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City of Santa Rosa
Division Code Compliance
100 Santa Rosa Avenue, Room 3
Santa Rosa, CA 95404

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City of Santa Rosa

Exempt from SB2 fee per GC 27388.1 (a) (s);
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CE25-0336

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ADMINISTRATIVE ENFORCEMENT ORDER

Property Address:	1672 Dutton Avenue
Assessor's Parcel Number:	125-451-042
Property Owner(s) and Address:	Loucat Management LLC 1 Los Pinos Road Nicasio, CA 94946

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

File # CE25-0336

ADMINISTRATIVE ENFORCEMENT ORDER

Property Address: 1672 Dutton Avenue, Santa Rosa, CA 95407

Responsible Party: Loucat Management LLC

APN: 125-451-042-000

Zoning District: R-3-18

Administrative Hearing Officer's Decision:

A Noticed Hearing was held for this matter on December 10, 2025, commencing at approximately 1: 30 p.m., in Conference Room 7, at Santa Rosa City Hall, located at 100 Santa Rosa Avenue in Santa Rosa, before the undersigned ("Hearing Officer"). When this matter was called to order, Jehovanna Contreras, Senior Administrative Assistant with the City of Santa Rosa Planning & Economic Development Department read a statement to all attending as to the purpose of the Hearing, and the procedures to be followed during the Hearing. After the statement by Ms. Contreras, the Hearing Officer commenced the Hearing. Appearing on behalf of the City of Santa Rosa ("City") was Code Enforcement Officer, Lizzette Marquez ("Ms. Marquez"). Also appearing on behalf of City was Deputy City Attorney, Kelly Leonhardt, and Cassidy Anderson of the City Code Enforcement Department. No appearance was made by a managing member of, or legal representative of Responsible Party, Loucat Management LLC, a California Limited Liability Company—and the owner of the improved real property located at 1672 Dutton Avenue, Santa Rosa, CA 95407 ("the property"). Mr. Jack Crouse—who identified himself as the resident manager of the property—appeared in person at the Hearing, but he is not a managing member or legal representative of Loucat Management LLC, so the Hearing Officer permitted Jack Crouse to testify at the Hearing only as a witness to conditions at the property within his personal knowledge. No request was made for a continuance of the Hearing.

The Hearing concerned allegations by City of unabated violations of the City Code at the property. City Code Sections discussed below will be styled "Section" followed by the specific number.

Prior to the Hearing, the Hearing Officer was provided with Ms. Marquez's ADMINISTRATIVE HEARING STAFF REPORT and supporting attachments ("Report"), consisting of 118 pages, plus an index and Certificate of Service. The Hearing Officer reviewed the Report in its entirety before the Hearing, and carefully reviewed all photos of the property therein. The Report was received in evidence. During the Hearing, Ms. Marquez identified and submitted additional photos of the property taken on the morning of the Hearing, plus copies of several email communications Ms. Marquez had with Jack Crouse in the weeks prior to the Hearing, and additional email exchanges Ms. Marquez had with Restoration Brothers LLC—a firm Mr. Crouse had contacted about the conditions at the property. These additional photos and copies of emails were received in evidence.

When the Hearing was called to order, the Hearing Officer administered oaths to Ms. Marquez and Jack Crouse so that all testimony given during the Hearing was under penalty of perjury. Ms. Marquez then gave her testimony summarizing the chronology of City's Code Enforcement issues with the property dating back to March 7, 2025. The Hearing Officer asked a few clarifying questions which were answered by Ms. Marquez. Ms. Marquez told the Hearing Officer that Violations #3 and #4 had been abated before the Hearing. Jack Crouse was given the opportunity to ask questions of Ms. Marquez, but he mostly had statements of his frustrations in dealing with the tenants of the property, and in his communications with Ms. Marquez over the conditions at the property. The Hearing on this matter concluded at approximately 1:55 p.m.

Considering all of the oral and documentary evidence received and reviewed before, during and after the Hearing, the Hearing Officer makes the following findings:

- A. City has complied with all notice requirements for the Hearing.
- B. The Administrative Notice and Order issued by City on November 4, 2025, and served by City on November 4, 2025 is upheld with modifications discussed below.
- C. By a preponderance of the evidence, Loucat Management LLC—the Responsible Party herein—is in violation of Sections of the City Code as set forth in the Administrative Notice and Order, as follows:

Violation # 1: California Health & Safety Code Section 17920.3 (a)—adopted by reference in City Section 18-04.015. Excessive moisture in the walls surrounding the toilet and in the ceiling of a bedroom at the property, has been a continuing unabated condition.

Violation # 2: Section 18-20.304.14: Lack of insect screens in the windows. Photos taken since the beginning of City's Code Enforcement activity at the property, and continuing to the morning of the Hearing show the lack of insect screens.

Violation # 5: Section 18-20.302.5: Rodent harborage: Photos and the personal observations of Ms. Marquez, and the email communications from a licensed pest control operator confirm rodent activity has remained a condition at the property.

D. Good cause exists for an Order requiring Responsible Party to abate the above unabated violations immediately, and to refrain from future violations of the City Code.

Responsible Party **IS HEREBY ORDERED** to abate Violations # 1, #2 and #5 within fourteen (14) days of the date this Order becomes final—which is the date this Order is mailed to Ms. Marquez. Should Responsible Party fail to so abate the Violations, City is authorized to enter upon the property, and if necessary, employ contractors who may enter the property, and take whatever action is necessary to abate the Violations. Responsible Party **IS FURTHER ORDERED TO CEASE AND DESIST** from any acts, or failures to act, that would cause the above Violations to continue, or constitute new violations of the City Code. **IT IS FURTHER ORDERED** that Responsible Party shall not interfere with any abatement activity carried out by City, if such activity becomes necessary. Responsible Party shall be responsible for any and all costs incurred by City in abating the above Violations, if such abatement is carried out by City. In abating the above Violations, Responsible Party must employ a licensed industrial hygienist and licensed pest control operator in abating conditions of mold/excessive moisture, and rodent infestation. Responsible Party is encouraged to communicate with Ms. Marquez in confirming that the professionals employed to abate the Violations are qualified.

E. The Hearing Officer assesses Penalties and Administrative Costs to Responsible Party as detailed below. The Hearing Officer has discretion to assess penalties *up to* \$ 500.00 per day for each Violation upheld. In this matter, Responsible Party did not have a managing member, or legal representative appear at the Hearing. Jack Crouse appeared at the Hearing, but only as a witness. The tenants at the property engaged in activity that strained efforts by Jack Crouse and Responsible party to deal with the Violations. The tenants appear to be the persons responsible for the construction of a non-permitted room in the garage at the property. Responsible Party did make efforts to address the Violations at the property, but the tone of Jack Crouse's communications with City/Ms. Marquez have been argumentative.

1. As for Violations # 1, # 2, and # 5, the assessed penalty will be \$ 200.00 per day from November 30, 2025 (the date by which the Violations were to be abated) through December 10, 2025 (date of Hearing). Accordingly, for those three Violations the penalty is:

Three Violations x \$ 200.00 per day x ten days = \$ 6,000.00

Total penalty assessed to Responsible Party is: **\$ 6,000.00**

2. The Hearing Officer assesses Administrative Costs to Responsible Party as follows:

a. Attached hereto is a copy of the FINAL REVISED ADMINISTRATIVE COSTS CALCULATION SHEET received in evidence, which itemizes the Administrative Costs incurred by City prior to the Hearing. Those pre-hearing costs came to a total of \$ 3,871.60. Because of the appearance of Ms. Marquez at the Hearing, until it was adjourned at 1: 55 p.m., the Administrative Costs are increased by the sum of \$ 97.76 (one hour for preparing for Hearing and attending same).

Total City Administrative Costs assessed to Responsible Party are: **\$ 3, 969.36**

b. Per Section 1-30.030, the services of the Hearing Officer are an Administrative Cost. The Hearing Officer's time included: reading the Report; careful review of all photos of the property; legal research applicable City Codes; preparing for the Hearing; travel to and from Santa Rosa City Hall (divided by two cases); conducting the Hearing; review of all oral and documentary evidence received; preparing this Administrative Enforcement Order, and a Proof of Service By Mail; and service of this Order by Mail on Responsible Party and Ms. Marquez. The total additional Administrative Costs assessed herein to Responsible Party for the services of the Hearing Officer are: \$ 1, 864.38

Total Penalty Assessed to Responsible Party: \$ 6,000.00

Total Administrative Costs Assessed to Responsible Party: \$ 5, 833.74

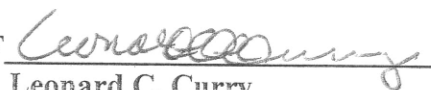
F. The Hearing Officer will serve signed originals of this Order on Responsible Party and Ms. Marquez by U.S. Mail. When the Order is so mailed to Ms. Marquez, the Order shall be final.

G. This Order shall serve as notice to Responsible Party that if the above Penalty and Administrative Costs assessed are not received by City within thirty (30) days of the date of this Order, City may seek to enforce it through judicial review. The penalty for late payment of the assessed Penalty and Administrative Costs is 7% per annum, pro-rated daily from the payment due date. The above assessed Penalty and Administrative Costs may become the subject of a special assessment against the property if payment is not received within thirty (30) days of the date this Order becomes final. Should Responsible Party cause a delay in City's efforts to correct the above unabated Violations, Responsible Party may be subject to additional penalties authorized by law.

H. Per Section 1-30.120 of the City Code, any person contesting this Administrative Enforcement Order may seek review by filing an appeal with the Sonoma County Superior Court within twenty (20) days of this Order.

Dated: January 6, 2026

BY ORDER OF



Leonard C. Curry

Administrative Hearing Officer

FINAL REVISED ADMINISTRATIVE COSTS CALCULATION SHEET

Appendix No. 7-E

- 1a. Responsible Party: Loucat Management LLC
Att: Debra Rogers
- 1b. Address: 1 Los Piños Rd.
Nicasio, CA 94946
2. Location of Violation in the City of Santa Rosa: 1672 Dutton Ave.
3. Assessor Parcel Number: 125-451-042 Zoning District: R-3-18
4. Date of Administrative Hearing: December 10, 2025
5. Administrative Costs, see description beginning with item 5a, below:
- | | |
|---|-------------------|
| a. Letters, meetings, hearing preparation 22 hr(s). @ \$97.76/hr. = | \$2150.72 |
| b. 4 site visit(s) 4 hr(s). @ \$97.76/hr. = | \$391.04 |
| c. Senior Administrative Assistant - 4 hr(s). @ \$65.24/hr. = | \$260.96 |
| d. Senior Code Enforcement Officer - 5.0 hr(s). @ \$116.19/hr. = | \$580.95 |
| e. Assistant Chief Building Official - 1.0 hr(s). @ \$141.87/hr. = | \$141.87 |
| f. Assistant City Attorney - 2 hr(s). @ \$173.03/hr. = | \$346.06 |
| Total Administrative Costs: | \$ 3871.60 |
6. Administrative Hearing Time for Code Enforcement Officers 1.0 hr(s). @ Choose an item./hr. = \$ 9776 (to be added by Hearing Officer after hearing)

Date: December 10, 2025

BY ORDER OF:

Lizzette Marquez

Name: Lizzette Marquez
Title: Code Enforcement Officer
Telephone: 707-543-3235

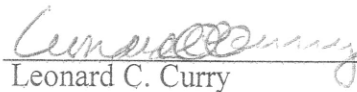
1
2 **PROOF OF SERVICE BY MAIL**
3

4 I am self employed in the County of Sonoma, State of California. I am over eighteen years of
5 age and not a party to the within action. I am the Administrative Hearing Officer on this matter.
6 My business address is 115 West First Street, Cloverdale, California 95425.

7 On January 6, 2026, I served the attached **ADMINISTRATIVE ENFORCEMENT ORDER**
8 on the interested parties in this proceeding, by placing true copies of the documents in a sealed
9 envelope, and mailing same with the United States Postal Service at Healdsburg, California, that
10 same day addressed as follows:
11

- 12 1. Lizzette Marquez
13 City of Santa Rosa Code Enforcement Officer
14 100 Santa Rosa Avenue, Room 3
15 Santa Rosa, CA 95404
16 2. Loucat Management LLC
17 Attn: Debra Rogers
18 1 Los Pinos Road
19 Nicasio, CA 94946
20

21 I declare under penalty of perjury under the laws of the State of California that the foregoing
22 is true and correct and that this declaration was executed on January 6, 2026, at Healdsburg,
23 California.
24

25
26
27
28

Leonard C. Curry