



Community Development

919 Palm Street, San Luis Obispo, CA 93401-3218
805.781.7170
slocity.org

Notice to Correct Code Violation(s)/Notice of Violation

(Courtesy Warning Prior to Issuance of Administrative Citation)

April 12, 2022

Ryan Diller
PO Box 863
San Luis Obispo, CA 93406

SUBJECT ADDRESS: 205 Casa Street, San Luis Obispo, CA 93405

APN: 001-031-016

Code Case #: CODE-15-2022

Dear Property Owner,

On March 22, 2022, City of San Luis Obispo Community Development Department staff noted the following violations of the San Luis Obispo Municipal Code or other relevant codes at the above listed address:

1. **Vacant Structures and Land (SLOMC 15.02.010, International Property Maintenance Code 301.3)**

“Vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.”

The vacant property is in violation of health and safety standards as outlined below.

2. **Accumulation of Rubbish or Garbage (SLOMC 15.02.010, IPMC 308.1)**

“Exterior property and premises, and the interior of every structure, shall be free from any accumulation of rubbish or garbage.”

Trash and debris are spread out on the property. Items shall be cleaned up and disposed of or stored properly.

3. **Exterior Walls (SLOMC 15.02.010, IPMC 304.6)**

“Exterior walls shall be free from holes, breaks, and loose or rotting materials; and maintained weatherproof and properly surface coated where required to prevent deterioration.”

Sections of the exterior siding are damaged or missing. Repairs shall be made to ensure proper weatherproofing.

4. **Exterior Doors (SLOMC 15.02.010, IPMC 304.15)**

“Exterior doors, door assemblies, operator systems if provided, and hardware shall be maintained in good condition. Locks at all entrances to dwelling units and sleeping units shall tightly secure the door. Locks on means of egress doors shall be in accordance with section 702.3.”

Multiple exterior doors are damaged and in need of repair/replacement.

5. *Handrails and Guards (SLOMC 15.02.010, IPMC 304.12)*

“Every handrail and guard shall be firmly fastened and capable of supporting normally imposed loads and shall be maintained in good condition.”

The exterior stair railing and guard is missing, posing a safety hazard. The railing and guard shall be replaced. A permit is required for the repair.

We request that you voluntarily take action to correct the above noted violation(s) no later than **May 12, 2022**. These violations constitute a public nuisance and must be abated. Failure to correct the violation(s) by the specified date will result in the issuance of an Administrative Citation requiring payment of FINES in accordance with SLOMC Chapter 1.24. For Municipal Code violations that remain uncorrected after issuance of an Administrative Citation, the City may seek enforcement by other civil or criminal remedies.

Any person having a title interest in the property may request a Director’s review of this Notice by completing the enclosed Request for Director’s Review Form and submitting it to the Community Development Department, 919 Palm Street, San Luis Obispo, CA 93406, within five (5) days of the date of this Notice. This Notice shall be deemed final unless you timely file a Request for Director’s Review.

We look forward to working with you to resolve these violations and would like to thank you for your efforts to maintain your property and to help preserve the safety and beauty of our community. If you have questions, please contact the undersigned Officer at (805) 783-7841 or ssheats@slocity.org.

Sincerely,



Steve Sheats, Code Enforcement Officer

Cc: File

Enclosures: Request for Directors Review