



January 24, 2025

Bethlehem Tower Affordable LP
531 Encinitas Blvd Ste 206
Encinitas, CA 92024

Tenant
801 Tupper St #806
Santa Rosa, CA 95404

NOTICE OF VIOLATION

SUBJECT: 801 TUPPER STREET #806

APN #: 009-202-048

ZONE: R-3-HD

CASE #: CE24-1540

The City of Santa Rosa Code Enforcement Division conducted an inspection of the above-referenced property on January 15, 2025, in response to a complaint received of rodent infestation occurring upon the property. The following violation(s) of the Santa Rosa City Code (SRCC) was determined to exist at the time of the inspection:

Tenant

1. **SRCC Sec. 18-20.301.2 Responsibility.** The *owner* of the *premises* shall maintain the structures and *exterior property* in compliance with these requirements, except as otherwise provided for in this code. A person shall not occupy as *owner-occupant* or permit another person to occupy *premises* that are not in a sanitary and safe condition and that do not comply with the requirements of this chapter. ***Occupants of a dwelling unit, rooming unit or housekeeping unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit, rooming unit, housekeeping unit or premises they occupy and control.***

VIOLATION DESCRIPTION: Rotting food, trash and debris throughout attracting rodents and fruit flies and substantially causing and contributing to an infestation to adjoining units.

2. **SRCC 18-20.302.5 Rodent harborage.** Structures and exterior property shall be kept free from rodent harborage and infestation. Where rodents are found, they shall be promptly exterminated by approved processes that will not be injurious to human health. After pest elimination, proper precautions shall be taken to eliminate rodent harborage and prevent reinfestation.

VIOLATION DESCRIPTION: Significant rat infestation in unit including left out food, trash piled to the ceiling and other issues substantially contributing to an infestation.

3. **SRCC Sec. 18-20.308.1 Accumulation of rubbish or garbage.** *Exterior property* and *premises*, and the interior of every *structure*, shall be free from any accumulation of *rubbish* or garbage.



VIOLATION DESCRIPTION: Stored trash, debris and rotting food throughout constituting an unsanitary environment for the occupant and significantly contributing to an infestation.

SRCC Sec. 18-20. 308.2 Disposal of rubbish. Every *occupant* of a *structure* shall dispose of all *rubbish* in a clean and sanitary manner by placing such *rubbish* in *approved* containers.

VIOLATION DESCRIPTION: Stored trash, debris and rotting food throughout constituting an unsanitary environment for the occupant and significantly contributing to an infestation.

Owner

1. **SRCC Sec. 18-20.308.1 Infestation.** All structures shall be kept free from insect and rodent infestation. All structures in which insects or rodents are found shall be promptly exterminated by approved processes that will not be injurious to human health. After extermination, proper precautions shall be taken to prevent reinfestation.

VIOLATION DESCRIPTION: Significant rodent and fruit fly infestation in unit.

To bring the property into compliance you are directed to comply with the following no later than February 7, 2025:

Tenant

1. Show substantial progress of removal of trash and debris every two weeks, starting with open container and rotting food.
2. Remove items from the shower to have a fully accessible shower
3. Schedule recurring compliance inspections to ensure manageable progress.

Owner

1. Once substantial progress is made in the unit clearing of debris, rodent harborage and rotting/open food, you are directed to call an exterminator and provide a report to Code Enforcement of recommended extermination plan.

Please be assured that the City of Santa Rosa is eager to work with you to resolve any violations that may be found on your property, however, failure to address these violations may result in the issuance of citation(s) and/or further legal action. For further information, please contact me at cganderson@srcity.org or (707) 543-3229. Your assistance in conserving our community is greatly appreciated.

A handwritten signature in blue ink, appearing to read "Cassidy Anderson".

Cassidy Anderson
Senior Code Enforcement Division
Planning and Economic Development Department



IMPORTANT – READ CAREFULLY

RIGHT OF APPEAL

The only appealable violations listed in a Notice of Violation are those that are categorized as Building Violations. Please refer to SRCC 18-04 for details in process and applicable fee(s). In general, a Notice of Violation does not incur a penalty and therefore is not appealable.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATION(S):

If the violation(s) is not corrected by the date specified on this Notice of Violation, or by dates specified in future communications associated with this Notice, the City of Santa Rosa City Code Section 1-30.235.1 provides for the issuance of Administrative Citations. There are three levels of penalties that may be issued for a violation: 1st, 2nd, 3rd (and subsequent violations). Dependent on the type of violation, penalties may range between \$100.00 and \$5,000.00. These penalties are cumulative, and citations may be issued for each day the violation is found to continue. In addition, the City may issue a Criminal Citation and/or seek any other legal remedies to bring about compliance.

PERMIT INFORMATION

Permit applications and submittal information are available online using the Permit Portal at <https://citizen.srcity.org/CitizenAccess>. For an in-person appointment to speak with Building, Planning or Code Enforcement Staff please use the appointment queuing system at <https://SRCity.org/QLess> and follow the system prompts to schedule. For staff assistance in scheduling an appointment, please leave a voicemail at our appointment request line at (707) 543-4623. Please notify the assigned Code Enforcement Officer of any appointments made at Planning and Economic Development so that they can assist you with the Code Enforcement portion of your submittal.

CODE REFERENCES

The City of Santa Rosa enforces Code sections which can be found online at: <https://ecode360.com/SA5009/home>. For your convenience, you may view California Building Codes online at: <https://up.codes/codes/california>. The City of Santa Rosa adopts by reference many code sections which are not found online including but not limited to: the California Health and Safety Code (CA H&S Code), International Property Maintenance Code (IPMC), the California Building Code (CBC), the California Electrical Code (CEC), California Plumbing Code (CPC), the California Mechanical Code (CMC), California Energy Code (CEC), National Pollutant Discharge Elimination (NPDES) etc. For a comprehensive list please see ***18-04.015 Adoption by reference.***