



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

ADMINISTRATION

MEMORANDUM

TO: Honorable Board of Supervisors
FROM: John Marin, Director
Community Development Resource Agency
DATE: December 5, 2006
SUBJECT: Appeal of Code Violation Fees. Safe-N-Sound Boat and RV Storage.

ACTION REQUESTED:

The Community Development Resource Agency respectfully requests your Board:

- 1) Vote to consider waiver of Code Enforcement costs to Mark and Kathy Correnti per County Code Section 17.60.110(D)(3), and
- 2) Uphold the Chief Building Officials August 17, 2006 decision to require payment of Code Enforcement costs of four hundred twenty five dollars (\$425.00) for the time period of October 20, 2004 through January 24, 2006.

BACKGROUND:

In May 2002, the Planning Department requested enforcement action against Safe N Sound Boat and RV Storage. This action was requested because previous efforts to gain a new application had failed and the Temporary Conditional Use Permit #2526 had expired in July 2001 (Attachment 1). Contact was established with Mark and Kathy Correnti via letter giving them notice that an Environmental Impact Assessment Questionnaire was required as a prerequisite to a new Use Permit application (Attachment 2). Code Enforcement and Planning Department personnel had several contacts with Mr. Correnti regarding the application and processing.

In December 2003, a citation was issued to Mr. Correnti resulting in a guilty finding because an application and approval had not been submitted.

On December 21, 2004, a bill for costs of enforcement was sent to Mr. Correnti in the amount of \$844.27. At that time the Use Permit had been approved and Design Site Review Application was being processed. Mr. Correnti appealed this amount to the Planning Director who reduced the amount to \$423.92 (Attachment 3). This amount was paid.

Safe-N-Sound Boat and RV Storage continued in operation prior to application and final approvals in violation of Placer County Code 17.02.030 (A). For this reason, and in conformance with standard practices, the Code Enforcement Division continued to track the applications, progress and current status. On March 21, 2005, a letter from the Planning Department outlined six outstanding issues to be completed for the project (Attachment 4).

On January 24, 2006 a supplemental code enforcement fee bill was sent to Mark and Kathy Correnti in the amount of \$425.00 for the time period since October 2004. Mr. Correnti appealed the Code Enforcement costs and the action was trailed for several months to monitor progress.

A decision to uphold the costs of enforcement was rendered by Acting Chief Building Official, Bob Martino on August 18, 2006 (Attachment 5). An appeal of this decision has brought this issue before the Board.

RECOMMENDATION:

Staff has expended time and effort through investigation, site inspections, monitoring, telephone calls, correspondence, meetings and hearings. It is recommended that the Board deny the appeal and award costs in the amount of \$425.00 in conformance with Placer County Code 17.62.090.

Attachments:

- 1) Letter of April 22, 2002 from Planning Department to Correnti
- 2) Letter of May 24, 2002 from Code Enforcement to Correnti
- 3) Letter of January 20, 2005 from Planning Director to Correnti
- 4) Letter of March 21, 2005 from Planning Department to Correnti
- 5) Letter of August 18, 2006 from Bob Martino, Chief Building Official



PLACER COUNTY PLANNING DEPARTMENT

11414 B Avenue/Auburn, California 95603/Telephone (530) 889-7470/FAX (530) 889-7499
 Web Page: <http://www.placer.ca.gov/planning> E-Mail: smaggi@placer.ca.gov

April 22, 2002

Revised

Mark Correnti

Safe N Sound Boat & RV Storage
 PO Box 3293
 Auburn, CA 95604

CUP-2526 - SAFE N SOUND BOAT & RV STORAGE

Dear Mr. Correnti:

On July 11, 2000 the Planning Commission approved a one-year Temporary Use Permit for the Safe 'N' Sound Boat & RV storage yard. Condition 7. of that approval required that all vehicles, equipment and other stored objects be removed from the property if a new Use Permit was not approved within one year. This condition was not met, and the Temporary Use Permit has expired.

You will recall we had several discussions about the need for filing the Environmental Impact Assessment Questionnaire as a first step in the process to obtain a permanent Use Permit, but the application was never submitted. The storage yard use is therefore in violation of the Zoning Ordinance. All vehicles and equipment must be removed by May 8, 2002 to avoid removal by our Code Enforcement Division utilizing the \$1000 deposit accepted as security.

If you have any questions, please call.

Sincerely,

Susan Maggi
 Senior Planner

cc:Code Enforcement

T:\cmd\cmdpi\CUP2526expire



PLACER COUNTY CODE ENFORCEMENT

11414 B Avenue/Auburn, California 95603/Telephone (530) 889-7480/FAX (530) 886-3492

May 24, 2002

Mark & Kathy Correnti
 dba "Safe N Sound Boat & RV Storage"
 PO Box 3293
 Auburn CA 95603

RE: VIOLATION OF COUNTY CODE
LOCATION: 12381 LOCKSLEY LN, AUBURN APN: 052-020-047

Dear Mr. & Mrs. Correnti,

We have received a complaint concerning possible violations of the Placer County Code, specifically that your temporary Conditional Use Permit (CUP-2526) has expired. It has come to our attention that the Planning Department is now requiring submittal of an (EIAQ) Environmental Impact Assessment Questionnaire which is a pre-requisite to filing a Conditional Use Permit application and approval for your continued use of the storage yard.

SECTIONS VIOLATED

1. Chapter 17, Section 17.42.010 Industrial Park Zoning - Requirements for a Storage Yard Facility

You are hereby requested to immediately abate the above listed violation(s). Your failure to do so will require this Department to issue a Citation to you resulting in a mandatory Court appearance or fines of up to \$1000, plus penalty assessments and costs of Code Enforcement, for a first violation.

The County of Placer realizes that all violations are not easily or inexpensively corrected and is committed to seeking voluntary compliance with cooperative residents who arrange to abate violation(s) within a reasonable time period.

If you want to avoid issuance of a Citation and formal legal action by arranging for an approved schedule of corrective measures, you should contact this office (530-889-7480) and make such arrangements within 10 days from the date of this letter.

Sincerely,


 AMBER DE CECCO
 CODE ENFORCEMENT TECHNICIAN
 PLACER COUNTY PLANNING DEPARTMENT

FY/MH:ad
 cc: Susan Maggi, Associate Planner
 enclosure: Environmental Impact Assessment Questionnaire
 CUP-2526 Conditions of Approval



PLACER COUNTY PLANNING DEPARTMENT

11414 B Avenue/Auburn, California 95603/Telephone (530) 886-3000/FAX (530) 886-3080
Web Page: <http://www.placer.ca.gov/planning> E-Mail: planning@placer.ca.gov

January 20, 2005

Mark Correnti - Safe and Sound Storage

Auburn, CA 95603

RE: Code Enforcement Costs

Dear Mr. Correnti,

We have discussed the issue of reimbursement to the County of code enforcement costs on several occasions recently. Our office has billed you a couple of times and these costs have not been paid. You have contacted me once again and I have now agreed to reduce the total costs due by you to the billing amount originally done on May 20, 2004. The amount of \$423.92 is now due and payable.

Your cooperation in closing this matter out will be appreciated.

Sincerely,

A handwritten signature in cursive script that reads "Frederic K. Yeager".

Frederic K. Yeager
Planning Director

fky

cc: Code Enf
File

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PLACER COUNTY PLANNING DEPARTMENT

11414 B Avenue/Auburn, California 95603/Telephone (530) 886-3000/FAX (530) 886-3080
 Web Page: <http://www.placer.ca.gov/planning> E-Mail: cdaniels@placer.ca.gov

March 21, 2005

Mark Correnti
 PO Box 3293
 Auburn, CA 95602

SUBJECT: Safe N Sound Boat and RV Storage

Dear Mr. Correnti:

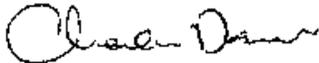
Thank you for the opportunity to review the Safe N' Sound storage facility on March 16, 2005. As you are aware, there are several issues that need to be addressed in order to satisfy the Conditional Use Permit (CUP-20040013) and Design Review (PDSA20040500) conditions of approval. The following is a summary of the outstanding issues for this project:

1. The landscaping need to be completed per the Design review requirement which includes the planting of trees and shrubs, installing bark, and the proof of payment for the off-site (TJ Enterprises) landscaping.
2. The razor wire need to be removed from the fence or placed where it is not visible from the street, or on the interior side of the fence as required by CUP condition #8.
3. All boats and recreational vehicles shall be stored in a manner that screens them from adjacent properties and roads as required by CUP condition #6.
4. Improvement plans for the project shall be submitted to the Department of Public Works (DPW) by October 7, 2004 as required by CUP condition #5. As of March 21, 2005, the DPW has not received a *complete* submittal.
5. It appears that a utility pedestal has been installed to allow for on-site habitation. Per CUP condition #1, the approval does not permit office use, construction of structures, occupancy of any vehicles, or any other type of on-site habitation. Please note that the CUP does not permit the construction of canopy covers.
6. The correction list from the Building Department needs to be resolved as noted in their 2/15/05 letter. There appears to be an inconsistency over the purpose of the electrical permit. The Planning Department signed-off on permit, T17282.05, to allow an electrical supply to operate the irrigation system for the landscaping. The Building Department was informed that the electrical set-up is for parking lot lighting. However, an exterior

lighting plan was not proposed nor approved in the Design Review process. A detailed electrical plan needs to be submitted and approved by Planning Department prior to the approval of the improvement plans.

These items need to be completed no later than April 22, 2005. Failure to comply with these outstanding issues will result in this item being scheduled as a modification/revocation item before the Zoning Administrator. If you have any questions, do not hesitate to contact me at the above number.

Sincerely,



Charlene Daniels
Supervising Planner

Cc: Fred Yeager, Planning Director
Bill Schultz, Building Department
Mike Harris, Code Enforcement
Kathy Wisted, Code Enforcement
Dan Dottai, Public Works
Don Wynniger, Building Department
Chron file

ref: SafeNsound.ltr



COUNTY OF PLACER
Community Development Resource Agency

John Marin, Agency Director

BUILDING

Mike Harris
 Snr. Code Enf. Officer

August 18, 2006

MARK & KATHY CORRENTI
 1041 SERRA VIEW CIRCLE
 AUBURN, CA 95603

LOCATION: 12381 LOCKSLEY LANE, AUBURN APN: 052-020-047-000
REGARDING: HEARING CONDUCTED AUGUST 17, 2006

Dear Mr. Correnti,

This letter is being sent to you regarding the appeal hearing conducted with Acting Chief Building Official, Mr. Bob Martino on Thursday, August 17, 2006. Your request to appeal Code Enforcement Fees in the amount of \$450.00 has been denied. Based upon Recovery of Costs Ordinance Section 17.60.111 C-1., you have 10-days from the date of this letter to appeal to the Planning Commission. Please submit your appeal request and fee to the Community Development Resource Agency located at 3091 County Center Drive by August 28, 2006.

Should have any questions, please feel free to contact Mr. Bob Martino at (530) 886-3010, or Senior Officer Mike Harris at (530) 886-3052.

Sincerely,

Bob Martino
 Acting Chief Building Official

cc: File/ Kathy Wisted, Code Enforcement Officer/ Michael Wells, Senior Planner /
 Enclosures: Appeal Hearing Request Form