

**NOTICE OF VIOLATION AND
NOTICE OF IMPENDING CIVIL ADMINISTRATIVE PENALTIES**

October 20, 2020

Please Reply To: Miguel Lagunas
(805) 654-2484
Miguel.Lagunas@ventura.org

GEOFFREY I-KAY G ABADEE
35 SADDLEBOW RD
BELL CANYON, CA 91307

Violation No.: CV20-0409
Property Address: 35 SADDLEBOW RD WEST HILLS, CA 91307
Assessor's Parcel No.: 850-0-031-075

Dear Property Owner,

The Code Compliance Division has confirmed that violation(s) of the Ventura County Building Code and/or Zoning Ordinance exist on the subject property. The violation(s) must be corrected or abated within 30 days. If not, additional enforcement will be taken.

VIOLATIONS:

Following are the activities, uses, or structures which constitute violation(s) of the Ventura County Building Code and/or Zoning Ordinance identified by section number, the actions that must be taken to correct the violation(s), and the range of applicable daily civil administrative penalties.

VIOLATION 1: Non-Permitted 550 sq. ft. addition (ADU) located N/W of the dwelling unit.

VIOLATION 2: Non-permitted 450 sq. ft. addition located S/W of the dwelling unit.

VIOLATION 3: Non-permitted exterior fireplace.

PLEASE ENSURE PERMIT C18-001229 IS INSPECTED & FINALED BY BUILDING AND SAFETY.

ABATEMENT CAN BE ACHIEVED BY: Obtaining approvals and permit(s) from the Planning Division and East County Building & Safety to legalize the non-permitted construction (additions). Legalization could also require approvals from other agencies such as the Fire Department, Environmental Health and Public Works. If you cannot obtain a permit to legalize or decide to demolish a Zoning Clearance to demolish from the Planning Division, a demolition permit from East County Building and Safety, and a permit from Integrated Waste Management Division must be obtained. The Planning Division and Integrated Waste Management Division are located on the 2nd and 3rd Floor of the Hall of Administration

Building, 800 S. Victoria Ave. Ventura, CA 93009. The Building and Safety office in your area is located at the Simi Valley Court House, 3855-F Alamo St Ste. #2019A, Simi Valley, CA 93065. Office contact number is (805) 582-8064.

IN VIOLATION OF: 2019 Ventura County Building Code. Sec.105.1. Permits Required, Sec.105.3. Application for Permit, Sec.107.1. Submittal Documents, Sec. 109.4 - Investigation Fees: Work Without Permits, Sec. 110. - Inspections, Sec. 114. Violations, and Ventura County Non-Coastal Zoning Ordinance Sec(s). 8101-3.1 and/or 8101-3.2- GENERAL PROHIBITIONS; Sec. 8105-1.3 (uses prohibited unless identified in use matrices), 8105-4 (matrix of allowed uses), Sec. 8111-1.1.1 (a) (3). Zoning Clearance: Purpose of.

PENALTY RANGE: Daily Civil Penalties can range from \$50 to \$500 daily, for the violation.

The above violations were confirmed on 10/06/2020. This Notice of Violation addresses the violations reported and confirmed and those observed in plain view - they are listed above. It is not intended to represent all violations that may exist on the subject property. There may be other violations that were unobserved/unidentified at the time of our inspection or that may be the responsibility of other agencies, departments, divisions. As such, other violations may be addressed at a later time as they are reported and confirmed, or observed.

EACH DAY THAT A VIOLATION EXISTS CONSTITUTES A NEW VIOLATION

Until the violation(s) are corrected, Code Compliance Division staff time spent in confirming the violations(s) and securing abatement of the violation(s) will be charged to you (ref. CZO § 8183-5.4; NCZO § 8114-3.4). These costs include all time spent for meetings, site visits, telephone calls, correspondence, etc. that relate to this violation case. You will be charged for staff time at the current hourly rate. Late charges and interest at 2% of the amount of the unpaid bills compounded monthly will also be assessed. Unpaid charges will become the responsibility of subsequent property owners if you do not pay the bills.

ENFORCEMENT ACTIONS

If the violation(s) are not corrected by 11/22/2020, the following enforcement actions may apply:

A. NO NEW PERMITS

No new Planning or Building permits will be issued on the subject site except to correct a violation.

B. RECORDATION OF NOTICE OF NONCOMPLIANCE

A Notice of Noncompliance will be recorded against the property that gives record notice to all, including lenders, potential purchasers, and subsequent owners, that violation(s) of the Ventura County Building Code and/or Zoning Ordinance exist on the property. The Notice of Noncompliance will not be released until the violation(s) are corrected and all fees and charges are paid, including reimbursement for staff time.

C. IMPOSITION OF CIVIL PENALTIES AND RECORDATION OF LIEN

You will receive a Notice of Imposition of Civil Administrative Penalties advising you of the amount of the daily monetary penalties that have been imposed against your property (ref. CZO § 8183-5.7; NCZO § 8114-3.7; VCBC § 114.5). The penalties shall accrue **DAILY** until each respective violation is corrected and confirmed by a County Code Compliance staff inspection. The amount of the daily penalty shall constitute a Lien against the property.

D. CRIMINAL PROSECUTION

Each violation of the Ventura County Building Code and/or Zoning Ordinance is a misdemeanor or an infraction. You may be prosecuted by the District Attorney and subject to criminal punishment. As explained above, each day that a violation exists is a new violation.

APPEAL OF DETERMINATION OF VIOLATION

If you do not believe a violation exists and wish to appeal this determination and stay further enforcement actions while the appeal is pending, you must submit your appeal to the Director of the Planning Division for Zoning Ordinance violations by 11/2/2020. There is a deposit associated with submitting an appeal (ref. CZO § 8181-9; NCZO § 8111-7).

If you wish to appeal a building code violation, you must submit that appeal to the Building Official by 11/22/2020. There is a fee associated with filing an appeal (ref. VCBC § 113).

If you need additional time beyond the specified deadline to abate the violations, we can discuss the possibility of a Compliance Agreement. There will be a charge to prepare it plus costs to administer the Agreement through the abatement of the violation(s). This is an agreement between you and the County wherein you agree to abate the violations in a specific manner and time frame. The County is under no obligation to enter into such an agreement, even if you so request.

PERMITS TO ABATE VIOLATIONS

Abatement can be achieved by obtaining the required permits and clearances from the Planning Division and the Building & Safety Department in accordance with the adopted codes and ordinances and requesting inspections to verify compliance. Approvals from other agencies such as Fire, Environmental Health, Integrated Waste Management, and Public Works may be required.

Clearances, permits, and approvals must be obtained prior to commencing work. Permits to abate violations for land use and building violations will include additional late filing fees, penalty fees, and/or investigation fees in accordance with the applicable Zoning Ordinances and Building Codes.

IMPORTANT: It is your responsibility to inform Code Compliance when your violation(s) have been corrected. Until we hear from you that the violation(s) are corrected and this can be

confirmed to our satisfaction, the violation(s) are presumed to remain and enforcement actions against you will continue.

The Code Compliance Division wants to work with you to avoid the consequences listed above. I urge you to contact me immediately at the above number so we can discuss how this issue can be resolved. If you wish to discuss this matter in person, please make an appointment using the contact information above. Reference the case number, CV20-0409, in all verbal and written inquiries or replies. You may request copies of the pertinent materials regarding this code enforcement matter or consult the Planning Division website, <http://www.vcrma.org/divisions/planning> or the Building and Safety Division website, <http://www.vcrma.org/divisions/building-and-safety>.

Si usted no lee o entiende ingles, favor de llamar a Marco Perez al teléfono (805) 654-2463 tocante a este asunto. Dele el numero de su caso que se encuentra a la derecha en la parte de arriba de esta carta.

Sincerely,



Miguel Lagunas
Code Compliance Officer

Attachments: Civil Administrative Penalties Program Flyer

cc: File
Complainant(s)