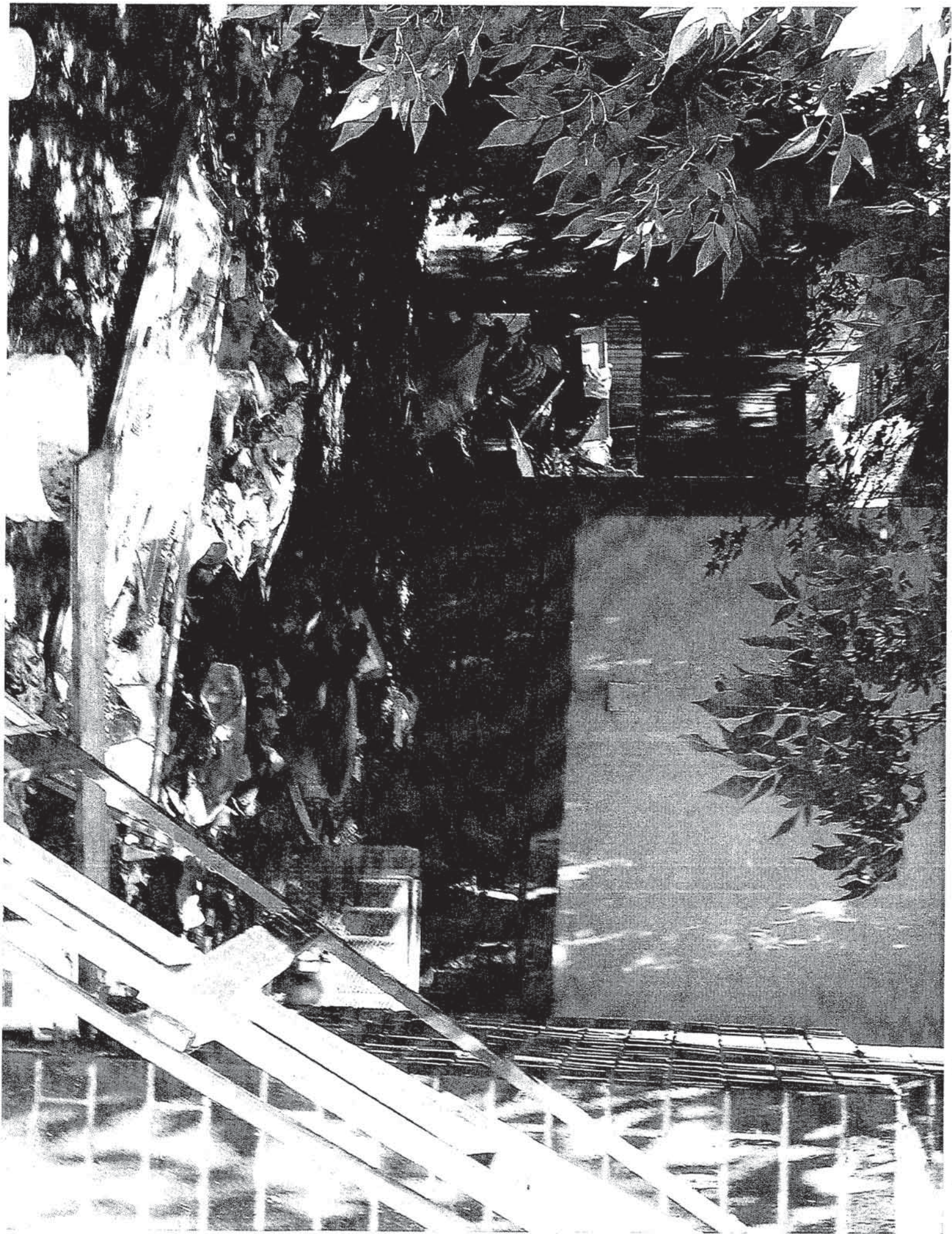






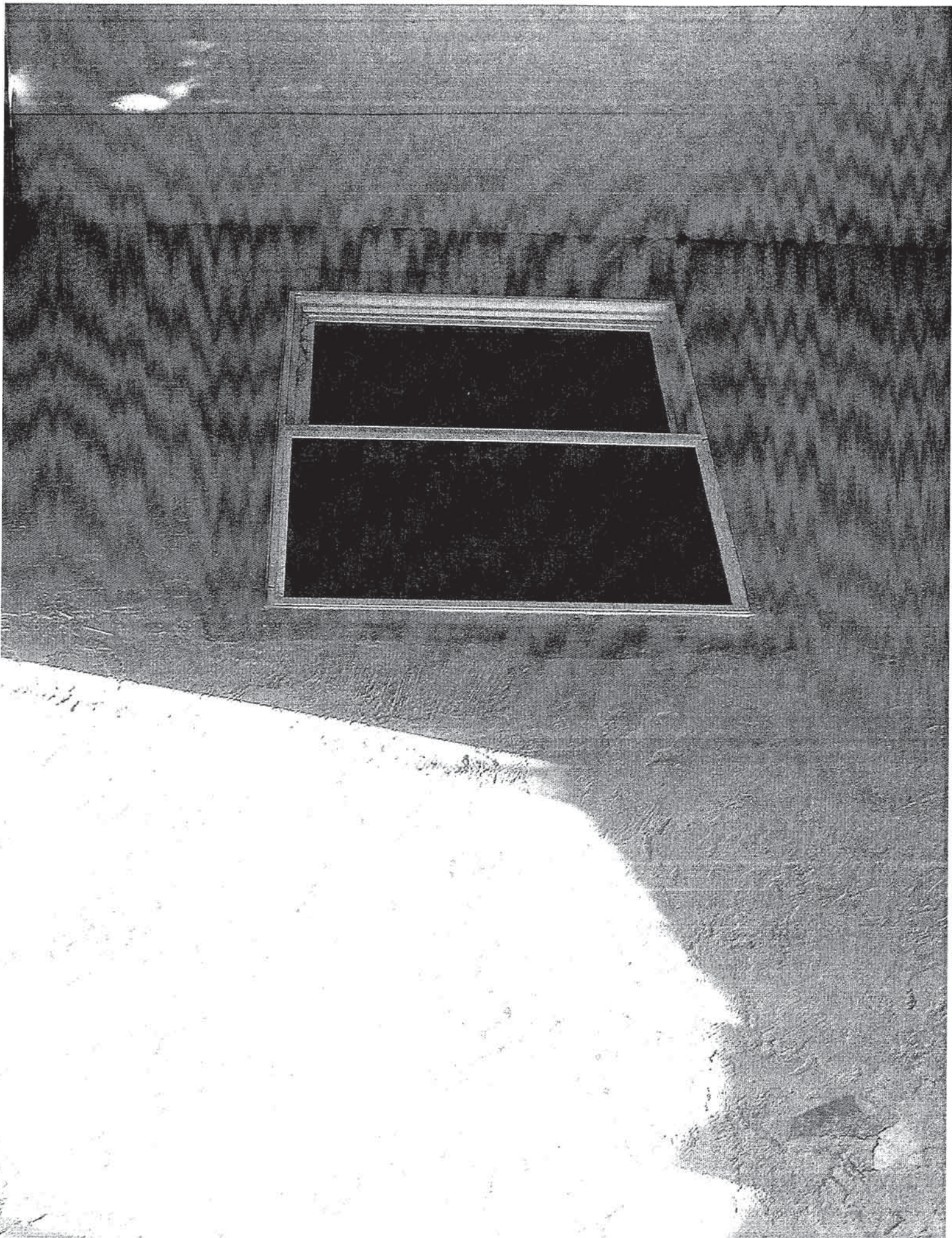








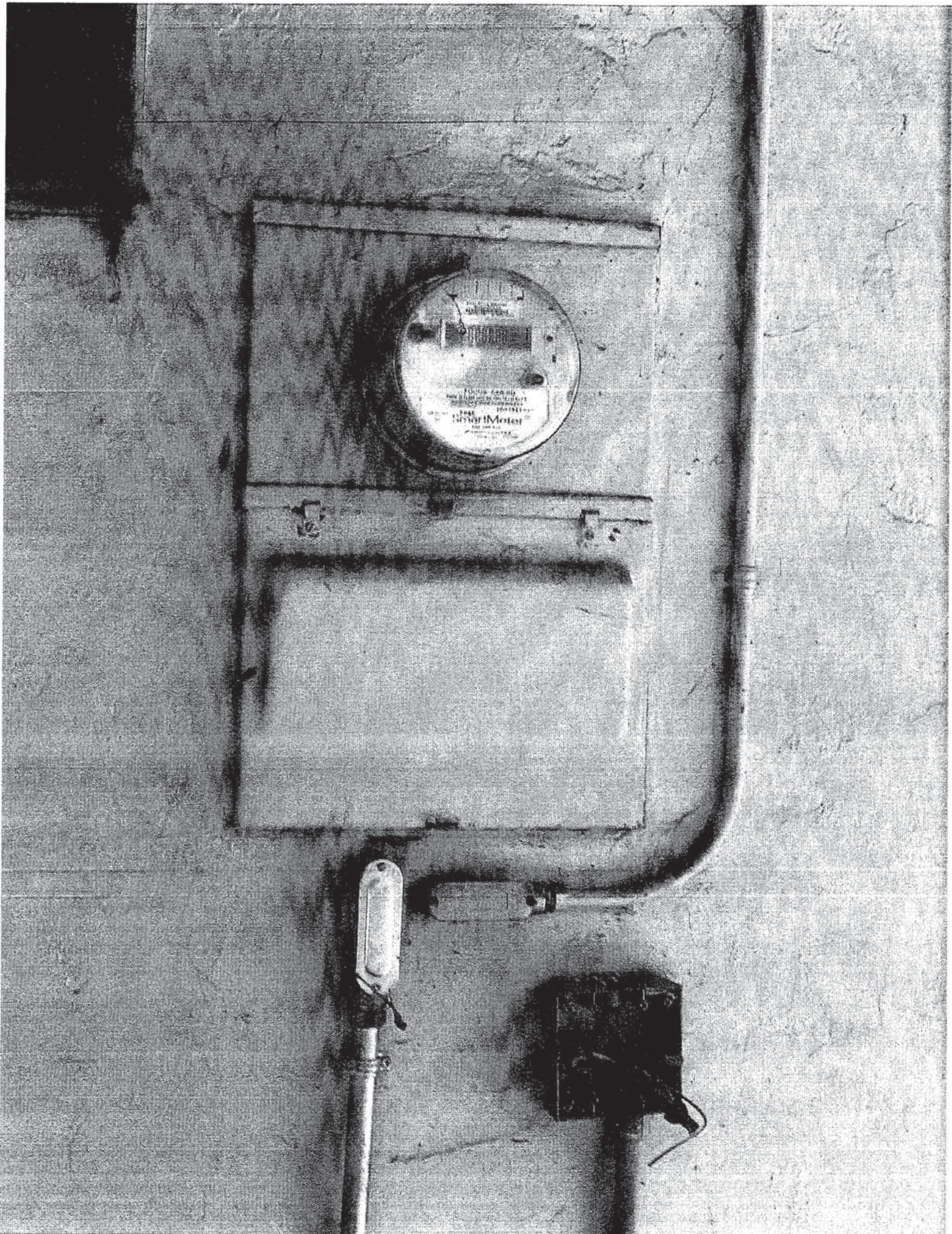












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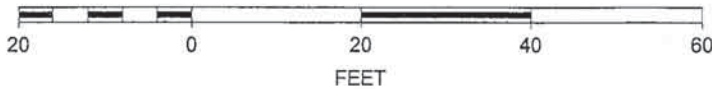
Landis+Gyr

PATENT PENDING

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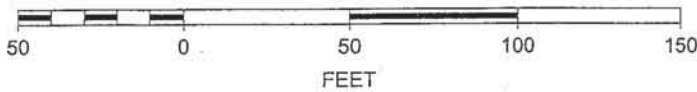
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