



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)

October 26, 2023

Diller Ryan
PO Box 863
San Luis Obispo, CA 93406

SUBJECT ADDRESS: 1067 Murray Avenue/205 Casa Street, San Luis Obispo, CA 93405
APN: 001-031-016 **Code Case #:** CODE-000015-2022

Dear Property Owner,

On October 19, 2023, 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. **Closing of Vacant Structures (SLOMC 15.02.130, International Property Maintenance Code III.2)**

"If the structure is vacant and unfit for human habitation and occupancy, and is not in danger of structural collapse, the code official is authorized to post a placard of condemnation on the premises and order the structure closed up so as not to be an attractive nuisance. Upon failure of the owner or owner's authorized agent to close up the premises within the time specified in the order, the code official shall cause the premises to be closed and secured through any available public agency or by contract or arrangement by private persons and the cost thereof shall be charged against the real estate upon which the structure is located and shall be a lien upon such real estate and shall be collected by any other legal resource.

III.2.1 Authority to Disconnect Service Utilities

The code official shall have the authority to authorize disconnection of utility service to the building, structure or system regulated by this code and the referenced standards set forth in Section 102.8 in case of emergency where necessary to eliminate an immediate hazard to life or property or where such utility connection has been made without approval. The code official shall notify the serving utility and, whenever possible, the owner or owner's authorized agent and occupant of the building, structure or service system of the decision to disconnect prior to taking such action. If not notified prior to disconnection the owner, owner's authorized agent or occupant of the building structure or service system shall be notified in writing as soon as practical thereafter.

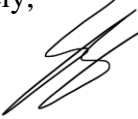
The structures have been posted as uninhabitable due to substandard and dangerous conditions. The structures are an attractive nuisance to the public and are constantly being subjected to trespassing and other criminal activities. The structures shall be boarded up in compliance with the attached standards. The electrical service being active is an attraction for individuals to occupy the building. Once the building is properly boarded, the utilities shall be disconnected. If not done voluntarily, the Building Official will be ordering the utilities to be stopped to help deter further trespassing.

We request that you voluntarily take action to correct the above noted violation(s) no later than **November 10, 2023**. 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 via email at code@slocity.org or to 919 Palm Street, San Luis Obispo, CA 93401, 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