



CLEARLAKE POLICE DEPARTMENT

14050 Olympic Drive, Clearlake, CA 95422

Andrew White | Chief of Police

CASE FACTS & FINDINGS

18-4115

14525 Lakeshore Dr.

- Case # 18-4115 opened on 12/26/2018. Property owner at the time was Luis Mankun Ching. The property was deemed unsafe to occupy and a Notice of Violation was issued, along with specific required actions to correct (See Exhibit 1 thru 1B attached hereto).
- From 12/26/2018-04/29/2021 no compliance was achieved. 10 Administrative Citations were issued over this time frame.
- On 04/29/2021, an Order to Abate was posted on the property and mailed to the property owner (See Exhibit 2 thru 2D attached hereto).
- On 05/05/2021, a compliance inspection was performed and no compliance was observed, in regards to the Order to Abate.
- On 06/15/2021, an advertisement for bid went out for the demolition and abatement of the property.
- On 06/16/2021, the deed to the property was transferred from Luis Mankun Ching to Roopa Shekar and Vasudev Cherlopalle (See Exhibit 3 attached hereto).
- On 07/15/2021, a contract for demolition and abatement was presented to City Council. Staff was recommending that City Council approve the contract and authorize the City Manager to execute said contract. The new property owners attended the meeting via Zoom and asked Council not to approve the contract and allow for time to correct the violations. City Council took no actions and advised staff to meet with the new property owners and allow for time to correct the violations.
- On 07/21/2021, a Notice of Violation and corrective actions was issued to the new property owner (See Exhibit 4 thru 4C attached hereto).
- On 07/22/2021, staff provided the new property owner copies of all Notice of Violations and corrective actions (See Exhibit 5 thru 5A attached hereto).
- On 07/27/2021, staff met with the new property owners, at which time, the property owners presented a timeline for corrective actions. It should be noted that all corrective actions were to be completed prior to mid 12/2021. With a few alterations in regards to priorities, staff agreed to work with the property owners and the timeline they presented (See Exhibit 6 thru 6C attached hereto).
- On 08/05/2021, the property owners provided a progress update timeline. 5 items had been addressed (See Exhibit 7 thru 7A attached hereto).
- On 01/03/2022, the property owner submitted a new timeline with adjusted dates of corrections (See Exhibit 8 attached hereto).





CLEARLAKE POLICE DEPARTMENT

14050 Olympic Drive, Clearlake, CA 95422

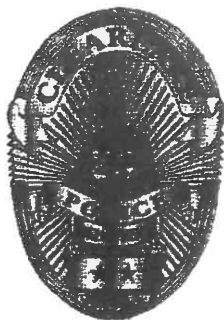
Andrew White | Chief of Police

- On 01/19/2022, a notice of extension was issued to the property owner. Due to a lack of voluntary compliance in a timely manner and, in addition, not adhering to the timeline submitted by the property owner, staff required that building permits must be applied for and issued prior to 02/28/2022 for any additional time to voluntarily comply is granted (See Exhibit 9 attached hereto).
- As of 03/01/2022, the property owner failed to obtain the required building permits.
- On 03/08/2022, no compliance was achieved and an Administrative Citation was issued to the property owner (See Exhibit 10 thru 10B attached hereto).
- On 03/23/2022, on behalf of the City of Clearlake, City Attorneys issued a final Notice of Violation and Order to Abate. The Order to Abate required full compliance within 10 calendar days from the date of notice (See Exhibit 11 thru 11G attached hereto).
- On 03/24/2022, no compliance was achieved and an Administrative Citation was issued to the property owner (See Exhibit 12 thru 12B attached hereto).
- As of 04/04/2022, the property owner failed to voluntarily comply, however an appeal of the Order to Abate was submitted in a timely manner (See Exhibit 13 thru 13H attached hereto).
- On 04/07/2022, a contract for demolition and abatement, same contract as previously presented on 07/15/2021, was presented to City Council. Staff was recommending that City Council approve the contract and authorize the City Manager to execute said contract. City Council approved the contract and to allow the City Manager to execute the contract, once the appeal process is exhausted and only if the appeal is denied.
- On 04/11/2022, no compliance was achieved and an Administrative Citation was issued to the property owner (See Exhibit 14 thru 14B attached hereto).

See exhibits I-14 attached hereto.

Lee Lambert
Code Enforcement Supervisor





Clearlake Police Department
Code Enforcement Division
 14050 Olympic Dr. Clearlake, CA 95422
 Phone (707) 994-8251 FAX (707) 994-8918

Mankun Ching, Luis
 2430 Black Tern Way
 Elk Grove, CA 95757

Case # 18-4115
 Date of Violation(s): 12/26/18
 Approx. Time of Violation(s): 1344
 Address: 14525 Lakeshore Dr.
 A.P.N. #: 040-183-220

NOTICE OF VIOLATION
 (Aviso importante requiere traducción)

The Clearlake Police Department Code Enforcement Division, in accordance with C.M.C. 10-1.3, has deemed the above-mentioned property as a public nuisance. As property owner and / or tenant, your immediate attention and actions are required in clearing said property of all violations. The above mentioned property has been determined to be a public nuisance and in violation of the following Federal, State and / or local code(s)

- | | |
|------------------------|--|
| C.M.C. 10-1.6(b) | Abandoned, destroyed or partially constructed building or structure |
| C.M.C. 10-1.6(c) | Windows and doors in a vacant structure which remain open or unsecured |
| C.M.C. 10-1.6(d) | Defective, deteriorated, unsightly or in disrepair any building, wall, fence, driveway etc. |
| C.M.C. 10-1.6(w) | Any condition recognized in law or in equity as constituting a public nuisance, or any condition existing on a property which constitutes visual blight |
| CA H.S.C. 17920.3(a)13 | Visible mold growth |
| CA H.S.C. 17920.3(a)14 | General dilapidation or improper maintenance |
| CA H.S.C. 17920.3(b)2 | Defective or deteriorating flooring or floor supports |
| CA H.S.C. 17920.3(b)6 | Members of ceiling, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration |
| CA H.S.C. 17920.3(d) | Unsafe or hazardous electrical wiring |
| CA H.S.C. 17920.3(g)2 | Faulty weather protection- deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors |
| CA H.S.C. 17920.3(k) | Any building or portion thereof that is determined to be unsafe due to inadequate maintenance |


CORRECTIVE ACTION(S) REQUIRED: Your property has been deemed a health and safety hazard. **DO NOT OCCUPY!** Please see attached document for specific corrective actions required. In addition to securing the property within 7 calendar days, prior to the corrective actions required by date, you are required to submit a plan of action and begin the process of correcting the existing violations. Failure to

EXHIBIT 7A

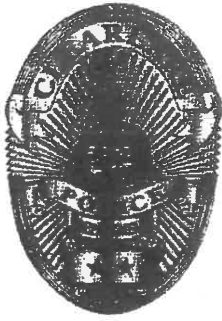
submit a plan of action and begin the process of correcting the existing violations will result in Administrative Penalties and / or further actions being taken by the City. Thank you in advance for your cooperation.

CORRECTIVE ACTION(S) MUST BE COMPLETED PRIOR TO: 01/28/19

Failure to comply with the required corrective action(s) of this Notice of Violation may result in criminal prosecution and / or Administrative Penalties (not to exceed \$500.00 per day per violation and not to exceed \$2,500.00 per violation in a calendar year) and / or abatement of said property. Penalties may be collected by way of property lien and / or special assessment.


Lee Lambert
Code Enforcement Supervisor
0llambert@clearlakepd.org

Date of Notice: 12/27/18
Certified Mail #: 70173380000008455669



Clearlake Police Department
Code Enforcement Division
14050 Olympic Dr. Clearlake, CA 95422
Phone (707) 994-8251 FAX (707) 994-8918

Mankun Ching, Luis
2430 Black Tern Way
Elk Grove, CA 95757

Case # 18-4115
Date of Violation(s): 12/26/18
Approx. Time of Violation(s): 1344
Address: 14525 Lakeshore Dr.
A.P.N. #: 040-183-220

REQUIRED CORRECTIVE ACTIONS

- Within 7 calendar days from the date of this notice, secure all entrance points to structure and install temporary security fencing around the perimeter of the structure.
- Disconnect electrical utilities until all hazardous electrical conditions have been repaired. There are currently open electrical connections, exposed wiring, electrical panel(s) missing covers etc.
- Drains on roof are clogged and / or inoperative, resulting in pooling of water on roof. This is causing leaking in the roof / ceiling and water to run down the interior of the walls. Repair / replace roof drains and repair conditions causing rain water to collect on roof. Repair damaged and leaking roof. Repair all areas where water has penetrated walls causing damage and allow areas to dry prior to enclosing.
- Mold and / or spore growth was observed in the woman's restroom. All affected sheetrock and wall coverings must be removed. If moisture is present on interior of wall, lumber must be treated or replaced.
- Add on storage room at rear of structure and adjacent to rear deck is deteriorated and footings, piers and / or supporting beams are failing. Make necessary repairs or demolish add on.
- Boarded up opening at rear of bar area and where deck was previously located. Frame in old sliding glass door opening or install new sliding glass door and stairway or deck leading from sliding glass door to ground.
- After repairs to roof are made, install ceiling in interior of structure.
- Remove all kitchen equipment or install operative and legal commercial kitchen equipment.
- Remove all trash, junk and debris. Clean and sanitize interior of structure.
- Deck at rear of structure is deteriorated and missing guard rails / pickets. Repair existing deck.
- Once all repairs have been made, pressure wash and paint exterior of structure.

Additional repairs may be required. Building permits will be required for most of the repairs as described above. Contact the City of Clearlake Building Department for all permit inquiries.

NOTICE TO ABATE

[California Health & Safety Code §17980.6]

Notice to Abate Property Located at: **14525 Lakeshore Drive, Clearlake, CA**
Assessor's Parcel Number: **040-183-220**

The conditions currently existing on this property constitute a public nuisance that pose an immediate threat to the public health, safety and general welfare to the occupants and surrounding community. Said conditions violate multiple adopted provisions of law including, but not limited to Section 10-1.6; 10-1.7; 10-1.8 of the City of Clearlake's Municipal Code; and Sections 113953.2; 114047; 114049; 114130; 114149.1; 114149.2; 114163; 114252; 114252.1; 114257; 114257.1; 114259; 114259.2; 114268; 114271; 114276; 114381; 114387; Section 17920.3 of the California Health and Safety Code. Specifically, the violations identified at property, **14525 Lakeshore Drive, Clearlake, CA**, are as follows:

Exhibit II

Clearlake Municipal Codes

10-1.6 Declaration of Public Nuisance Conditions.

It is a public nuisance for any person owning, leasing, renting, occupying or having charge of any property within the City to allow or maintain any one or more of the following conditions or activities on such property:

- b. Buildings or other structures which are abandoned, partially destroyed, partially constructed or allowed to remain unreasonably in a state of partial construction;
- c. The failure to close, by means acceptable to the Code Enforcement Officer, all doorways, windows and other openings into vacant structures;
- d. Buildings, wall fences, driveways, sidewalks, walkways, parking areas or other improvements to real property which are so defective, unsightly, deteriorated or in disrepair that the same causes depreciation of the values of surrounding property or is materially detrimental to nearby properties and improvements;
- e. Broken windows constituting hazardous conditions or inviting trespassers and malicious mischief;
- w. Any condition recognized in law or in equity as constituting a public nuisance, or any condition existing on property which constitutes visual blight;

10-1.7 Responsibility for Proper Property Maintenance.

- a. Every owner of real property within the City is required to maintain such property in a manner so as not to violate the provisions of this Chapter and such owner remains liable for violations thereof regardless of any contract or agreement with any third party regarding such property
- b. Every occupant, lessee, or holder of any interest in real property other than as owner of that real property, is required to maintain such property in the same manner as is required of the owner by subsection 10-1.7a, and the duty imposed by subsection 10-1.7a on the owner of that property shall in no instance relieve those persons herein referred to from that duty (Ord. #159-2012)

10-1.8 Declaration of Public Nuisance.

Each condition described in subsection 10-1.6 is hereby declared to be a public nuisance, subject to abatement pursuant to the procedures set forth in this Chapter, including, without limitation, by rehabilitation, demolition or repair. The procedures for abatement set forth in this Chapter shall not be exclusive and shall not in any manner limit or restrict the City from abating public nuisances in any other manner authorized by law. (Ord. #159-2012)

California Health and Safety Code

Section 17920.3

Section 17920.3 of the California Health and Safety Code declares a *public nuisance* to be a substandard building, and states in relevant part, the following:

Any building or portion thereof including any dwelling, unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

(a) Inadequate sanitation shall include, but not be limited to, the following:

(13) General dilapidation or improper maintenance.

(b) Structural hazards shall include, but not be limited to, the following:

(2) Defective or deteriorated flooring or floor supports.

(6) Members of ceilings, roofs, ceilings and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.

(d) All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.

(g) Faulty weather protection, which shall include, but not be limited to, the following:

(1) Deteriorated, crumbling, or loose plaster.

(2) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.

(3) Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.

(4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings

(k) Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the Uniform Building Code

"Substandard building" includes a building not in compliance with Section 13143.2

However, a condition that would require displacement of sound walls or ceilings to meet height, length, or width requirements for ceilings, rooms, and dwelling units shall not by itself be considered sufficient existence of dangerous conditions making a building a substandard building, unless the building was constructed, altered, or converted in violation of those requirements in effect at the time of construction, alteration, or conversion

Pursuant to Section 17980(a) *et seq* of the Health and Safety Code, the conditions on your property constitute a nuisance and substandard building. It has been determined that the circumstances present at the property constitute an immediate threat to health and safety. As such, pursuant to Health & Safety Code Section 17980.6, you are hereby ordered to abate all violations cited herein within **FIVE (5) DAYS** (from the date of this posting). Landlords are prohibited from retaliating against tenants who seek to enforce this Health & Safety Code and/or any other code violations cited within this notice pursuant to Section 1942.5 of the Civil Code

Failure to rectify these conditions on your property by **5:00 p.m. on May 04, 2021** will result in further legal proceedings up to and including an inspection and abatement warrant being executed to *prevent, restrain, correct, or abate* the violations with costs of abatement, including attorney's fees, payable by you. (Clearlake Municipal Code §§ 10-2.2(b)3 & 10-2.2(b)4 & 10-2.7 & 10-2.8)

This notice is being generated by the City of Clearlake located at 14050 Olympic Drive, Clearlake, CA 95422. If you have any questions, please contact Code Enforcement Supervisor Lee Lambert at 707-994-8251.



LIST 1
DETAIL

4 Property Address: 14525 LAKESHORE DR CLEARLAKE CA 95422-8100

Ownership

County: **LAKE, CA**
 Assessor: **RICHARD FORD, ASSESSOR**
 Parcel # (APN): **040-183-220-000**
 Parcel Status: **ACTIVE**
 Owner Name: **CHERLOPALLE VASUDEV & SHEKAR ROOPA**
 Mailing Address: **18290 DAVES AVENUE MONTE SERENO CA 95030**
 Legal Description:

Assessment

Total Value: \$209,469	Use Code: 2935	Use Type: COMMERCIAL
Land Value: \$156,082	Tax Rate Area: 002-034	County Zoning:
Impr Value: \$53,387	Year Assd: 2021	Census Tract: 8.02/2
Other Value:	Property Tax: \$2,784.40	Price/SqFt:
% Improved: 25%	Delinquent Yr:	
Exempt Amt:	HO Exempt: N	

Sale History

	Sale 1	Sale 2	Sale 3	Transfer
Document Date:	06/16/2021	10/25/2017	11/26/2014	06/16/2021
Document Number:	2021R0010230	2017R0014266	2014R0014627	2021R0010230
Document Type:	GRANT DEED	DEED		
Transfer Amount:	\$510,000	\$200,000	\$195,000	
Seller (Grantor):	MANKUN CHING LUIS			

Property Characteristics

Bedrooms:	Fireplace:	Units:
Baths (Full):	A/C:	Stories:
Baths (Half):	Heating:	Quality: 0.0
Total Rooms:	Pool:	Building Class:
Bldg/Liv Area:	Park Type:	Condition:
Lot Acres: 0.890	Spaces:	Site Influence:
Lot SqFt: 38,768	Garage SqFt:	Timber Preserve:
Year Built:		Ag Preserve:
Effective Year:		

NOTICE OF VIOLATION ORDER TO ABATE PUBLIC NUISANCE



Code Enforcement Bureau
14050 Olympic Drive
Clearlake, CA 95422
Office: (707) 994-8251 x 309
Fax: (707) 994-8918

Violation Address: 14525 LAKESHORE DR
CLEARLAKE, CA 95422

Case Number: 18-4115
Notice Date: 7/21/2021

Responsible Party:

CHERLOPALLE, VASUDEV AND SHEKAR, ROOPA
18290 DAVES AVENUE
MONTE SERENO, CA 95030-

Compliance Date: 8/5/2021

The Code Enforcement Bureau performed a site inspection on **7/20/2021** at your property located at: **14525 LAKESHORE DR, APN # 040-183-220**. It was determined from the inspection that your property is in violation of the Clearlake Municipal Code, state or federal law as follows:

10-1.6 B CMC - ABANDONED, PARTIALLY CONST/DEST BUILDING

Buildings or other structures which are abandoned, partially destroyed, partially constructed or allowed to remain unreasonably in a state of partial construction.

Corrective Action: See attached.

10-1.6 D CMC - DEFECTIVE, UNSIGHTLY, DETERIORATED ETC IMPROVEMENT

Buildings, wall, fences, driveways, sidewalks, walkways, parking areas or other improvements to real property which are so defective, unsightly, deteriorated or in disrepair that the same causes depreciation of the values of surrounding property or is materially detrimental to nearby properties and improvements;

Corrective Action: See attached.

10-1.6 W CMC - PUBLIC NUISANCE / VISUAL BLIGHT

Any condition recognized in law or in equity as constituting a public nuisance, or any condition existing on property which constitutes visual blight;

Corrective Action: See attached.

17920.3(A)13 HSC - MOLD GROWTH

Visible mold growth.

Corrective Action: See attached.

17920.3(B)2 HSC - FLOORING DEFECTIVE / DETERIORATING

Defective or deteriorating flooring or floor supports.

Corrective Action: See attached.

17920.3(B)6 HSC - CEILING/ROOFS DEFECTIVE OR DETERIORATED

Members of ceiling, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.

Corrective Action: See attached.

17920.3(D) HSC - UNSAFE ELECTRICAL WIRING

Unsafe or hazardous electrical wiring.

Corrective Action: See attached.

17920.3(G)2 HSC - FAULTY WEATHER PROTECTION-WALLS/DOORS/ROOFS

Faulty weather protection- deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.

Corrective Action: See attached.

17920.3(K) HSC - UNSAFE STRUCTURE / INADEQUATE MAINTENANCE

Any building or portion thereof that is determined to be unsafe due to inadequate maintenance.

Corrective Action: See attached.

10-1.6 E CMC - BROKEN WINDOWS

Broken windows constituting hazardous conditions or inviting trespassers and malicious mischief;

Corrective Action: See attached.

The above violation(s) constitute a public nuisance, which must be abated and/or corrected as specified.

INSPECTION: An inspection has been scheduled for **8/5/2021** to confirm that your property is in compliance with the law. You are not required to be present during the inspection **UNLESS** access to your property is necessary to inspect the location of said violations. Inspections are scheduled Monday - Friday, 8 am - 4:30 pm. If you wish to schedule a specific time, it is your responsibility to request an inspection time with the enforcing officer. If your property is brought into compliance prior to this date, you may schedule a compliance inspection prior to the scheduled inspection date.

WARNING: Failure to correct all violations listed before the compliance date listed may result in daily administrative penalties for each violation until compliance is achieved. Violations may also result in criminal prosecution. If the nuisance is not abated, you will be subject to nuisance abatement enforcement procedures, which may include abatement action by the City. If the City abates any portion of the above-described nuisance(s), the City may charge the property owner for costs incurred by the City in its efforts to abate said nuisance. This includes all related staff time associated with the nuisance abatement action.

Our goal is to work with you and your neighbors to maintain the quality of life in your neighborhood. We hope you will join in partnership with us to resolve this problem in your neighborhood. Your cooperation in this matter is appreciated by not only me, but the entire community.

Best Regards,

Lee Lambert
Code Enforcement Supervisor

CORRECTIVE ACTIONS REQUIRED



Code Enforcement Bureau
14050 Olympic Drive
Clearlake, CA 95422
Office: (707) 994-8251 x 309
Fax: (707) 994-8918

Violation Address: 14525 LAKESHORE DR
CLEARLAKE, CA 95422

Case Number: 18-4115
Notice Date: 7/21/2021

Responsible Party:

CHERLOPALLE, VASUDEV AND SHEKAR, ROOPA
18290 DAVES AVENUE
MONTE SERENO CA 95030-

All violations must be corrected prior to **08/05/2021**. The following corrective actions are required:

1. Ensure that all entry / access points are secured.
2. Repair all damaged electrical connections, exposed wiring, electrical panels, missing covers, etc.
3. Repair / replace damaged roof drains.
4. Repair / replace damaged or deteriorated roofing. Repair all areas where water has penetrated walls causing damage.
5. Mold / spore growth was observed in restrooms. All affected sheet rock and coverings must be removed. Mold testing is required. Upon the results of the mold testing, a remediation plan may be required.
6. Make all necessary repairs and sanitize "bar" area.
7. Add on storage room at rear of structure and adjacent to rear deck is deteriorated and footings, piers and / or support beams are failing. Make all necessary repairs or demolish add on.
8. Install windows / doors at all locations where such are damaged, missing, or installed improperly.
9. Install sheet rock or other approved ceiling material where ceiling is missing.
10. Remove all deteriorated commercial kitchen equipment or install operative and legal kitchen equipment, exhaust venting and Ansul system.
11. Clean and sanitize interior of structure.
12. Replace all deteriorated flooring.
13. Deck at rear of structure is deteriorated and missing guard rails / pickets. Repair existing deck.
14. Swamp cooler at rear of building is deteriorated. Remove and / or replace.
15. Remove all old signage at front of structure.
16. Pressure wash exterior of building. As needed, weatherproof and paint exterior of building.

***NOTE: CONTACT BUILDING DEPT. FOR REQUIRED PERMITS**

EXHIBIT II C

Best Regards,

Lee Lambert
Code Enforcement Supervisor

EXHIBIT V

Thank You,
Roopa Shekar
650 224 3738 (Cell)

From: Jan Brejska <jbrejska@clearlakepd.org>
Sent: Thursday, July 22, 2021 1:48 PM
To: SHEKARROOPA@HOTMAIL.COM <SHEKARROOPA@HOTMAIL.COM>
Subject: Code Enforcement Cases CE21-0104, CE20-0061, 18-4115

Hello Roopa,

Case #: CE21-0104
Address: 14541 Lakeshore Drive

Case #: CE20-0061
Address: 14525 Lakeshore Drive

Case #: 18-4115
Address: 14525 Lakeshore Drive

Attached for your reference:

- Notices of Violations / Corrective Actions
- Order to Register Vacant Commercial Building

Please note that the next compliance inspection dates are set on AUGUST 4 AND 5 2021.

If you need referrals for someone to hire, we recommend calling the Clear Lake Chamber of Commerce:

(707) 994-3600
Email: clccccontact@gmail.com

The Chamber of Commerce is currently staffed by volunteers during limited office hours. The Chamber provides referral services as a courtesy, subject to staff availability.

The Chamber of Commerce Referral List is also posted on our website at

[Code Enforcement | Clearlake, CA - Official Website](#)

All referrals are from the Chamber of Commerce directly. There may be other companies or individuals available for hire who are not included on the referral list at this time.

The City of Clearlake makes no recommendations for any particular contractors or service providers. Property owners may negotiate and hire services at their own risk.

It is your responsibility as property owner to research all possible sources for contractors or service providers.

Please let me know if I can be of further assistance.

Jan Brejska

Code Enforcement Technician

Monday – Thursday 8 am to 5 pm

Clearlake Police Department

Code Enforcement Bureau

14050 Olympic Drive

Clearlake, CA 95422

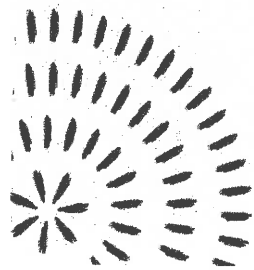
707-994-8251 x 309

707-994-8918 FAX

www.clearlake.ca.us

Click on "I WANT TO" Report a Code Violation to submit an online complaint.





14525 Lakeshore Drive Plan & Vision

Roopa Shekar & Vasu Cherlopalle

July 27th, 2021

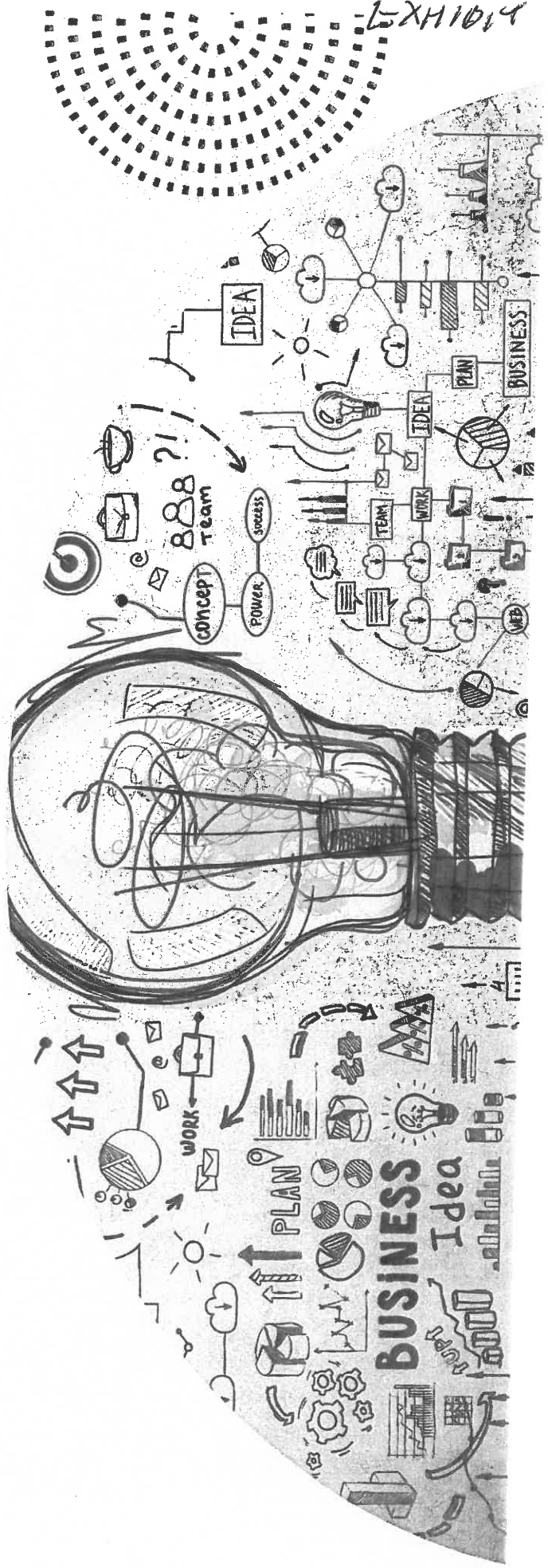
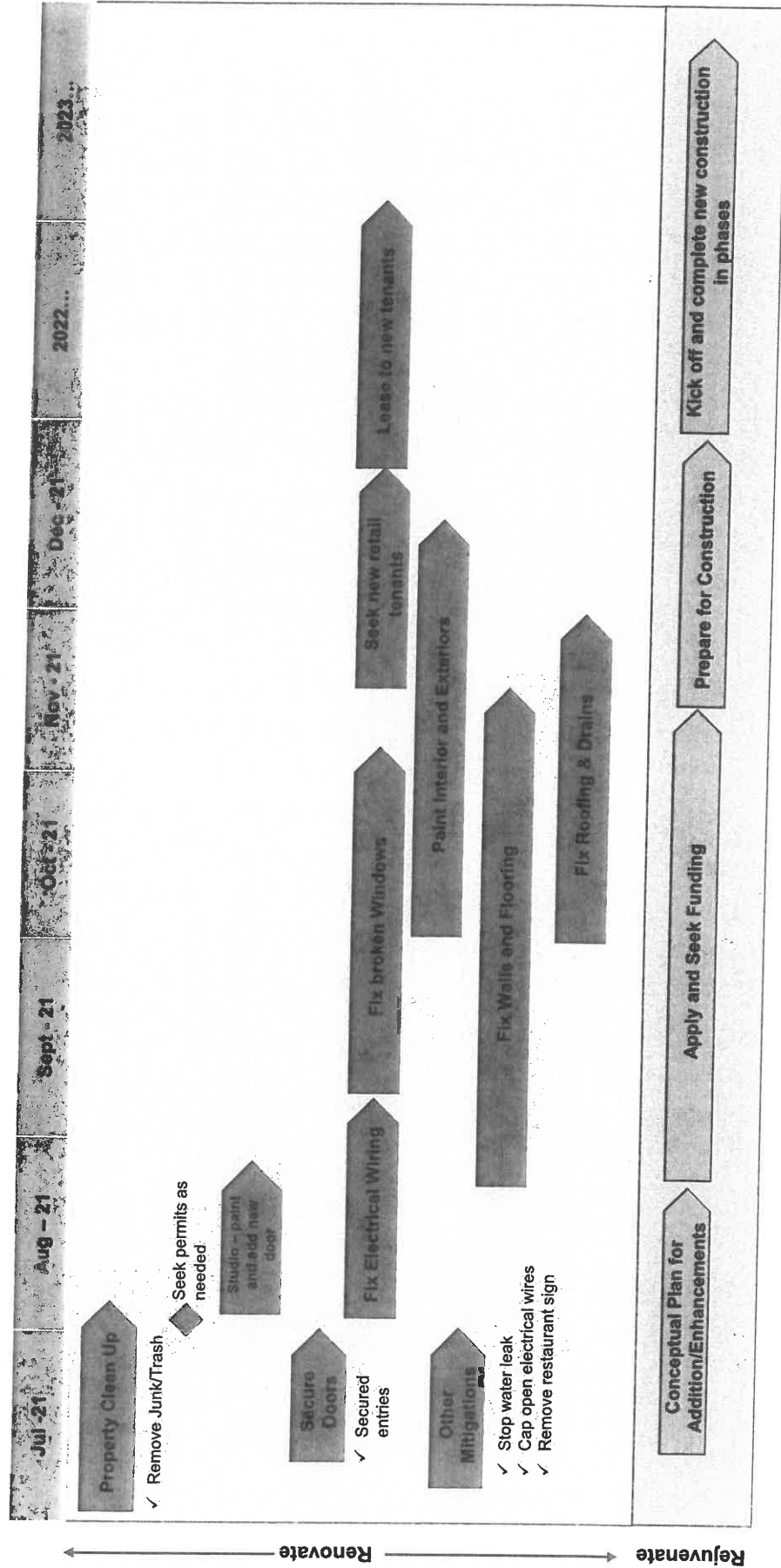


EXHIBIT VI

14525 Plan



14525 Violations & Status - 07/27 Updates

Effort/Time Required:

- Low - Less than 5 days
- Medium - 5 to 10 days
- High - 15+ days
- Very High - 20+ days

#	Code #	Violations	Status	Effort / Time Required	Resolution Planned Date	Comments	Inspection Date
1	10-1.6 B CMC	Buildings or other structures which are abandoned, partially destroyed, partially constructed or allowed to remain unreasonably in a state of partial construction.	Not Abandoned - as the new owner would like to occupy the studio	Low	08/13/2021	<ul style="list-style-type: none"> • New owner to occupy the studio by 08/13 	08/05/2021
2	10-1.6 D CMC	Buildings, wall, fences, driveways, sidewalks, walkways, parking areas or other improvements to real property which are so defective, unsightly, deteriorated or in disrepair that the same causes depreciation of the values of surrounding property or is materially detrimental to nearby properties and improvements;		Very High	11/30/2021		08/05/2021
3	10-1.6 W CMC	Any condition recognized in law or in equity as constituting a public nuisance, or any condition existing on property which constitutes visual blight		Very High	11/30/2021	All updates should address this, else please provide specifics	08/05/2021
4	17920.3(A)13 HSC	Visible mold growth.		Very High	11/30/2021		08/05/2021
5	17920.3(B)2 HSC	Defective or deteriorating flooring or floor supports.		Very high	11/15/2021		08/05/2021

EXHIBIT VI B

14525 Violations & Status - 07/27 Updates

Effort/Time Required:

- Low - Less than 5 days
- Medium - 5 to 10 days
- High - 15+ days
- Very High - 20+ days

#	Code #	Violations	Status	Effort / Time Required	Resolution Planned Date	Comments	Inspection Date
6	17920.3(B)6 HSC	Members of ceiling, roofs, ceiling and roof supports, or other horizontal members which sag, split, or buckle due to defective material or deterioration.	No longer a violation - has been addressed before the escrow	NA	NA		08/05/2021
7	17920.3(D) HSC	Unsafe or hazardous electrical wiring	In Progress	High	08/30/2021	<ul style="list-style-type: none"> • Open wires capped • Obvious ones capped - a licensed electrician to inspect and remedy remaining 	08/05/2021
8	17920.3(G)2 HSC	Faulty weather protection-deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.		Very High	11/15/2021		08/05/2021
9	17920.3(K) HSC	Any building or portion thereof that is determined to be unsafe due to inadequate maintenance.		Very High	11/30/2021	All updates should address this, else please provide specifics	08/05/2021
10	10-1.6 E CMC	Broken windows constituting hazardous conditions or inviting trespassers and malicious mischief;		High	10/30/2021		08/05/2021

Prof. Dr. Gert von
Sperdau

[illegible]

14525 Plan

We are here

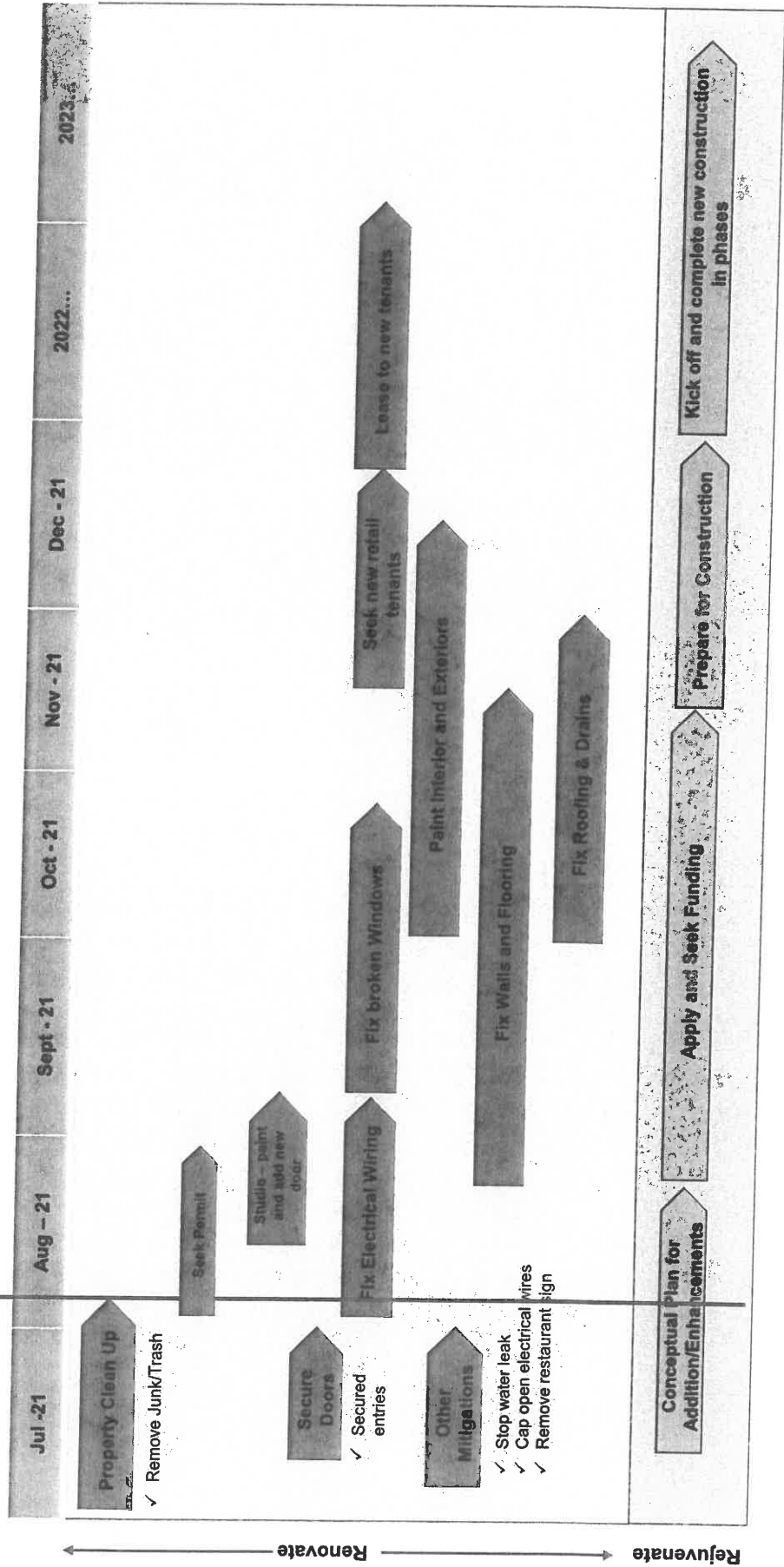


EXHIBIT VII

Date : January 3, 2022

From : Roopa Shekar
18290 Daves Avenue
Monte Sereno, CA - 95030

To : Code Enforcement Bureau
14050 Olympic Drive
Clearlake, CA - 95422

Hello Code Officers -

Below is the timeline to make corrections to the boarding of the windows situation:

- Complete as-is build plan - 02/28/2022
- Design the façade and the restoration - 03/31/2022
- Plan for the restoration - 04/30/2022
- Make required changes to the structure - 05/30/2022
- Restore Façade - 06/30/2022
- Change the Roof - 07/15/2022
- Restore interiors - 08/30/2022

Please kindly let me know if you have any questions. More detailed plan will be shared by our Architect/ designer and GC soon.

Thank You
Roopa Shekar
650 224 3738 (Cell)

14525 LAKESHORE
RT CASE

NEW TIMELINE
RECEIVED 1/10/22

EXHIBIT IX

NOTICE OF EXTENSION



Code Enforcement Bureau
14050 Olympic Drive
Clearlake, CA 95422
Office: (707) 994-8251 x 309
Fax: (707) 994-8918

Violation Address: 14525 LAKESHORE DR NULL
CLEARLAKE, CA 95422

Case Number: 18-4115
Notice Date: 1/19/2022

Responsible Party:

CHERLOPALLE, VASUDEV AND SHEKAR, ROOPA
18290 DAVES AVENUE
MONTE SERENO CA 95030-

The above mentioned case has been open since 12/27/2018, of which you have been the property owner since 7/15/2021. You previously submitted a plan of action on 7/27/2021 to correct all of the violations with a final completion date of 11/30/2021. The structure has remained in a boarded up state. On 1/6/2022, you submitted a revised plan of action. At this time, the City will not accept the plan of action submitted on 1/6/2022. **Prior to any additional extensions being granted**, building permits must be applied for and obtained, prior to **2/28/2022**.

If you have any questions, please contact me by phone at (707) 994-8251x 309 or via email at llambert@clearlakepd.org

Best Regards,

Lee Lambert
Code Enforcement Supervisor

WARNING: Failure to correct all violations listed before the compliance date listed may result in daily administrative penalties for each violation until compliance is achieved. Violations may also result in criminal prosecution. If the nuisance is not abated, you will be subject to nuisance abatement enforcement procedures, which may include abatement action by the City. If the City abates any portion of the above-described nuisance(s), the City may charge the property owner for costs incurred by the City in its efforts to abate said nuisance. This includes all related staff time associated with the nuisance abatement action.



City of Clearlake
Citation Processing Center
PO Box 7275
Newport Beach, CA 92658-7275

Phone: (800) 969-6158
www.citationprocessingcenter.com

EXHIBIT A ADMINISTRATIVE CITATION

GENERAL INFORMATION		
DATE OF VIOLATION: 02/28/2022 3:46 PM	DATE OF CITATION: 03/08/2022 3:46 PM	CASE # 18-4115
LOCATION OF VIOLATION: 14525 LAKESHORE DR	ISSUED BY: L. LAMBERT	BADGE #: 153

CITATION #: **AC06438**

RESPONSIBLE PARTY:

ROOPA SHEKAR
18290 DAVES AVENUE
MONTE SERENO, CA 95030-

Scan QR Code to
Pay or Appeal



☒ AN INSPECTION OF THE PROPERTY FOR WHICH YOU ARE RESPONSIBLE HAS IDENTIFIED THE FOLLOWING VIOLATIONS:

CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
10-1.6 B CMC	VIOLATION DESCRIPTION: ABANDONED, PARTIALLY CONST/DEST BUILDING	\$100.00
	CORRECTION REQUIRED: Make all necessary repairs, reinstate utilities and occupy	
CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
10-1.6 D CMC	VIOLATION DESCRIPTION: DEFECTIVE, UNSIGHTLY, DETERIORATED ETC IMPROVEMENT	\$100.00
	CORRECTION REQUIRED: Make all necessary repairs to deteriorated and boarded up structure	
CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
10-1.6 W CMC	VIOLATION DESCRIPTION: PUBLIC NUISANCE / VISUAL BLIGHT	\$100.00
	CORRECTION REQUIRED: Make all necessary repairs to deteriorated and boarded up structure	
CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
17920.3(B)2 HSC	VIOLATION DESCRIPTION: FLOORING DEFECTIVE / DETERIORATING	\$100.00
	CORRECTION REQUIRED: Replace / install flooring where missing or deteriorated	
CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
17920.3(B)6 HSC	VIOLATION DESCRIPTION: CEILING/ROOFS DEFECTIVE OR DETERIORATED	\$100.00
	CORRECTION REQUIRED: Make repairs to deteriorated roofing and remove illegal metal portion	
CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
17920.3(D) HSC	VIOLATION DESCRIPTION: UNSAFE ELECTRICAL WIRING	\$100.00
	CORRECTION REQUIRED: Repair / replace all unsafe or deteriorated wiring and fixtures	
CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
17920.3(G)2 HSC	VIOLATION DESCRIPTION: FAULTY WEATHER PROTECTION-WALLS/DOORS/ROOFS	\$100.00
	CORRECTION REQUIRED: Exterior wall(s) are deteriorated and need repaired / replaced	

EXHIBIT X A

CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
17920.3(K) HSC	VIOLATION DESCRIPTION: UNSAFE STRUCTURE / INADEQUATE MAINTENANCE	\$100.00
	CORRECTION REQUIRED: Repair / replace exterior wall(s), roof, roof supports	

TOTAL FINE AMOUNT DUE FOR THIS CITATION:	\$800.00
---	-----------------

Cut at dashed line and return the portion below with your payment.

DO NOT SEND CASH. CHECK OR MONEY ORDERS ONLY.

CITATION #: AC06438



Pay Or Appeal Online:
www.citationprocessingcenter.com
Citation #: AC06438
Time: 03:46 PM

Mail Payment To:
City of Clearlake
Citation Processing Center
PO Box 7275
Newport Beach, CA 92658-0479

14525 LAKESHORE DR
Payment Due Date: **03/29/2022**
Amount Due: **\$800.00**

EXHIBIT X B

**CITY OF CLEARLAKE
ADMINISTRATIVE CITATION**

Order: You are ordered to immediately cease violating the City Code section(s) listed on page 1 of this Administrative Citation. EACH AND EVERY DAY A VIOLATION CONTINUES IS A NEW AND SEPARATE OFFENSE.

Fine Payment: You must pay the fine amount within 21 calendar days from the Date Issued. Payment may be made by Internet, mail, phone or in-person.

Phone: (800) 969-6158

Internet: www.CitationProcessingCenter.com

Mail: City of Clearlake, Citation Processing Center
PO Box 7275, Newport Beach, CA 92658-7275

In Person: Clearlake Police Department
14050 Olympic Dr, Clearlake, CA 95422

When paying by mail, payment must be made with personal check, cashier's check or money order. Make all payments payable to the City of Clearlake. Include the citation # on your payment instrument. Cash is only accepted at the Police Department during regular business hours.

Hardship Waiver: A hardship waiver for a fine reduction may be requested no later than fourteen (14) calendar days after the Administrative Violation is served. This Responsible Party is required to make a showing that they have made a bona fide effort to comply after the first violation and that payment of the full amount would impose an undue financial burden on them. The head of the Issuing Department or their designee is charged with reviewing fine reduction requests. Any Responsible Party receiving a fee reduction pursuant to this paragraph retains the right to appeal the Administrative Violation.

Failure to Pay: The failure to pay the fine(s) assessed by the Administrative Citation by the due date will result in the imposition of a late fees and penalties. Failure to pay may also result in other actions such as the filing of a claim in Small Claims Court, collections, reporting to the State of California Franchise Tax Board, the filing of a charges in Superior Court, recording of a property lien or any other legal remedy that the City has to collect the outstanding fines(s) owed.

How to Appeal: You may appeal this Administrative Citation by filing a request for Initial Review within twenty-one (21) calendar days from the issuance date of the citation. An advance deposit of the fine is NOT required for an Initial Review. An appeal shall be submitted in writing and mailed to the address above. An appeal may alternatively be submitted online at www.CitationProcessingCenter.com. The appeal must include a detailed written explanation of all grounds for the appeal. Failure to file a timely appeal shall waive your right to a hearing and you will be deemed to have failed to exhaust your administrative remedies.

If a citation is upheld following an Initial Review, you may request an Administrative Hearing following the instructions in the Result of Initial Review. You will be required to deposit the full amount of the Administrative Citation with the City, up to \$1,000.

Advance Deposit Hardship Waiver: If you are financially unable to make an advance deposit of the fine as required for an Administrative Hearing, you may file a request for an Advance Deposit Hardship Waiver. You will be required to submit supporting documentation.

Right to Judicial Review: You may appeal a final Administrative Decision of a Hearing Officer on an Administrative Citation by filing a petition for review with the Superior Court in Lake County in accordance within the timelines and provisions set forth in the California Government Code Section 53069.4.



City of Clearlake

14050 Olympic Drive, Clearlake, California 95422
Phone: (916) 771-0635

Office of the City Attorney

FINAL NOTICE OF VIOLATION

March 23, 2022

VIA OVERNIGHT DELIVERY

Vasudev Cherlopalle
Roopa Shekar
18290 Daves Avenue
Monte Sereno, CA 95030

VIA OVERNIGHT DELIVERY

Vasudev Cherlopalle
Roopa Shekar
14525 Lakeshore Drive
Clearlake, CA 95422

**Re: 14525 Lakeshore Drive, Clearlake, CA
APN: 040-183-220**

Attention Vasudev Cherlopalle & Roopa Shekar:

This letter shall serve as **FINAL NOTICE OF VIOLATION** regarding the ongoing and pervasive code violations at your property described in multiple notices of violation and administrative citations. In those notices and citations, you were advised of these violations repeatedly, which include the following:

- Secure all entry points to structure.
- Repair all electrical connections, exposed wiring, electrical panel(s), missing covers, etc.
- Repair/replace roof drains.
- Repair/replace damaged or deteriorated roofing. Repair all areas where water has penetrated walls causing damage.
- Make all necessary repairs and sanitize "bar" area.
- Mold/spore growth was observed in restrooms. All affected sheetrock and coverings must be removed. Mold testing is required. Upon the results of the mold testing, a remediation plan may be required.
- Add on storage room at rear of structure and adjacent to rear deck is deteriorated and footings, piers and/or support beams are failing. Make all necessary repairs or demolish add on.
- Install windows/doors at all locations where such are damaged, missing or wrong size.
- Install sheetrock or other approved ceiling material where ceiling is missing.
- Remove all commercial kitchen equipment or install operative and legal kitchen equipment and Ansul system.
- Clean and sanitize interior of structure.
- Replace all deteriorated flooring.

March 23, 2022
Page 2


- Deck at rear of structure is deteriorated and missing guard rails/pickets. Repair existing deck.
- Swamp cooler at rear of building is deteriorated. Remove and/or replace.
- Remove all old signage at front of structure.
- Pressure wash exterior of building. As needed, weatherproof and paint exterior of building.

These violations including all violations listed in the attached Notice to Abate pose significant health and safety risks that have resulted in blight within the community, interfering with other residences' and businesses use and enjoyment of their properties.

Your failure to abate the nuisances, unlawful property conditions has resulted in the City forwarding this matter to my office for further handling and legal action. Please be advised, we are reviewing and considering all code enforcement remedies available under the City of Clearlake Municipal Code and the California Health & Safety Code, including but not limited to having your property declared a public nuisance, summary abatement of the conditions via warrant or emergency action, the filing of criminal charges against you for said violations, civil nuisance complaint, further administrative citations and/or any other civil/criminal remedies that may be available to the City.

You have ten (10) days from the date of this notice to abate the conditions at your property prior to the initiation of legal action against you for failure to comply with these ordinances.

Thank you for your attention to this matter.



Dean J. Pucc, Esq.
Assistant City Attorney
City of Clearlake

Enc. NOTICE TO ABATE

NOTICE TO ABATE

[California Health & Safety Code §17980.6]

Notice to Abate Property Located at: **14525 Lakeshore Drive, Clearlake, CA**
Assessor's Parcel Number: **040-183-220**

The conditions currently existing on this property constitute a public nuisance that pose an immediate threat to the public health, safety and general welfare to the occupants and surrounding community. Said conditions violate multiple adopted provisions of law including, but not limited to Section 10-1.6; 10-1.7; 10-1.8 of the City of Clearlake's Municipal Code; and Sections 113953.2; 114047; 114049; 114099; 114130; 114149.1; 114149.2; 114163; 114252; 114252.1; 114257; 114257.1; 114259; 114259.2; 114268; 114271; 114276; 114381; 114387; Section 17920.3 of the California Health and Safety Code. Specifically, the violations identified at property, **14525 Lakeshore Drive, Clearlake, CA**, are as follows:

Clearlake Municipal Codes

10-1.6 Declaration of Public Nuisance Conditions.

It is a public nuisance for any person owning, leasing, renting, occupying or having charge of any property within the City to allow or maintain any one or more of the following conditions or activities on such property:

- b. Buildings or other structures which are abandoned, partially destroyed, partially constructed or allowed to remain unreasonably in a state of partial construction;
- c. The failure to close, by means acceptable to the Code Enforcement Officer, all doorways, windows and other openings into vacant structures;
- d. Buildings, wall, fences, driveways, sidewalks, walkways, parking areas or other improvements to real property which are so defective, unsightly, deteriorated or in disrepair that the same causes depreciation of the values of surrounding property or is materially detrimental to nearby properties and improvements;
- e. Broken windows constituting hazardous conditions or inviting trespassers and malicious mischief;
- w. Any condition recognized in law or in equity as constituting a public nuisance, or any condition existing on property which constitutes visual blight.

10-1.7 Responsibility for Proper Property Maintenance.

- a. Every owner of real property within the City is required to maintain such property in a manner so as not to violate the provisions of this Chapter and such owner remains liable for violations thereof regardless of any contract or agreement with any third-party regarding such property.
- b. Every occupant, lessee, or holder of any interest in real property, other than as owner of that real property, is required to maintain such property in the same manner as is required of the owner by subsection 10-1.7a., and the duty imposed by subsection 10-1.7a. on the owner of that property shall in no instance relieve those persons herein referred to from that duty.
(Ord. #159-2012)

10-1.8 Declaration of Public Nuisance.

Each condition described in subsection 10-1.6 is hereby declared to be a public nuisance, subject to abatement pursuant to the procedures set forth in this Chapter, including, without limitation by rehabilitation, demolition or repair. The procedures for abatement set forth in this Chapter shall not be exclusive and shall not in any manner limit or restrict the City from abating public nuisances in any other manner authorized by law. (Ord. #159-2012)

California Health and Safety Code

Section 17920.3

Section 17920.3 of the California Health and Safety Code declares a *public nuisance* to be a substandard building, and states, in relevant part, the following:

Any building or portion thereof including any dwelling, unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building:

- (a) Inadequate sanitation shall include, but not be limited to, the following:
 - (14) General dilapidation or improper maintenance.
- (b) Structural hazards shall include, but not be limited to, the following:
 - (2) Defective or deteriorated flooring or floor supports.
- (d) All wiring, except that which conformed with all applicable laws in effect at the time of installation if it is currently in good and safe condition and working properly.
- (g) Faulty weather protection, which shall include, but not be limited to, the following:

EXHIBIT XI E

- (1) Deteriorated, crumbling, or loose plaster.
 - (2) Deteriorated or ineffective waterproofing of exterior walls, roofs, foundations, or floors, including broken windows or doors.
 - (3) Defective or lack of weather protection for exterior wall coverings, including lack of paint, or weathering due to lack of paint or other approved protective covering.
 - (4) Broken, rotted, split, or buckled exterior wall coverings or roof coverings.
- (k) Any building or portion thereof that is determined to be an unsafe building due to inadequate maintenance, in accordance with the latest edition of the Uniform Building Code.

"Substandard building" includes a building not in compliance with Section 13143.2.

However, a condition that would require displacement of sound walls or ceilings to meet height, length, or width requirements for ceilings, rooms, and dwelling units shall not by itself be considered sufficient existence of dangerous conditions making a building a substandard building, unless the building was constructed, altered, or converted in violation of those requirements in effect at the time of construction, alteration, or conversion.

Pursuant to Section 17980(a) *et. seq.* of the Health and Safety Code, the conditions on your property constitute a nuisance and substandard building. It has been determined that the circumstances present at the property constitute an immediate threat to health and safety. As such, pursuant to Health & Safety Code Section 17980.6, you are hereby ordered to abate all violations cited herein within TEN (10) DAYS (from the date of this posting). Landlords are prohibited from retaliating against tenants who seek to enforce this Health & Safety Code and/or any other code violations cited within this notice pursuant to Section 1942.5 of the Civil Code.

Failure to rectify these conditions on your property by 5:00 p.m. on April 3, 2022 will result in further legal proceedings up to and including an inspection and abatement warrant being executed to *prevent, restrain, correct, or abate* the violations with costs of abatement, including attorney's fees, payable by you. (Clearlake Municipal Code §§ 10-2.2(b)3 & 10-2.2(b)4 & 10-2.7 & 10-2.8).

This notice is being generated by the City of Clearlake located at 14050 Olympic Drive., Clearlake, CA 95422. If you have any questions, please contact Code Enforcement Supervisor, Lee Lambert at 707-994-8251.

EXHIBIT XI G



City of Clearlake
Citation Processing Center
PO Box 7275
Newport Beach, CA 92658-7275

Phone: (800) 969-6158
www.citationprocessingcenter.com

EXHIBIT XII
ADMINISTRATIVE CITATION

GENERAL INFORMATION		
DATE OF VIOLATION: 03/24/2022 3:37 PM	DATE OF CITATION: 03/24/2022 3:37 PM	CASE # 18-4115
LOCATION OF VIOLATION: 14525 LAKESHORE DR	ISSUED BY: L. LAMBERT	BADGE #: 153

CITATION #: AC06492

RESPONSIBLE PARTY:

ROOPA SHEKAR
18290 DAVES AVENUE
MONTE SERENO, CA 95030-

Scan QR Code to
Pay or Appeal



☒ AN INSPECTION OF THE PROPERTY FOR WHICH YOU ARE RESPONSIBLE HAS IDENTIFIED THE FOLLOWING VIOLATIONS:

CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
10-1.6 B CMC	VIOLATION DESCRIPTION: ABANDONED, PARTIALLY CONST/DEST BUILDING	\$200.00
	CORRECTION REQUIRED: Make all necessary repairs, reinstate utilities and occupy	
CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
10-1.6 D CMC	VIOLATION DESCRIPTION: DEFECTIVE, UNSIGHTLY, DETERIORATED ETC IMPROVEMENT	\$200.00
	CORRECTION REQUIRED: Make all necessary repairs to deteriorated and boarded up structure	
CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
10-1.6 W CMC	VIOLATION DESCRIPTION: PUBLIC NUISANCE / VISUAL BLIGHT	\$200.00
	CORRECTION REQUIRED: Make all necessary repairs to deteriorated and boarded up structure	
CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
17920.3(B)2 HSC	VIOLATION DESCRIPTION: FLOORING DEFECTIVE / DETERIORATING	\$200.00
	CORRECTION REQUIRED: Replace / install flooring where missing or deteriorated	
CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
17920.3(B)6 HSC	VIOLATION DESCRIPTION: CEILING/ROOFS DEFECTIVE OR DETERIORATED	\$200.00
	CORRECTION REQUIRED: Make repairs to deteriorated roofing and remove illegal metal portion	
CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
17920.3(D) HSC	VIOLATION DESCRIPTION: UNSAFE ELECTRICAL WIRING	\$200.00
	CORRECTION REQUIRED: Repair / replace all unsafe or deteriorated wiring and fixtures	
CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
17920.3(G)2 HSC	VIOLATION DESCRIPTION: FAULTY WEATHER PROTECTION-WALLS/DOORS/ROOFS	\$200.00
	CORRECTION REQUIRED: Exterior wall(s) are deteriorated and need repaired / replaced	

EXHIBIT XII A

CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
17920.3(K) HSC	VIOLATION DESCRIPTION: UNSAFE STRUCTURE / INADEQUATE MAINTENANCE	\$200.00
	CORRECTION REQUIRED: Repair / replace exterior wall(s), roof, roof supports	

TOTAL FINE AMOUNT DUE FOR THIS CITATION:	\$1600.00
---	------------------

Cut at dashed line and return the portion below with your payment.

DO NOT SEND CASH. CHECK OR MONEY ORDERS ONLY.

CITATION #: AC06492



Pay Or Appeal Online:
www.citationprocessingcenter.com
Citation #: AC06492
Time: 03:37 PM

Mail Payment To:
City of Clearlake
Citation Processing Center
PO Box 7275
Newport Beach, CA 92658-0479

14525 LAKESHORE DR

Payment Due Date: **04/14/2022**

Amount Due: **\$1600.00**

**CITY OF CLEARLAKE
ADMINISTRATIVE CITATION**

Order: You are ordered to immediately cease violating the City Code section(s) listed on page 1 of this Administrative Citation. EACH AND EVERY DAY A VIOLATION CONTINUES IS A NEW AND SEPARATE OFFENSE.

Fine Payment: You must pay the fine amount within 21 calendar days from the Date Issued. Payment may be made by Internet, mail, phone or in-person.

Phone: (800) 969-6158

Internet: www.CitationProcessingCenter.com

Mail: City of Clearlake, Citation Processing Center
PO Box 7275, Newport Beach, CA 92658-7275

In Person: Clearlake Police Department
14050 Olympic Dr, Clearlake, CA 95422

When paying by mail, payment must be made with personal check, cashier's check or money order. Make all payments payable to the City of Clearlake. Include the citation # on your payment instrument. Cash is only accepted at the Police Department during regular business hours.

Hardship Waiver: A hardship waiver for a fine reduction may be requested no later than fourteen (14) calendar days after the Administrative Violation is served. This Responsible Party is required to make a showing that they have made a bona fide effort to comply after the first violation and that payment of the full amount would impose an undue financial burden on them. The head of the Issuing Department or their designee is charged with reviewing fine reduction requests. Any Responsible Party receiving a fee reduction pursuant to this paragraph retains the right to appeal the Administrative Violation.

Failure to Pay: The failure to pay the fine(s) assessed by the Administrative Citation by the due date will result in the imposition of a late fees and penalties. Failure to pay may also result in other actions such as the filing of a claim in Small Claims Court, collections, reporting to the State of California Franchise Tax Board, the filing of a charges in Superior Court, recording of a property lien or any other legal remedy that the City has to collect the outstanding fines(s) owed.

How to Appeal: You may appeal this Administrative Citation by filing a request for Initial Review within twenty-one (21) calendar days from the issuance date of the citation. An advance deposit of the fine is NOT required for an Initial Review. An appeal shall be submitted in writing and mailed to the address above. An appeal may alternatively be submitted online at www.CitationProcessingCenter.com. The appeal must include a detailed written explanation of all grounds for the appeal. Failure to file a timely appeal shall waive your right to a hearing and you will be deemed to have failed to exhaust your administrative remedies.

If a citation is upheld following an Initial Review, you may request an Administrative Hearing following the instructions in the Result of Initial Review. You will be required to deposit the full amount of the Administrative Citation with the City, up to \$1,000.

Advance Deposit Hardship Waiver: If you are financially unable to make an advance deposit of the fine as required for an Administrative Hearing, you may file a request for an Advance Deposit Hardship Waiver. You will be required to submit supporting documentation.

Right to Judicial Review: You may appeal a final Administrative Decision of a Hearing Officer on an Administrative Citation by filing a petition for review with the Superior Court in Lake County in accordance within the timelines and provisions set forth in the California Government Code Section 53069.4.

EXHIBIT XIII



RECEIVED

APR 04 2022

CLEARLAKE POLICE DEPARTMENT

14050 Olympic Drive, Clearlake, CA 95422

CITY OF CLEARLAKE
Andrew White | Chief of Police

REQUEST FOR APPEAL / PUBLIC HEARING

(Aviso importante requiere traducción)

\$200.00 Hearing filing fee due at time of submission of this hearing request

Appellant's Name: ROOPA SHEKAR Date: 3-30-2022

Phone: _____ Cell Phone: 650 224 3738

Mailing Address: 18290 DAVES AVENUE

City: MONTESGRENDO State: CA Zip: 95030

Property Address (as shown on citation): 14525 LAKESHORE DRIVE,
CLEAR LAKE, CA - 95422

A.P.N. # (as shown on citation): 040-183-22 Date of Violation: 03/23/22 & 03/28/22

Reason of Appeal: Please refer to the attached
appeal letter & supporting documentations.

Appeal request: Please kindly grant
additional time required to practically
address the violations as each violations are
not just repairs as mentioned in the citations but
are actual full fledge replacements for which we
need architectural plans. If additional space needed, turn over:

Date Received: 03/28/22

Appellant's Signature: Roopa Shekar Date: 03/30/22



Reason of Appeal Cont.:

we request city to provide us owners permit to complete some of the work.

- Request city to provide permits tied to the property and not to a GC.

Date: March 30th, 2022

From: Roopa Shekar & Vasudev Cherlopalle
18290 Daves Avenue, Monte Sereno, CA – 95030
Cell Phone: 650 224 3738

To: Melissa Swanson, City Clerk of The City of Clearlake
14050 Olympic Drive, Clearlake, CA – 95422

Hello Melissa –

Ref: APN# 040-183-220, 14525 Lakeshore Drive, Clearlake, CA – 95422

Subject: Notice to Abate – Appeal Request and request for time required to restore

Note: Our motivation, intent and interest to restore the property remains as shared in July 2022

Property in reference has been issued an abate order due to multiple municipal code violations. We received a final notice of violations on March 23, 2022, with 10 days to address the violations from City Attorney Mr. Dean J Pucci.

We received another correspondence from the City Attorney Mr. Dean J Pucci on March 28th, 2022 to confirm the abatement order which also mentioned an appeal process that we could opt for. We would like to avail the appeal process and hence submitting this request for appeal.

Our Appeal:

We hereby appeal to the City of Clearlake Clerk, Code Enforcement officers, honorable Council members, City Manager and City Planning department to:

- 1) Grant us the practical time required to restore the building completely which would address all the violations. Complete restoration which includes changing the façade, exterior siding fixes, new roof, new floor, new ceiling, new electrical, new plumbing, new stairs and deck will all take at least 1.5 years to complete. We will take the project in stages showing progress
- 2) Request 2 months of extension to obtain a permit (May 31st, 2022) which will give us required time to complete architectural design, obtain engineer stamp and obtain permit
- 3) Request City to work with us to accommodate time slippage due to other dependencies or due to situations which are not in our control
- 4) Request the City to provide permit tied to the property and not to a GC
- 5) Request the City to provide owner's permit for the work that can be performed with no impacts to the structure so that we can make continued improvements

Facts to be considered:

- **June 2021:** We purchased the property in June 2021 without knowing the red tag situation of the property – red tag situation or prior violation citations were not disclosed to us during the sales process
- **July 2021:** We got to know about the Code Violations and the intent of the City to demo/abate the building. We met with the City officials and shared a plan to repair the building based on our then visual inspections of the property and based on the violations shared with us [Please refer to Exhibit 1 for the violations list, status, next steps]

- **August 2021:** Obtained owner's permit to address the violations and unfolded/learnt lot more complexities and City processes to address/adhere to eradicate the violations. Both, us (the owners) and City learnt about the new needs of the project at the same time. It needed lot more rigor/analysis than just making repairs as called out in the violation citations. Additional steps had to be taken (Structural engineer inspections, as-is build drawings, air quality inspection reports etc.) to ensure the restoration occurs in a right way by taking the methodical steps.
- **September 2021 to December 2021:** Recalibrated the plan to accommodate the steps that needs to be taken to adhere to the City policies to meet the current needs of the project. Worked with City closely and kept them in sync throughout. [Please refer to Exhibit 2 for events that unfolded since our purchase of the property]
- **February 2022** – Gave a new plan for removing the boarded windows, but was not the complete plan for restoration [Please refer to Exhibit 3 – our plan to removing boarded windows and doors and risks called out due to factors which are not under our control]
- **March 2022** – Completed as-is plans and made progress in resolving few minor violations which could be addressed without a permit
- **April 2022-** Reached out to structural Engineers (Bennett Engineering and Framework Engineering) to assess as-is plans and provide their guidelines. In parallel, discuss architectural plans based on as-is plan. Detailed restoration project timeline will be shared after the finalization of the plans by the engineers and the architects. [Please refer to Exhibit 4 for a response from Framework Engineering after I shared the as-is plans and violations]

We understand City's intention to keep the City safe and be Code compliant and we are 100% aligned and supportive of it, but unfortunately the project we took on requires more time and resources than what we had planned for initially to address the violations, as solution to resolve each violation is a complete restoration due to the condition of the property and this requires new plans and engineer attention.

The current state dictates an elaborated plan than the plan that was discussed with the City in July which was based on visual inspections. Even City has realized the need of a detailed assessment/planning and since then Planning department has advised us of the right steps to take to restore this building properly.

Looking forward for a favorable fair appeal process to grant us required time to restore a historical gem of the City which helps maintain the characteristics of Clearlake – telling historical story by its mere presence and preparing to welcome visitors to the City while the City restores back completely into a full fledged tourist place. Looking forward to contributing to City's growth with our cottages at 14541 and a restored historical building with new look. Can't wait to see it come true– we just need an opportunity, we remain,

With Warm Regards

Roopa Shekar & Vasu Cherlopalle

EXHIBIT 1

Refer to the first tab '14525 Code Violations' of the attached xls file)

14525 Lakeshore Drive (APN# 040-183-220) Code Violations, Status and Next Steps

ID	Violations	Original Plan (submitted in last 241) contains a note		What is included	City's expectation based on the notes and the original plan (if any)
		Not applicable - General/Regulatory Permit	Not applicable - General/Regulatory Permit		
1	Secure all entry points to structure	Secure all entry points to doors and windows	Secure all entry points to doors and windows	All doors and windows need to be re-designed and completely re-hung	City's expectation based on the notes and the original plan (if any)
2	Secure all electrical connections, exposed wiring, electrical panel (if existing covers, etc.)	Repair/replace the existing electrical wires	Repair/replace the existing electrical wires	Obtain a permit for the electrical work and secure all entry points. Replace one new door, fence the property, add cameras and solar motion lights for the entire property.	City's expectation based on the notes and the original plan (if any)
3	Secure all roof leaks	Repair/replace the existing roof	Repair/replace the existing roof	Secure the building has to be re-designed and completely re-hung	City's expectation based on the notes and the original plan (if any)
4	Repair roof leaks damaged or deteriorated roofing	Repair/replace the existing roof	Repair/replace the existing roof	Obtain a permit for the electrical work and secure all entry points. Replace one new door, fence the property, add cameras and solar motion lights for the entire property.	City's expectation based on the notes and the original plan (if any)
5	Repair all areas where water has penetrated walls causing damage	Repair walls where needed	Repair walls where needed	Obtain a permit for the electrical work and secure all entry points. Replace one new door, fence the property, add cameras and solar motion lights for the entire property.	City's expectation based on the notes and the original plan (if any)
6	Repair all exterior walls and roof	Repair walls where needed	Repair walls where needed	Obtain a permit for the electrical work and secure all entry points. Replace one new door, fence the property, add cameras and solar motion lights for the entire property.	City's expectation based on the notes and the original plan (if any)
7	Repair all exterior walls and roof	Repair walls where needed	Repair walls where needed	Obtain a permit for the electrical work and secure all entry points. Replace one new door, fence the property, add cameras and solar motion lights for the entire property.	City's expectation based on the notes and the original plan (if any)
8	Repair all exterior walls and roof	Repair walls where needed	Repair walls where needed	Obtain a permit for the electrical work and secure all entry points. Replace one new door, fence the property, add cameras and solar motion lights for the entire property.	City's expectation based on the notes and the original plan (if any)
9	Repair all exterior walls and roof	Repair walls where needed	Repair walls where needed	Obtain a permit for the electrical work and secure all entry points. Replace one new door, fence the property, add cameras and solar motion lights for the entire property.	City's expectation based on the notes and the original plan (if any)
10	Repair all exterior walls and roof	Repair walls where needed	Repair walls where needed	Obtain a permit for the electrical work and secure all entry points. Replace one new door, fence the property, add cameras and solar motion lights for the entire property.	City's expectation based on the notes and the original plan (if any)
11	Repair all exterior walls and roof	Repair walls where needed	Repair walls where needed	Obtain a permit for the electrical work and secure all entry points. Replace one new door, fence the property, add cameras and solar motion lights for the entire property.	City's expectation based on the notes and the original plan (if any)
12	Repair all exterior walls and roof	Repair walls where needed	Repair walls where needed	Obtain a permit for the electrical work and secure all entry points. Replace one new door, fence the property, add cameras and solar motion lights for the entire property.	City's expectation based on the notes and the original plan (if any)
13	Repair all exterior walls and roof	Repair walls where needed	Repair walls where needed	Obtain a permit for the electrical work and secure all entry points. Replace one new door, fence the property, add cameras and solar motion lights for the entire property.	City's expectation based on the notes and the original plan (if any)
14	Repair all exterior walls and roof	Repair walls where needed	Repair walls where needed	Obtain a permit for the electrical work and secure all entry points. Replace one new door, fence the property, add cameras and solar motion lights for the entire property.	City's expectation based on the notes and the original plan (if any)
15	Repair all exterior walls and roof	Repair walls where needed	Repair walls where needed	Obtain a permit for the electrical work and secure all entry points. Replace one new door, fence the property, add cameras and solar motion lights for the entire property.	City's expectation based on the notes and the original plan (if any)
16	Repair all exterior walls and roof	Repair walls where needed	Repair walls where needed	Obtain a permit for the electrical work and secure all entry points. Replace one new door, fence the property, add cameras and solar motion lights for the entire property.	City's expectation based on the notes and the original plan (if any)
17	Repair all exterior walls and roof	Repair walls where needed	Repair walls where needed	Obtain a permit for the electrical work and secure all entry points. Replace one new door, fence the property, add cameras and solar motion lights for the entire property.	City's expectation based on the notes and the original plan (if any)

EXHIBIT 2

Refer to the second tab 'Events Log' tab of the attached xls file)

EXHIBIT XIII E

Date	Events
6/14/2021	Closing of the escrow of 14525 & 14541
7/6/2021	Our Architect visited the City Hall and was informed that 14525 Lakeshore drive property is red tagged and is marked for demolition
7/14/2021	Met with City Manager, City Planner, Code Enforcement Officers to share our plans and vision for the property
7/21/2021	Order to register VACANT COMMERCIAL BUILDING was received with 14 days time to register and we finished vacant building registration
7/21/2021	Received first NOTICE OF VIOLATION ORDER TO ABATE PUBLIC NUISANCE with a compliance date of 08/05/2021
8/5/2021	We attended the Council meeting just to realize that the City was seeking permission from the City Council to demolish the building - requested to give us required time to restore it. And it was approved
8/5/2021	Received Citations to non compliance and we had just 15 days - we did not on some of the violations but it is nearly impossible to close all violations in such short notice. We paid citations from then on.
8/24/2021	We obtained a owners permit to make progress on the project and we were told that we should complete Air Quality inspection
9/7/2021	While our workers working on the interior walls the front exterior stucco fell loose due to water damage (Which again we were not notified of when we purchased the property) - City gave us a work stop order
9/18/2021	Air Quality inspection completed
Sep-21	Exterior back door was replaced, new locks were put on
Sep-21	Sunflower signage, Graffiti were removed, building was power washed. Exterior solar motion sensor lights were installed
Sep-21	Roof estimates obtained
Sep-21	Identified a General Contract Luke Glanzer to help remove the front stucco and re build the front - City gave an exploratory permit but did not allow us to completely take out the front stucco and rebuild it.
Sep-21	GC Luke Glanzer removed the old add on wash room and the extended add on deck room next to the bar to address code violations
Sep-21	City mandated us to get structural engineer inspection and report. Work slowed down drastically as finding a structural engineer in the lake county was very challenging and time consuming to find their availability to support. The original plans submitted could not hold good anymore due to work stop order and additional requirements shared by the City which was not shared in July when we discussed our original plan.
Sep-22	Windows and door boarding permits were obtained - the windows were boarded as per the code
10/13/2021	City asked us to apply for Red Tag Permit and we purchased one
10/26/2021	Scott Bennett from Bennett engineering inspected the property
11/17/2021	Scott Bennett sent us the completed inspection report and gave a prescription for next steps which included completing as-is build plans as the first step
12/1/2021	Fenced the property and applied locks to secure entry to the property
12/1/2021	Initiated as-is build plans with Mark Hopkins
Jan-22	Applied for boarding permit extension along with the new plans to removing the boarding. Was not a plan to complete the restoration. Complete restoration takes at least one year
1/19/2022	Notice to obtain a building permit by 02/28/2022 was sent to us
2/28/2022	As-is build plans complete
3/8/2022	Citation AC06438 3-08-22 was received
3/24/2022	Citation 4115 AC06492 3-24-22
Mar-22	Sump Coolers, gas tank and inside coolers were removed from the property
Mar-22	Old dead tree is removed
Mar-22	Electrical wiring from outside are removed and electrical boxes are secured and closed
22-Mar	Architectural design discussions underway - need time to complete architectural design before taking permits

EXHIBIT 3

Date : February 12, 2022

From : Roopa Shetkar
18290 Daves Avenue
Monterey Park, CA - 91030

To : Code Enforcement Bureau
14050 Olympic Drive
Clearlake, CA - 95422

Hello Code Officers -

Below is the updated timeline with additional details to remove the boarding of the windows:

1. Complete as-is build plan - 02/26/2022 - In Progress with Hopkins Constructions - ground floor ready, first floor in progress.
2. Design the facade - 03/31/2022
3. Plan for the restoration - 04/30/2022
4. Make required changes to the structure as required to stabilize (replace rot beams etc.) - 05/30/2022
5. Restore Facade, remove boarded windows and doors - 06/30/2022
6. Change the Roof - 07/15/2022
7. Restore the studio - 08/30/22
8. Restore interiors begin - 08/30/2022

My goal is to beat the above timeline - hoping to restore the facade and remove all boarding sooner than 6/30.

Please kindly let me know if you have any questions. More detailed plan will be shared by our Architect/ designer and GC soon.

Risks to the above timeline: Architects, Engineers and GC crew availability. Pressing them and pushing them to mitigate the risk. There has been progress thus far as shared in the other attachment with as-is built plans and all other previous communications.

As-is built discussion and engagement happened in December after switching through engineers and contractors, so far the current crew has completed the ground floor and they were onsite this week to measure first floor and roof. This crew seems to be good so trying to stick with them though it has been a slow process.

Continued to have vested interest to finish the restoration to improve the city ambience and to ensure it is a not dead investment for us.

Will continue to keep your team informed of the progress.

Truly appreciate the support provided by your team thus far

Thank You
Roopa Shetkar
650 224 3738 (Cell)

From: Framework Engineering <jobs@frameworkeng.com>
Sent: Wednesday, March 30, 2022 10:18 AM
To: Roope Shekar <shekarroope@hotmail.com>
Subject: Re: 14525 Lakeshore Drive, Clearlake, CA 95422

Hi Roope,

I had a chance to review these documents, which are pretty clear about your need to fix the building. Most of the work is non-structural and you would expect to complete the work by the time you've engaged an architect to prepare construction drawings for the property. We would use their design drawings to create structural drawings that align with the current code, including evaluation of the building at that time.

You have much work to do as a pre-construction site visit and evaluator. I would recommend you take immediate steps to engage an architect and then to contact the City of Clearlake with your new direction and plan of correction.

Thanks,

General Job Inquiries | Call or Email | [frameworkeng.com](mailto:jobs@frameworkeng.com) | 707-423-1000 | 14525 Lakeshore Drive

On Tue, Mar 29, 2022 at 10:07 PM Roope Shekar <shekarroope@hotmail.com> wrote:
Hello Justin -

Thank you for your call today. It was great speaking with you.

Attached is the notice and a follow up letter that I received from the Clearlake attorney.

Just some context: I purchased this property last June and I was not informed of the red tag situation from the Seller nor the Seller agent. 3 weeks into closing the deal I got to know from the City that this building has lots of violations and since then I have been receiving citations.

City would like for me to produce plans attested by an engineer and without this they will not give us a permit. As per the latest email from the Code Enforcement officer I have to get the permit by 4/4.

Looking forward to discussing this with you briefly tomorrow.

Appreciate it.

Thanks
Roope
650 224 8730 (Cell)

14525 Lakeshore Drive (APN# 040-183-220) Code Violations, Status and Next Steps - 3-30-22

#	Violations	Original Plan (submitted in July 2021) considerations	What we unfolded	City's expectation based on the current project needs, Dependency/Next Steps
		Pre-requisite : Owners Repair Permit	Pre-Requsitive Change to Remedial Permit requirement	Pre-requisite: 1) New plans with engineer stamps 2) Permits to be issued only to GCs 3) If GC changed permit got cancelled
1	Secure all entry points to structure	Secure all entry points with doors and windows	All doors and windows need to be re-designed and completely replaced Obtained boarding permit and secured entry points, replaced one new door, fenced the property, added cameras and solar motion lights for additional security (Complete)	New Architectural plans with engineer stamps (need as-is built (Complete))
2	Repair all electrical connections, exposed wiring, electrical panel (s) missing covers, etc.	Fix/repair the existing electricals wires	Entire building has to be rewired with everything new.	New Architectural plans with engineer stamps
3	Repair/replace roof drains	Fix /Repair existing drains	Replace all the drains	New Architectural plans with engineer stamps
4	Repair/replace damaged or deteriorated roofing	Fix /Repair existing roofing	Replace the entire roof and take out metal roofs.	New Architectural plans with engineer stamps
5	Repair all areas where water has penetrated walls causing damage	Repair walls where needed	Obtain new quotes (Complete) Replace majority of the walls due to water damage and other damages unfolded during repairs	New Architectural plans with engineer stamps
6	Make all necessary repairs and sanitize "bar" area	Remove bar area	Cannot be removed without City's further permission	Air Quality inspection (Complete)
7	Mold/spore growth was observed in restrooms. All affected sheetrock and coverings must be removed. Mold testing is required. Upon the results of the mold testing, a remediation plan maybe required		Sequence this in the right order based on other project activities.	Air Quality inspection (Complete)
8	Add on storage room at rear of structure and adjacent to rear deck is deteriorated and footings, piers and / or support beams are failing. Make all necessary repairs or demolish add on.	Remove it (Removed - Complete)		



City of Clearlake
Citation Processing Center
PO Box 7275
Newport Beach, CA 92658-7275

Phone: (800) 969-6158
www.citationprocessingcenter.com

CITATION #: AC06563

RESPONSIBLE PARTY:

ROOPA SHEKAR
18290 DAVES AVENUE
MONTE SERENO, CA 95030-

EXHIBIT XIV
ADMINISTRATIVE CITATION

GENERAL INFORMATION

DATE OF VIOLATION: 04/11/2022 1:38 PM	DATE OF CITATION: 04/11/2022 1:38 PM	CASE # 18-4115
LOCATION OF VIOLATION: 14525 LAKESHORE DR	ISSUED BY: L. LAMBERT	BADGE #: 153

Scan QR Code to
Pay or Appeal



☒ AN INSPECTION OF THE PROPERTY FOR WHICH YOU ARE RESPONSIBLE HAS IDENTIFIED THE FOLLOWING VIOLATIONS:

CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
10-1.6 B CMC	VIOLATION DESCRIPTION: ABANDONED, PARTIALLY CONST/DEST BUILDING	\$500.00
	CORRECTION REQUIRED: Make all necessary repairs, reinstate utilities and occupy	
CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
10-1.6 D CMC	VIOLATION DESCRIPTION: DEFECTIVE, UNSIGHTLY, DETERIORATED ETC IMPROVEMENT	\$500.00
	CORRECTION REQUIRED: Make all necessary repairs to deteriorated and boarded up structure	
CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
10-1.6 W CMC	VIOLATION DESCRIPTION: PUBLIC NUISANCE / VISUAL BLIGHT	\$500.00
	CORRECTION REQUIRED: Make all necessary repairs to deteriorated and boarded up structure	
CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
17920.3(B)2 HSC	VIOLATION DESCRIPTION: FLOORING DEFECTIVE / DETERIORATING	\$500.00
	CORRECTION REQUIRED: Replace / install flooring where missing or deteriorated	
CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
17920.3(B)6 HSC	VIOLATION DESCRIPTION: CEILING/ROOFS DEFECTIVE OR DETERIORATED	\$500.00
	CORRECTION REQUIRED: Make repairs to deteriorated roofing and remove illegal metal portion	
CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
17920.3(D) HSC	VIOLATION DESCRIPTION: UNSAFE ELECTRICAL WIRING	\$500.00
	CORRECTION REQUIRED: Repair / replace all unsafe or deteriorated wiring and fixtures	
CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
17920.3(G)2 HSC	VIOLATION DESCRIPTION: FAULTY WEATHER PROTECTION-WALLS/DOORS/ROOFS	\$500.00
	CORRECTION REQUIRED: Exterior wall(s) are deteriorated and need repaired / replaced	

EXHIBIT XTR A

CODE SECTION VIOLATED	VIOLATION DESCRIPTION / CORRECTION REQUIRED	FINE AMOUNT
17920.3(K) HSC	VIOLATION DESCRIPTION: UNSAFE STRUCTURE / INADEQUATE MAINTENANCE	\$500.00
	CORRECTION REQUIRED: Repair / replace exterior wall(s), roof, roof supports	

TOTAL FINE AMOUNT DUE FOR THIS CITATION:	\$4000.00
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Cut at dashed line and return the portion below with your payment.

DO NOT SEND CASH. CHECK OR MONEY ORDERS ONLY.

CITATION #: AC06563



Pay Or Appeal Online:
www.citationprocessingcenter.com
Citation #: AC06563
Time: 01:38 PM

Mail Payment To:
City of Clearlake
Citation Processing Center
PO Box 7275
Newport Beach, CA 92658-0479

14525 LAKESHORE DR

Payment Due Date: **05/02/2022**

Amount Due: **\$4000.00**

**CITY OF CLEARLAKE
ADMINISTRATIVE CITATION**

Order: You are ordered to immediately cease violating the City Code section(s) listed on page 1 of this Administrative Citation. EACH AND EVERY DAY A VIOLATION CONTINUES IS A NEW AND SEPARATE OFFENSE.

Fine Payment: You must pay the fine amount within 21 calendar days from the Date Issued. Payment may be made by Internet, mail, phone or in-person.

Phone: (800) 969-6158

Internet: www.CitationProcessingCenter.com

Mail: City of Clearlake, Citation Processing Center
PO Box 7275, Newport Beach, CA 92658-7275

In Person: Clearlake Police Department
14050 Olympic Dr, Clearlake, CA 95422

When paying by mail, payment must be made with personal check, cashier's check or money order. Make all payments payable to the City of Clearlake. Include the citation # on your payment instrument. Cash is only accepted at the Police Department during regular business hours.

Hardship Waiver: A hardship waiver for a fine reduction may be requested no later than fourteen (14) calendar days after the Administrative Violation is served. This Responsible Party is required to make a showing that they have made a bona fide effort to comply after the first violation and that payment of the full amount would impose an undue financial burden on them. The head of the Issuing Department or their designee is charged with reviewing fine reduction requests. Any Responsible Party receiving a fee reduction pursuant to this paragraph retains the right to appeal the Administrative Violation.

Failure to Pay: The failure to pay the fine(s) assessed by the Administrative Citation by the due date will result in the imposition of a late fees and penalties. Failure to pay may also result in other actions such as the filing of a claim in Small Claims Court, collections, reporting to the State of California Franchise Tax Board, the filing of a charges in Superior Court, recording of a property lien or any other legal remedy that the City has to collect the outstanding fines(s) owed.

How to Appeal: You may appeal this Administrative Citation by filing a request for Initial Review within twenty-one (21) calendar days from the issuance date of the citation. An advance deposit of the fine is NOT required for an Initial Review. An appeal shall be submitted in writing and mailed to the address above. An appeal may alternatively be submitted online at www.CitationProcessingCenter.com. The appeal must include a detailed written explanation of all grounds for the appeal. Failure to file a timely appeal shall waive your right to a hearing and you will be deemed to have failed to exhaust your administrative remedies.

If a citation is upheld following an Initial Review, you may request an Administrative Hearing following the instructions in the Result of Initial Review. You will be required to deposit the full amount of the Administrative Citation with the City, up to \$1,000.

Advance Deposit Hardship Waiver: If you are financially unable to make an advance deposit of the fine as required for an Administrative Hearing, you may file a request for an Advance Deposit Hardship Waiver. You will be required to submit supporting documentation.

Right to Judicial Review: You may appeal a final Administrative Decision of a Hearing Officer on an Administrative Citation by filing a petition for review with the Superior Court in Lake County in accordance within the timelines and provisions set forth in the California Government Code Section 53069.4.