

**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)

March 13, 2024

Manda Properties LLC
% Comet Realty
1110 California Blvd #C
San Luis Obispo, CA 93401

SUBJECT ADDRESS: 280 California Blvd, San Luis Obispo, CA 93405

APN: 052-072-017

Code Case #: CODE-000074-2024

Dear Property Owner,

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. **Use Permit Violation (SLOMC 17.76.060)**

"It shall be unlawful and a public nuisance for any person, firm or corporation, owning, leasing, occupying, or having possession of any private property in the City to maintain such property in such a manner that any of the following conditions are found to exist thereon:

I. Any violation of the provisions of a minor use permit, conditional use permit, planned development permit, architectural review approval, variance, or other land use entitlement or land use permit."


Condition number five of the use permit associated with the property indicates "Use permit shall be reviewed by the Planning Commission at any time, if any reasonable written citizen or Police Department complaint is received by the city. In review of the use permit, the Planning Commission may add, delete, or modify conditions of approval or may revoke the use permit." Police Department records indicate that six citations were issued at the property in 2023 for noise violations. Due to the multiple, confirmed noise violations and the impact to the surrounding area, Code Enforcement staff will be recommending review of the use permit to the Deputy Director of Community Development. A determination made by the Deputy Director that the evidence submitted warrants review, modification, or revocation of the current use permit by the Planning Commission will be followed by notification to the property owner and other responsible parties.

We request that you voluntarily take action to correct the above noted violation(s). **Immediate compliance is required.** 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