

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

File # CE24-0536

**ADMINISTRATIVE ENFORCEMENT ORDER**

**Property Address: 715 Placer Court, Santa Rosa, CA 95401**

**Responsible Party: Lynn A. Anderson**

**APN: 035-440-023-000      Zoning: PD**

**Administrative Hearing Officer's Decision:**

A Noticed Hearing was held for this matter on March 12, 2025 commencing at approximately 1:00 p.m., in the Santa Rosa City Council Chambers, before the undersigned ("Hearing Officer"), who called the Administrative Hearing Calendar to order. Appearing at the Hearing on behalf of the City of Santa Rosa was Code Enforcement Technician, Michael Wilroy ("Mr. Wilroy"). Lynn A. Anderson ("Ms. Anderson"), the Responsible Party herein, and the owner of record of the improved real property at 715 Placer Court, Santa Rosa, CA 95401 ("the property") personally appeared at the Hearing. Also present during the Hearing was an attorney from the Santa Rosa City Attorney's Office, and Cassidy Anderson from the City of Santa Rosa Code Enforcement Division. No request was made for a continuance of the Hearing.

The Hearing concerned allegations by the City of Santa Rosa ("City") of two unabated violations of the Santa Rosa City Code at the property, discussed below. All City Code Sections discussed below will be styled "Section" followed by the specified number.

Prior to the Hearing, the Hearing Officer was provided with Mr. Wilroy's Administrative Hearing Staff Report and supporting attachments ("Report"), consisting of 81 pages, plus an index. During the Hearing, Mr. Wilroy identified and submitted a one page "AMENDMENT TO CASE FACTS" describing a viewing of the property by Officer Paula Fiori of the Santa Rosa Police Department conducted on March 11, 2025.

The Hearing Officer reviewed the Report in its entirety before the Hearing, and carefully reviewed all color photographs therein. The Report and the AMENDMENT TO CASE FACTS submitted by Mr. Wilroy during the Hearing were received in evidence.

After calling the Hearing to order, the Hearing Officer administered oaths to Mr. Wilroy, and Ms. Anderson. Mr. Wilroy then gave his testimony summarizing the chronology of City's Code Enforcement activity with the property and Ms. Anderson, including the two alleged violations of the City Code. Ms. Anderson was given the opportunity to ask cross examination questions of Mr. Wilroy, but asked no questions. Ms. Anderson was then given the opportunity to present her response to City's Administrative Notice and Order, and gave her testimony, articulating her reasons for not abating the two alleged violations. No further testimony or documentary evidence was presented by Ms. Anderson or Mr. Wilroy, and the Hearing for this case was submitted for a decision by the Hearing Officer, and adjourned at approximately 1:10 p.m.

After considering all of the oral and documentary evidence presented before and during 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 January 29, 2025 is upheld with modifications discussed below.

C. By a preponderance of the evidence, Lynn A. Anderson—the Responsible Party herein—is in violation of Sections of the City Code, itemized in the Administrative Notice and Order, as follows:

Violation #1: Section 18-20.302.8: Storing inoperative vehicles and an RV on a front yard driveway for at least twenty-four consecutive hours, and visible from a public street or any adjoining property.

The photos of the property taken on nine different occasions dating back to October 3, 2024, consistently depict the presence of an RV and a covered Mercedes Benz on the front driveway. The property was also viewed by Officer Fiori from the SRPD the day before the Hearing, and confirmed that the RV and Mercedes were not registered. Officer Fiori instructed Ms. Anderson to remove the electrical and water hookups connected to the RV, and several photos taken by Mr. Wilroy dating back to October, 2024, depict the hookups to the RV. Although Officer Fiori did not believe that the RV was being used for habitation on the day before the Hearing, the Hearing Officer concludes that the hookups to the RV are evidence of using the RV for habitation when needed by Ms. Anderson. The fact that the RV and Mercedes are unregistered, is proof that they are "inoperable" because they cannot legally be used on a public street.

Violation #2: Section 18-20.302.3: Permitting vehicles to block pedestrian right of way along the sidewalks in front of the property.

The photos taken consistently depict vehicles parked on—or in front of—the driveway at the property, and blocking the sidewalk (pedestrian right of way). The evidence shows that the operative vehicles used by drivers parking at the property, cannot use the driveway due to the continuing presence of the RV, Mercedes and other vehicles, so they park so as to block the sidewalk. Some photos taken on a rainy day depict dry pavement in the shape of a motor vehicle

where a parked vehicle that clearly encroached on the pedestrian right of way had recently been moved. The encroachment appears to occur regularly at the property.

D. Good cause exists for an Order requiring Responsible Party to abate the above violations immediately.

Responsible Party **IS HEREBY ORDERED** to abate the two violations listed above. Should Responsible Party fail to abate the violations within seven (7) days of the date this Order becomes final—which is the date this Order is mailed to Mr. Wilroy—City is authorized to enter upon the property, and if necessary, employ contractors who may enter upon the property, and take whatever action is necessary to abate the violations. Responsible Party **IS FURTHER ORDERED TO CEASE AND DESIST** from any acts that would cause any of 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 activities carried out by City or the contractors employed by City, if such activities become necessary. Further, any and all costs incurred by City in abating the violations shall be an additional charge Responsible Party shall owe to City.

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, the Responsible Party has—although it has taken months for her to commence dealing with the unabated violations—appeared at the Hearing, and testified that her failure to register the RV and Mercedes was due to financial difficulties, and not an intention to violate the law. There was however, a months long failure to abate and cooperate with City, resulting in the matter coming to an Administrative Hearing.

1. As to the two violations above, the assessed penalty will be \$ 400.00 per day from February 28, 2025 (the date the violations were to be abated) through March 12, 2025 ( the date of the Administrative Hearing ). Accordingly, for the two violations, the Penalty is:

Two violations x \$ 400.00 per day x ten days (per Mr. Wilroy) = \$ 8,000.00

Total Penalty Assessed to Responsible Party is **\$ 8,000.00**

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

a. Attached hereto is a copy of the “ADMINISTRATIVE COSTS CALCULATION SHEET” received in evidence as part of the Report, which itemizes the Administrative Costs incurred by City prior to the Hearing. Those pre-hearing costs came to a total of \$ 1,286.89. Because of the appearance by Mr. Wilroy at the Hearing, and his participation until it was adjourned at 1:10 p.m., the Administrative Costs are increased by sum of \$ 28.49 (\$171.65 x .166 hrs. ). Total City Administrative Costs assessed to Responsible Party are: **\$ 1,315.38.**

b. Per Section 1-30.030 of the City Code, 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 of applicable City Codes; preparing for the Hearing; traveling to and from the City Council Chambers; conducting the Hearing and reviewing 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 Ms. Anderson and Mr. Wilroy. The total additional Administrative Costs assessed herein to Responsible Party for the services of the Hearing Officer are: \$ 1,723.67

**Total Penalty Assessed to Responsible Party: \$ 8,000.00**

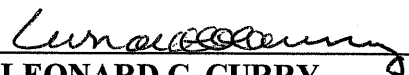
**Total Administrative Costs Assessed to Responsible Party: \$ 3,010.56**

F. The Hearing Officer will serve copies of this Order on Responsible Party and Mr. Wilroy by U.S. Mail. When the Order is so mailed on Mr. Wilroy, 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 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: March 19, 2025

BY ORDER OF   
LEONARD C. CURRY  
Administrative Hearing Officer

## ADMINISTRATIVE COSTS CALCULATION SHEET

### Appendix No. 7-E

- 1a. Responsible Party: Lynn A. Anderson  
1b. Address: 715 Placer Ct. Santa Rosa,  
CA 95401
2. Location of Violation in the City of Santa Rosa: 715 Placer Ct.
3. Assessor Parcel Number: 035-440-023 Zoning District: PD
4. Date of Administrative Hearing: March 12, 2025
- |     |   |                   |
|-----|---|-------------------|
| 5a. | Letters, meetings, hearing preparation 5 hr(s). @ \$81.53/hr. = | \$407.65          |
| 5b. | 7 site visit(s) 6.5 hr(s). @ \$81.53/hr. =                      | \$529.95          |
| 5c. | Senior Administrative Assistant – 1 hr(s). @ \$56.40/hr. =      | \$56.40           |
| 5d. | Senior Code Enforcement Officer – 3.25 hr(s). @\$90.12/hr. =    | \$292.89          |
| 5e. | Assistant Chief Building Official - 0 hr(s). @140.50/hr. =      | \$0.00            |
| 5f. | Assistant City Attorney – 0 hr(s). @ \$350.00/hr. =             | \$0.00            |
| 6.  | <b>Total Administrative Costs:</b>                              | <b>\$1,286.89</b> |
7. Administrative Hearing Time for Code Enforcement Officers .166 hr(s). @  
\$171.65/hr. = \$ 28.49 (to be added by Hearing Officer after hearing)

Date: January 29, 2025

BY ORDER OF: 

Name: Michael Wilroy  
Title: Code Enforcement Technician  
Telephone: 707-543-3237

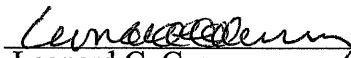
1  
2 **PROOF OF SERVICE BY MAIL**  
3

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. My business address is 115 West First Street,  
6 Cloverdale, California 95425.

7 On March 19, 2025, 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 Cloverdale, California, that  
10 same day addressed as follows:  
11

- 12 1. Michael Wilroy  
13 City of Santa Rosa Code Enforcement Technician  
14 100 Santa Rosa Avenue, Room 3  
15 Santa Rosa, CA 95404  
16 2. Lynn A. Anderson  
17 715 Placer Court  
18 Santa Rosa, CA 95401  
19

20 I declare under penalty of perjury under the laws of the State of California that the foregoing  
21 is true and correct and that this declaration was executed on March 19, 2025, at, Cloverdale,  
22 California.  
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Leonard C. Curry