



CITY COUNCIL SPECIAL MEETING

Clearlake City Hall Council Chambers
14050 Olympic Dr, Clearlake, CA

Thursday, June 02, 2022

Special Meeting 3:00 PM

The City Council meetings are viewable in person in the Council Chambers, via livestreaming on the City's YouTube Channel (https://www.youtube.com/channel/UCTyifT_nKS-3woxEu1ilBXA) or "Lake County PEG TV Live Stream" at <https://www.youtube.com/user/LakeCountyPegTV/featured> and the public may participate through Zoom at the link listed below. The public can submit comments and questions in writing for City Council consideration by sending them to the Administrative Services Director/City Clerk at mswanson@clearlake.ca.us. To give the City Council adequate time to review your questions and comments, please submit your written comments prior to 1:00 p.m. on the day of the meeting.

AGENDA

MEETING PROCEDURES: *All items on agenda will be open for public comments before final action is taken. Citizens wishing to introduce written material into the record at the public meeting on any item are requested to provide a copy of the written material to the Administrative Services Director/City Clerk prior to the meeting date so that the material may be distributed to the City Council prior to the meeting. Speakers must restrict comments to the item as it appears on the agenda and stay within a three minutes time limit. The Mayor has the discretion of limiting the total discussion time for an item.*

AMERICANS WITH DISABILITY ACT (ADA) REQUESTS

If you need disability related modification, including auxiliary aids or services, to participate in this meeting, please contact Melissa Swanson, Administrative Services Director/City Clerk at the Clearlake City Hall, 14050 Olympic Drive, Clearlake, California 95422, phone (707) 994-8201, ext 106, or via email at mswanson@clearlake.ca.us at least 72 hours prior to the meeting, to allow time to provide for special accommodations.

AGENDA REPORTS

Staff reports for each agenda item are available for review at www.clearlake.ca.us. Any writings or documents pertaining to an open session item provided to a majority of the City Council less than 72 hours prior to the meeting, shall be made available for public inspection on the City's website at www.clearlake.ca.us.

Zoom Link: <https://clearlakeca.zoom.us/j/88364271899>

A. ROLL CALL

B. PLEDGE OF ALLEGIANCE

C. PUBLIC HEARING

1. Consideration of an appeal of the City of Clearlake Hearing Officer's order, denying an appeal of an Order to Abate for the property located at 14525 Lakeshore Drive, in accordance with Clearlake Municipal Code Chapter 10

D. ADJOURNMENT

POSTED: May 27, 2022

BY:



Melissa Swanson, Administrative Services Director/City Clerk



CITY OF CLEARLAKE

City Council

STAFF REPORT	
SUBJECT: To hear and act upon an appeal of the City of Clearlake Hearing Officer’s order, denying an appeal of an Order to Abate for the property located at 14525 Lakeshore Drive, in accordance with Clearlake Municipal Code Chapter 10	MEETING DATE: 06/02/2022
SUBMITTED BY:	Lee Lambert- Code Enforcement Supervisor
PURPOSE OF REPORT	<input type="checkbox"/> Information Only <input type="checkbox"/> Discussion <input checked="" type="checkbox"/> Action Item

WHAT IS BEING ASKED OF THE CITY COUNCIL/BOARD:

1. The City Council is being asked to Adopt Resolution No. 2022-28: Resolution of the City Council of the City of Clearlake confirming or denying the appeal of the City of Clearlake Hearing Officer’s order, denying an appeal of an Order to Abate for the real property located at 14525 Lakeshore Drive, in accordance with Chapter 10 of the Clearlake Municipal Code

BACKGROUND/DISCUSSION: The purpose of this hearing is to consider and act upon any and all appeal(s) of the City of Clearlake Hearing Officer’s order, an order denying the appeal of an Order to Abate. Upon due consideration of the evidence and testimony submitted by staff and the appellant(s), the Council may:

1. Grant the appeal and adopt the Resolution upholding the appeal; or
2. Deny the appeal and adopt the Resolution upholding the Hearing Officer’s order.

The following is a summary identifying subject property(s) and property owner(s):

1. Location: 14525 Lakeshore Drive Clearlake, CA 95422 A.P.N.# 040-183-220

Owner: Cherlopalle, Vasudev & Shekar, Roopa

- ✓ A Notice of Violation and Order to Abate were issued to the property owner on 03/23/2022.
- ✓ The property owner submitted an appeal of the Order to Abate in a timely manner.
- ✓ On 04/20/2022, an appeal hearing was held in front of the City of Clearlake Hearing Officer, at which time evidence and testimony was submitted by the property owner and City staff.
- ✓ On 05/09/2022, the City of Clearlake Hearing Officer made his determination upholding the Order to Abate and denying the appeal.
- ✓ The property owner submitted an appeal of the Hearing Officer’s order in a timely manner.

OPTIONS:

- 1. Move to uphold the City of Clearlake Hearing Officer’s order and to read said Resolution by title only. A roll call vote shall follow the reading of said Resolution.

- 2. Move to grant the appeal of the City of Clearlake Hearing Officer’s order and to read said Resolution by title only. A roll call vote shall follow the reading of said Resolution.

FISCAL IMPACT:

None ___ \$ [redacted] Budgeted Item? ___ Yes ___ No
 Budget Adjustment Needed? ___ Yes ___ No If yes, amount of appropriation increase: \$ [redacted] .
 Affected fund(s): ___ General Fund ___ Measure P Fund ___ Measure V Fund ___ Other: [redacted] .
 Comments: N/A

STRATEGIC PLAN IMPACT

- Goal #1: Make Clearlake a Visibly Cleaner City
- Goal #2: Make Clearlake a Statistically Safer City
- ___ Goal #3: Improve the Quality of Life in Clearlake with Improved Public Facilities
- Goal #4 Improve the Image of Clearlake
- ___ Goal #5 Ensure Fiscal Sustainability of City
- ___ Goal #6: Update Policies and Procedures to Current Government Standards
- ___ Goal #7: Support Economic Development

SUGGESTED MOTIONS:

- 1. Move to Adopt Resolution No. 2022-28: Resolution of the City Council of the City of Clearlake, upholding the City of Clearlake Hearing Officer’s order, in accordance with Chapter 10 of the Clearlake Municipal Code

- Attachments:**
- 1) Resolution # 2022-28 (Both Denying & Granting of Appeal)
 - 2) Evidence (Case Facts & Findings and Exhibits I thru XIV),
as provided and testified to, before the Hearing Officer.
 - 3) Notice of Results of Abatement Hearing
 - 4) Request for Appeal of Hearing Officer’s order

RESOLUTION NO. 2022-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEARLAKE GRANTING THE APPEAL OF THE CITY OF CLEARLAKE HEARING OFFICER’S ORDER, IN REFERENCE TO THE REAL PROPERTY LOCATED AT 14525 LAKESHORE DRIVE, IN ACCORDANCE WITH CHAPTER X OF THE CLEARLAKE MUNICIPAL CODE

WHEREAS, the City of Clearlake has adopted Section 10-3 in it’s entirety, of the Clearlake Municipal Code establishing procedures for contesting and appealing abatement orders for real property located within the City of Clearlake; and

WHEREAS, the City of Clearlake has adopted Section 10-3.5, of the Clearlake Municipal Code establishing procedures to appeal the Hearing Officer’s order for real property located within the City of Clearlake; and

WHEREAS, the City of Clearlake has complied with the procedure as set forth in said code(s); and

WHEREAS, the City Council has heard and acted on all protests at a Public Hearing held on June 02, 2022.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Clearlake that the appeal of the Hearing Officer’s order for real property located at 14525 Lakeshore Drive, also known as Assessor’s Parcel Number 040-183-220, has been granted and an Order to Abate no longer exists at said real property.

BE IT FURTHER RESOLVED that the City Council of the City of Clearlake has granted the applicant’s appeal and no further action shall be taken.

PASSED AND ADOPTED by the City Council of the City of Clearlake, County of Lake, State of California, on this 2nd day of June 2022, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

ATTEST: _____
City Clerk, City of Clearlake

Mayor, City of Clearlake

RESOLUTION NO. 2022-28

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CLEARLAKE DENYING THE APPEAL OF THE CITY OF CLEARLAKE HEARING OFFICER’S ORDER, IN REFERENCE TO THE REAL PROPERTY LOCATED AT 14525 LAKESHORE DRIVE, IN ACCORDANCE WITH CHAPTER X OF THE CLEARLAKE MUNICIPAL CODE

WHEREAS, the City of Clearlake has adopted Section 10-3 in it’s entirety, of the Clearlake Municipal Code establishing procedures for contesting and appealing abatement orders for real property located within the City of Clearlake; and

WHEREAS, the City of Clearlake has adopted Section 10-3.5, of the Clearlake Municipal Code establishing procedures to appeal the Hearing Officer’s order for real property located within the City of Clearlake; and

WHEREAS, the City of Clearlake has complied with the procedure as set forth in said code(s); and

WHEREAS, the City Council has heard and acted on all protests at a Public Hearing held on June 02, 2022.

NOW THEREFORE BE IT RESOLVED by the City Council of the City of Clearlake that the appeal of the Hearing Officer’s order for real property located at 14525 Lakeshore Drive, also known as Assessor’s Parcel Number 040-183-220, has been denied and an Order to Abate exists at said real property.

BE IT FURTHER RESOLVED that the City Council of the City of Clearlake has denied the applicant’s appeal and applicant may seek review in the Lake County Superior Court by filing an appeal within twenty days after service of the City Council’s order.

PASSED AND ADOPTED by the City Council of the City of Clearlake, County of Lake, State of California, on this 2nd day of June 2022, by the following vote:

- AYES:
- NOES:
- ABSTAIN:
- ABSENT:

ATTEST: _____
City Clerk, City of Clearlake

Mayor, City of Clearlake



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).

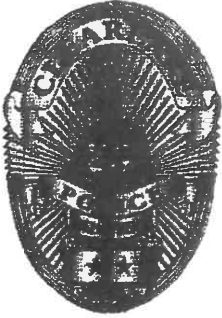
See exhibits I-14 attached hereto.

A handwritten signature in black ink, appearing to read "Lee Lambert".

Lee Lambert
Code Enforcement Supervisor



EXHIBIT 4



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 FA

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.

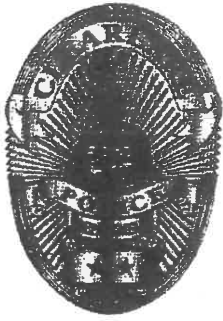
CORRECTIVE ACTION(S) MUST BE COMPLETED PRIOR TO: 01/28/19

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 #: 7017338000008455669



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.

EXHIBIT II

NOTICE TO ABABATE

[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; 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:

EXHIBIT

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.

EXHIBIT 140

- (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.

EXHIBIT IV A

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**

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

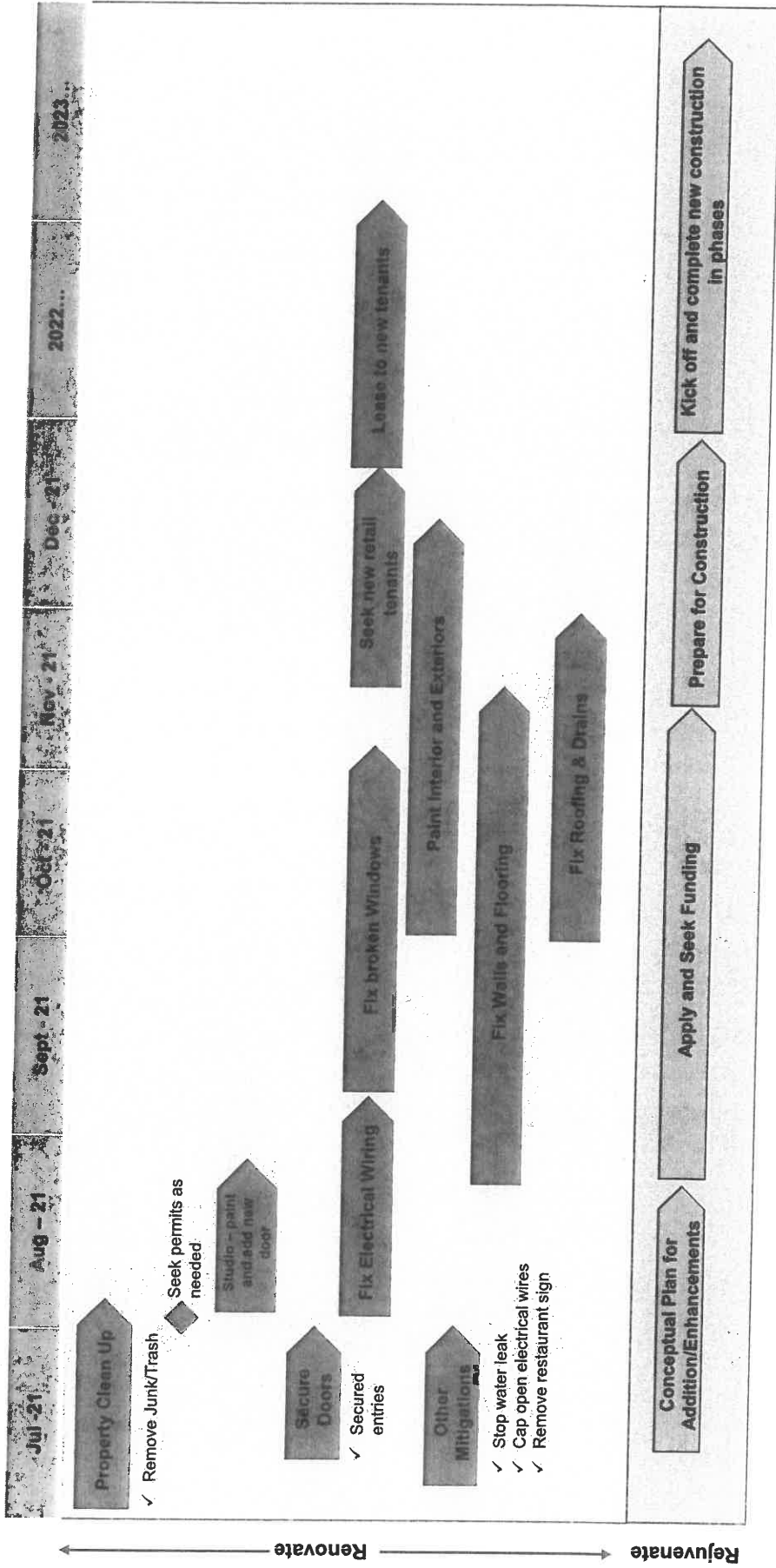
Monday – Thursday 8 am to 5 pm

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 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 C

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



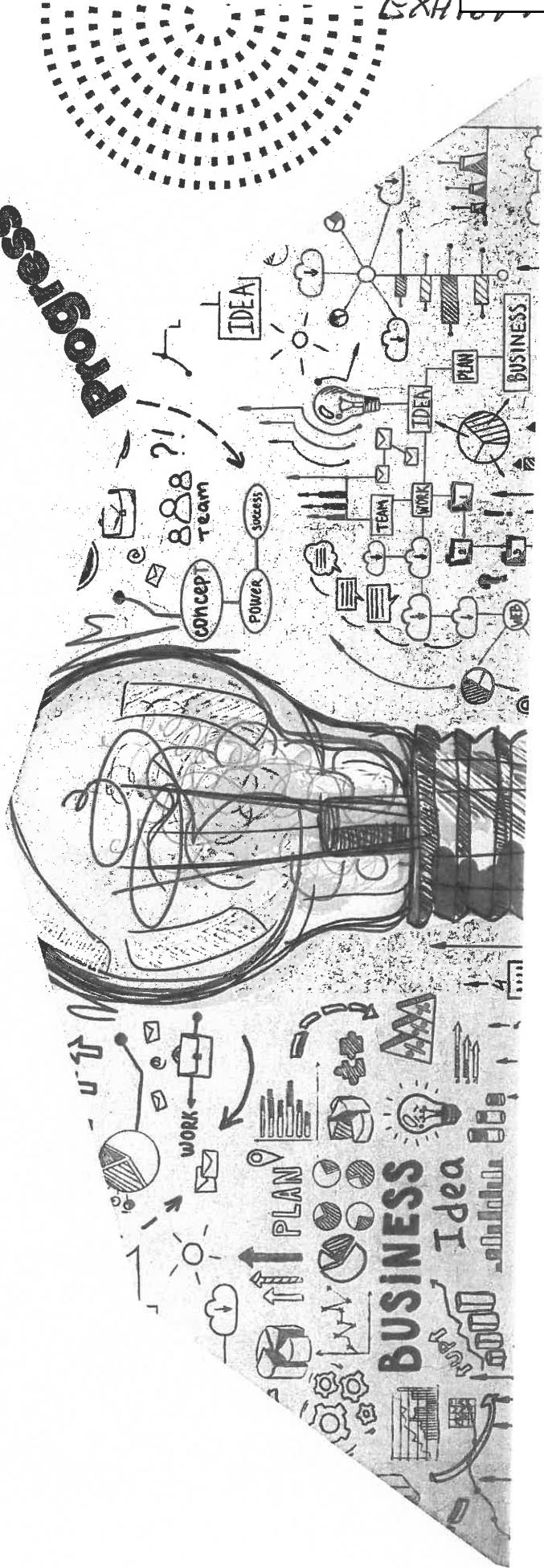
14525 Lakeshore Drive

Progress Update

Roopa Shekar & Vasu Cherlopalle

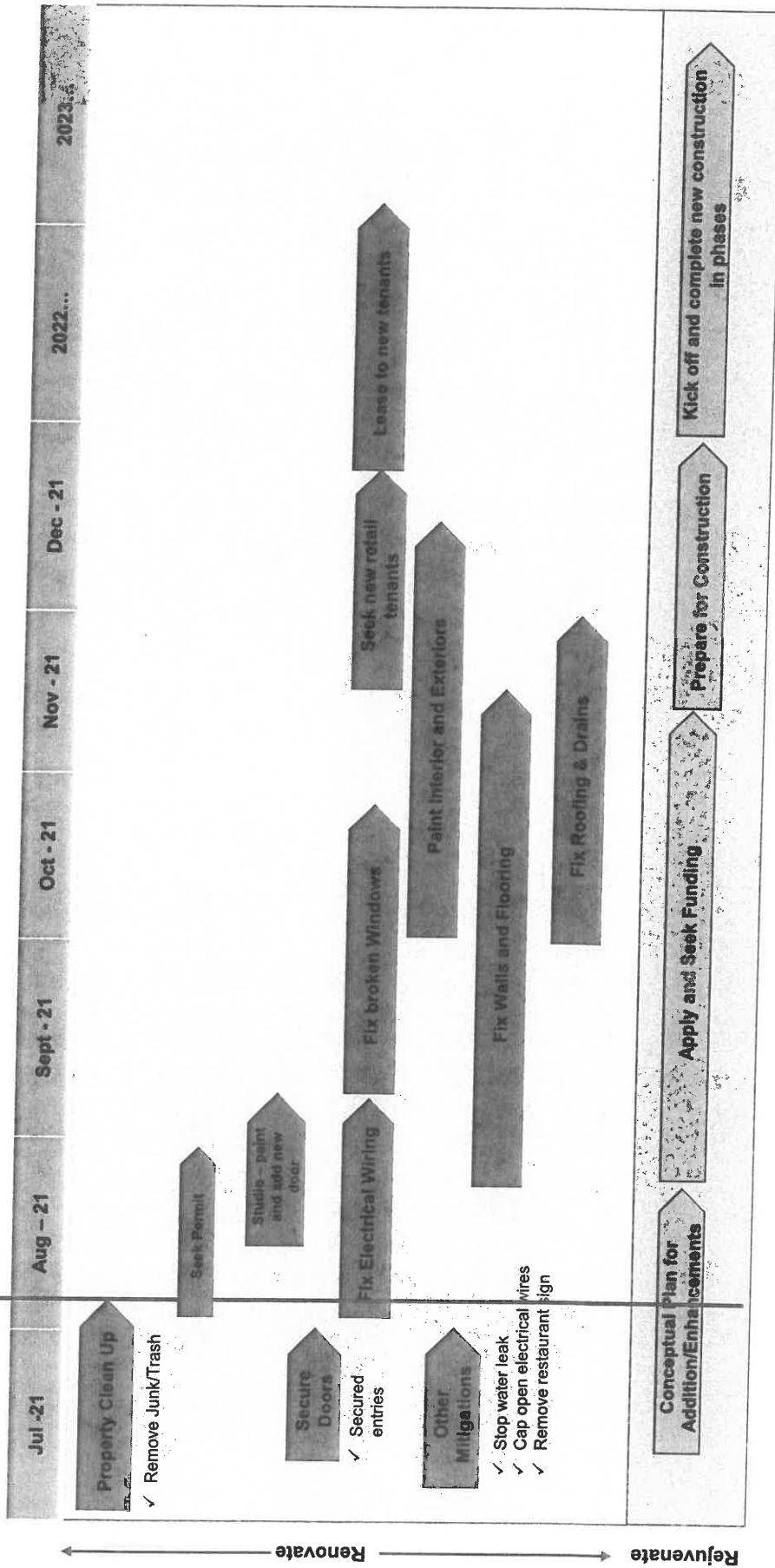
August 5th, 2021

Progress Update



14525 Plan

We are here



Renovate ← → Rejuvenate

EXHIBIT VIII

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.

EXHIBIT A

ADMINISTRATIVE CITATION



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

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

CITATION #: AC06438

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

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	
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	
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	
17920.3(B)2 HSC	VIOLATION DESCRIPTION: FLOORING DEFECTIVE / DETERIORATING	\$100.00
	CORRECTION REQUIRED: Replace / install flooring where missing or deteriorated	
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	
17920.3(D) HSC	VIOLATION DESCRIPTION: UNSAFE ELECTRICAL WIRING	\$100.00
	CORRECTION REQUIRED: Repair / replace all unsafe or deteriorated wiring and fixtures	
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 A 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 A D

**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 A



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.

EXHIBIT 21 A

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 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; 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 A F

- (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.

EXHIBIT 4

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.



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

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

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	
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	
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	
17920.3(B)2 HSC	VIOLATION DESCRIPTION: FLOORING DEFECTIVE / DETERIORATING	\$200.00
	CORRECTION REQUIRED: Replace / install flooring where missing or deteriorated	
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	
17920.3(D) HSC	VIOLATION DESCRIPTION: UNSAFE ELECTRICAL WIRING	\$200.00
	CORRECTION REQUIRED: Repair / replace all unsafe or deteriorated wiring and fixtures	
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

Section C, Item 1.

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.

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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.



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



EXHIBIT A

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

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	Description	Original Plan (submitted in last 241) code violations		City's disposition based on the nature of the violation (per the Ordinance/Code)
		Not-eligible - General/Regulatory Permit	Not-eligible - Project for Substantial Structural Alteration	
1	Secure all entry points to structure	Secure all entry points to structure and windows	All doors and windows need to be re-designed and completely re-built	
2	Remove all electrical connections, exposed to living areas: panel (all), wiring covers, etc.	Replace the existing electrical panel	Obtained boarding permit and secured entry points, replaced one non door, forced the property, added cameras and solar motion lights for entry security	New Architectural plans with engineer stamps (need to be filed with the city)
3	Repair damaged or deteriorated roofing	Repair existing roofing	Remove all debris	New Architectural plans with engineer stamps
4	Remove all debris where water has penetrated walls causing damage	Remove debris where needed	Remove debris	New Architectural plans with engineer stamps
5	Remove all debris from roof and rain line	Remove debris	Remove debris	New Architectural plans with engineer stamps
6	Remove all debris from roof and rain line	Remove debris	Remove debris	New Architectural plans with engineer stamps
7	Remove all debris from roof and rain line	Remove debris	Remove debris	New Architectural plans with engineer stamps
8	Remove all debris from roof and rain line	Remove debris	Remove debris	New Architectural plans with engineer stamps
9	Remove all debris from roof and rain line	Remove debris	Remove debris	New Architectural plans with engineer stamps
10	Remove all debris from roof and rain line	Remove debris	Remove debris	New Architectural plans with engineer stamps
11	Remove all debris from roof and rain line	Remove debris	Remove debris	New Architectural plans with engineer stamps
12	Remove all debris from roof and rain line	Remove debris	Remove debris	New Architectural plans with engineer stamps
13	Remove all debris from roof and rain line	Remove debris	Remove debris	New Architectural plans with engineer stamps
14	Remove all debris from roof and rain line	Remove debris	Remove debris	New Architectural plans with engineer stamps
15	Remove all debris from roof and rain line	Remove debris	Remove debris	New Architectural plans with engineer stamps
16	Remove all debris from roof and rain line	Remove debris	Remove debris	New Architectural plans with engineer stamps
17	Remove all debris from roof and rain line	Remove debris	Remove debris	New Architectural plans with engineer stamps

EXHIBIT 2

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

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
7/23/2021	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
10/28/2021	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 Shekar
18290 Daves Avenue
Monterey Park, CA – 95030

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 façade – 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 Façade, 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 façade 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 Shekar
650 224 3788 (Cell)

EXHIBIT 4

From: Framework Eng [mailto:ig@frameworkeng.com]
Sent: Wednesday, March 30, 2022 10:18 AM
To: Roopa Shekar <shekarroopa@hotmail.com>
Subject: Re: 14525 Lakeshore Drive, Clearlake, CA 95422

Hi Roopa,

I had a chance to review these documents, which are pretty clear about the need to fix the building. Most of the work is non-structural and you could incorporate woodies to the way that you've engaged an architect to prepare construction drawings in a proper scope. We would use their design drawings to create structural drawings that align with abstract correction, 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 site direction and plan of correction.

Thanks,

General Job Inquiries | Call 1-800-368-7777 | [frameworkeng.com](mailto:info@frameworkeng.com) | 14525 Lakeshore Drive | Clearlake, CA 95422

On Tue, Mar 29, 2022 at 10:07 PM Roopa Shekar <shekarroopa@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 that 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
Roopa
650 324 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 different project needs, Dependency/Next Steps
		Pre-requisite: Owners Repair Permit	Pre-Requisite 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	
2	Repair all electrical connections, exposed wiring, electrical panel (s) missing covers, etc.	Fix/repair the existing electrical wires	Obtained boarding permit and secured entry points, replaced one new door, fenced the property, added cameras and solar motion lights for additional security (Complete) Entire building has to be rewired with everything new.	New Architectural plans with engineer stamps (need as-is built (Complete))
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	New Architectural plans with engineer stamps
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)		Air Quality inspection (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-

EXHIB

Section C, Item 1.

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	
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	
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	
17920.3(B)2 HSC	VIOLATION DESCRIPTION: FLOORING DEFECTIVE / DETERIORATING	\$500.00
	CORRECTION REQUIRED: Replace / install flooring where missing or deteriorated	
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	
17920.3(D) HSC	VIOLATION DESCRIPTION: UNSAFE ELECTRICAL WIRING	\$500.00
	CORRECTION REQUIRED: Repair / replace all unsafe or deteriorated wiring and fixtures	
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	

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
---	------------------

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.



City of Clearlake
Code Enforcement Division
14050 Olympic Dr. Clearlake, CA 95422
Phone (707)994-8201 / Fax (707) 995-2653

Vasudev Cherlopalle and Roopa Shekar
18290 Daves Avenue
Monte Sereno Ca. 95030

Posted & Standard U.S. Mail
Certified Mail #:

NOTICE OF RESULTS OF ABATEMENT HEARING
(Aviso importante requiere traducción)

Confirmation of Results of Abatement Hearing

WHEREAS, at an Abatement Hearing held at the City of Clearlake City Hall on April 20, 2022, the Hearing Officer, based on the facts, testimony and evidence presented, has upheld the Order to Abate and that the abatement is justified and necessary due to the public nuisance that currently exists on said property.

NOW, THEREFORE, be it known that the above mentioned determination was issued for case # 18-4115 on real property described as follows:

Location: 14525 Lakeshore Drive **A.P.N.#:** 040-183-220
Property Owner: Cherlopalle, Vasudev and Shekar, Roopa
Appellant (if different): None present

Dated this 9th day of May 2022

Alan Flora
Hearing Officer



CLEARLAKE POLICE DEPARTMENT

14050 Olympic Drive, Clearlake, CA 95422

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: 5/13/2022
 Phone: 650 224 3738 Cell Phone: 650 224 3738
 Mailing Address: 18290 DAVES AVENUE
 City: MONTESGRENO State: CA Zip: 95030
 Property Address (as shown on citation): 14525 LAKE SHORE DRIVE
 A.P.N. # (as shown on citation): 040-183-220 Date of Violation: 5/11/2022, since 2018
 CLEARLAKE, CA - 95422

Reason of Appeal: Progress has been made to address the violations.
Violations which require repairs are addressed. Replacements of roof, wall repairs ~~which~~ which require permits are outstanding.
Permit pull process (new permits) from the GC under way. If additional space needed, turn over

Date Received:

Appellant's Signature: Roopa Shekar Date: 5/13/2022



Reason of Appeal Cont.:

Requesting City Council to provide us the required time to complete the project (restoration project).

This project requires 1.5 years to complete and cannot be done. 6 months need ~ 1.5 years to complete the project starting now.

Obtaining qualified & licensed structural engineers & architects in the area who are willing and have availability to support the project within the time frame as demanded by the city has been extremely challenging. All engineers and Architects are booked 6 months to 1 year out.

Even with above challenges we have made great progress including completing structural engineer inspection, as-is build plans, air quality inspections, permit pull process by licensed General contractors etc.

Please kindly refer to the attached detailed appeal letter & exhibits for reference.

ROOPA SHEKAR

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17410

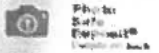
5/13/22 Date

Pay To The
Order Of

City of Clearlake
Two hundred & no/100

\$200⁰⁰

Dollars



BANK OF AMERICA

ACH RT 111000025

For 14525 Lakeshore Drive

Roopa Shekar

Holland Clerks

Appeal Request to the City Council, City of Clearlake

Date: May 13th, 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 & Honorable City Council Members
14050 Olympic Drive, Clearlake, CA – 95422

Hello Ms. Swanson and Honorable City Council Members –

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

Subject: Notice to Abate – Appeal Request to City Council to stop the demolition as progress has been made and provide required time to complete the restoration

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 listing municipal code violations (Ref: Exhibit IV). We appealed to the City and an appeal hearing was held with the City Manager on April 20th, 2022 where evidence of the progress made and supporting documents were shared and discussed. Abate order was upheld even though the progress made was shared. We were asked to get into a contract with a licensed General Contractor to complete the remaining part of the project and we have done so since then and have hired Tony Bordessa Constructions to help us with the restoration.

Below are few facts to consider since we purchased the property:

1. Notice of violations were issued to the property in **2018 and has been carried over since then**
2. We **purchased the property in June 2021 without knowing that the violations existed**
3. There were no disclosures about the violations in the Sales documents or verbal info shared. There **was no lien put on the property for the unpaid violations by the City** nor any information about the City's intension to demolition the property was shared with the Seller by the City. Title company pulled a clean record of the property during the closing process and the property exchange occurred
4. We as sellers were totally blindsided during the Sales process and we purchased the property with the intent to restore them with the timeline that works for us.
 - Myself and my husband both work full time with demanding jobs and have 2 high school kids and household to run and hence our thoughts while purchasing the property was that we improve the properties with big picture in mind, slowly but steadily with good outcome in mind (good outcome requires time, can't rush)
5. Fast forward.....6/14 was the closing date; 7/6 our Architect visited the city to discuss plan and permits and was informed of the violations and the City's intention to demo the building....since then it has been a snow ball effect on us. We shifted gears and prioritized to address the violations, shared the plan with the City in July to repair
6. Step forward – we pulled permits started the work and City gave us stop orders and ordered to go back to the drawing board and arrive with architecture plans and structural engineering reports etc. The project turned from mere repair the violations to a huge restoration project.
7. Effort and time required from just repair project to restore project constitutes an enormous difference in terms of effort, time and resources. A 1.5 year project cannot fit into 6 months.
8. We are requesting City of Clearlake officials to provide the time required to accommodate the restoration project which starts at studs.
9. **Extreme Challenges that we are facing:**
 - Finding qualified and good workers has been extremely challenging

- Finding availability of Structural engineers and Architects and General Contractors to support the project as quality and within the time City is prescribing has been challenging
- General Contractors and other qualified workers are getting de-motivated by the back and forth they need to have with the City related to this project as they don't receive complete required support.

Since we purchased, we have done numerous improvements including the following:

- Cleaned up the property
- **Air Quality Environment Report - Completed - 09/18/2021**
- **Structural Engineer inspection completion (Ref: Exhibit I) - Completed - 11/7/2021**
 - **Report summary:** Trusses to be in good condition, foundation appeared to be in reasonably good condition, need new roof, floor, studs to be repaired/spaced. Recommendations included to improve the building from its poor condition
- **Facade designs** - work in progress - first set of samples shared by the architect attached - need improved design -1/10/22
- **As-is build plans complete (Ref: Exhibit II)** as recommended by the Structural Engineer - Completed - 2/19/22
- **Property fenced for public safety, all entrances secured, cameras installed onsite for monitoring**
- **General Contractors hired** to support various phases of the project based on their availability and scope of work to be performed:
- Multiple GCs hired thus far based on their skills to perform certain tasks and reach project milestones
 - **Glanzer Constructions:**
 - **Hired** to remove unstable/unsafe parts/materials of the building - **Completed**
 - Obtained stucco removal permit but stalled as City emphasized only on spot removal and boarding the removed spots throughout the front which would be very difficult to board in spots and also would add to the blight situation of the building
 - **ADU Constructions**
 - **Hired** to board the windows, install new doors, clean up debris and remove loose materials - **Completed**
 - **Hopkins Constructions**
 - **Hired** to complete As-Is build plans - **Completed**
 - **Tony Bordessa**
 - **Hired - In Progress** - to help design/plan and restore the building. Please kindly refer to the attached letter from Tony Bordessa Constructions (**Ref: Exhibit III**)

Violations update/perspective:

- **All the violations which do not need a complete restoration has been addressed and closed.** Only those items that need complete replacement (e.g., roof, floor, ceiling repairs) (Ref.: Exhibit V) are to be completed
- Currently the building is not occupied, secured and is not in a state to be used for any use till it is completely restored
- **At its current state, the building should be deemed as a restoration/ new project and not a building with violations** (similar to any new projects which are at studs)

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) Grant us the permit requested

- 3) Request City to work with us to accommodate time slippage due to other dependencies or due to circumstances which are not in our control
- 4) Request the City to provide permit tied to the property and not to a GC
- 5) **Request City to kindly cease issuing Citations and excuse us from March 22 Citations** while we are making progress and we have kept City in closed loop with all the updates (including at least once or twice a month read out to the Code Enforcement team with pictures and supporting documentations). **Citations are imposing extreme financial hardship on us** as it is dipping into the funds, we have to restore the project. Depleting our funds to restore the building is going to add to the delay as it becomes a practical resource problem.
 - a. **In March alone we received Citation for ~\$7000 – Request City to excuse us in paying this Citation as they impose extreme financial hardship on us**
 - b. **City's unreasonable demand to complete a project which requires over 1.5 years within 6 months has imposed negative impact on our family – including stress, focus away from work and kids, financial burden and physical/mental strain**

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 anticipated/planned for initially, to address the violations. Solution to resolve each violation is a complete restoration due to the condition of the property and this requires time.

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

Exhibits for Reference:

- **Exhibit I:** Structural Engineer inspection Report
- **Exhibit II:** 14525 As-Is Build Plans as recommended by Structural Engineer
- **Exhibit III:** Letter from Tony Bordessa Constructions – GC hired to support the restoration project
- **Exhibit IV:** Violation list and Notice
- **Exhibit V:** Code Violation updates – Progress made - what is addressed what is outstanding
- **Exhibit VI:** Event Log – series of events since we purchased the property
- **Exhibit VII:** April 20, 2022, Notice of Results of Abatement Hearing

EXHIBIT I



BENNETT ENGINEERING

PROFESSIONAL CIVIL & MECHANICAL ENGINEERING
3720 Main St.
Kelseyville, CA 95451
Scott S. Bennett, P.E.

(707) 263-5814 office
(707) 349-2010 Cell
bennett@pacific.net

To: **Roopa Shekar**
shekarroopa@hotmail.com
(650)224-3738

November 7, 2021

Project: **Visual Inspection:**
14525 Lakeshore Dr.
Clearlake, CA

To Whom it may concern:

On Oct 28th 2021, Bennett Engineering visited the referenced site for the purpose of providing a visual inspection as requested of the overall structural integrity of an existing structure, located at the referenced site. The inspection was performed by Scott S. Bennett, P.E.

Overall Description

The building is an older wood framed structure, constructed on a concrete perimeter foundation. It appears that the original structure was built with large manufactured trusses and a wood framed floor system and perimeter foundation. In my estimation the balance of the building was added at various times on both sides (bar on the east side and two story section on the west), and to the south (lake front) side.

Structural Observations

Overall, I would characterize the building to be in poor condition. Some of the more obvious items needing replacement and/or repairs may include:

- New finish roofing and waterproofing throughout.
- Repair and possible upgrades to roof framing systems. Some water damage, rafter deterioration and possible over spanned members were observed.
- Manufactured trusses in the main center structure and the lake front section, appeared to be in reasonably good condition, but should be evaluated for adequate load capacity to meet current code standards.
- Substandard wall stud spacing, shear reinforcing, anchor bolting and deteriorating studs were noted throughout.
- Deteriorating floor systems, and potentially over loaded beams and girders may need to be upgraded and/or replaced.
- My limited observation of the foundation system was not conclusive. It appeared to be in reasonably good condition, however a more thorough inspection will be required to determine its adequacy and overall condition.

- All new mechanical systems, HVAC and plumbing will be required throughout the building.

Recommendations

- My first recommendation would be for you to determine if the planned project is economically feasible. Due to the potential extensive overhaul of the structure, costs may be prohibitive for your final proposed use.
- An experienced foundation contractor and/or a geotechnical engineer should take a closer look at the foundation system as well as the soil condition and strengths. A strong foundation is most important to prevent potential future problems of existing structures and proposed reconstruction of the building.
- An overall evaluation of the structural integrity of the structure should be made if you determine to utilize some of the existing structure. Before this would be possible, a set of "as built" plans should be prepared that describe the overall dimensions and structural components of the building. This should include, roof framing, first and second floor framing layout and sizes, wall framing details as well as floor girders, posts, piers and perimeter foundation.

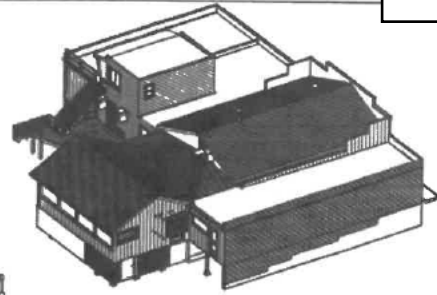
This letter represents our opinion of the structural conditions based on the visible, observable conditions at the time of our visit. This evaluation is limited in scope, focusing only on the structural system of the items mentioned above. Observations are based only on visual inspections. No other components or systems of the structure were evaluated during our visit. No surface materials were removed, no exploratory excavations or physical testing or sampling was done. Suggestions may have been provided, but no specifications or details have been provided for any repairs. This letter should not be considered as a guarantee of conditions. No warranty with regard to the future performance of any modifications that may be made is intended, implied or expressed.

Specific design/engineering specifications and details may be provided if requested at a negotiated fee for any suggested testing, upgrades, repairs or replacement of components as suggested. Should you have any questions, please call or email at your convenience. Thank you for your business.

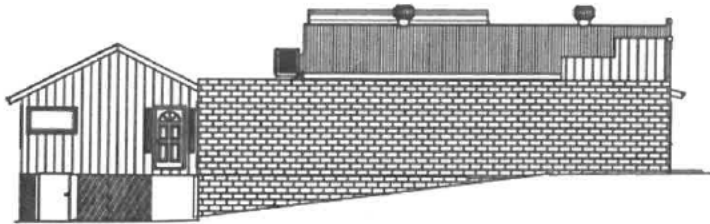
Sincerely,



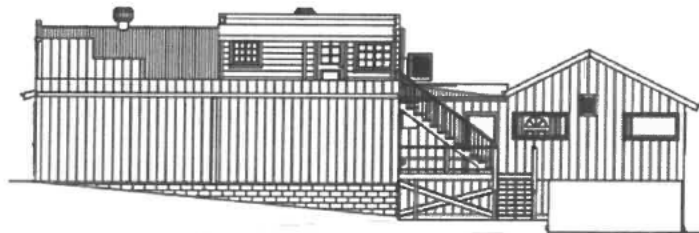
Scott S. Bennett, P.E.



REAR OVERVIEW 3/75



LEFT (EASTERLY) SIDE ELEVATION 1/4" = 1 FT.



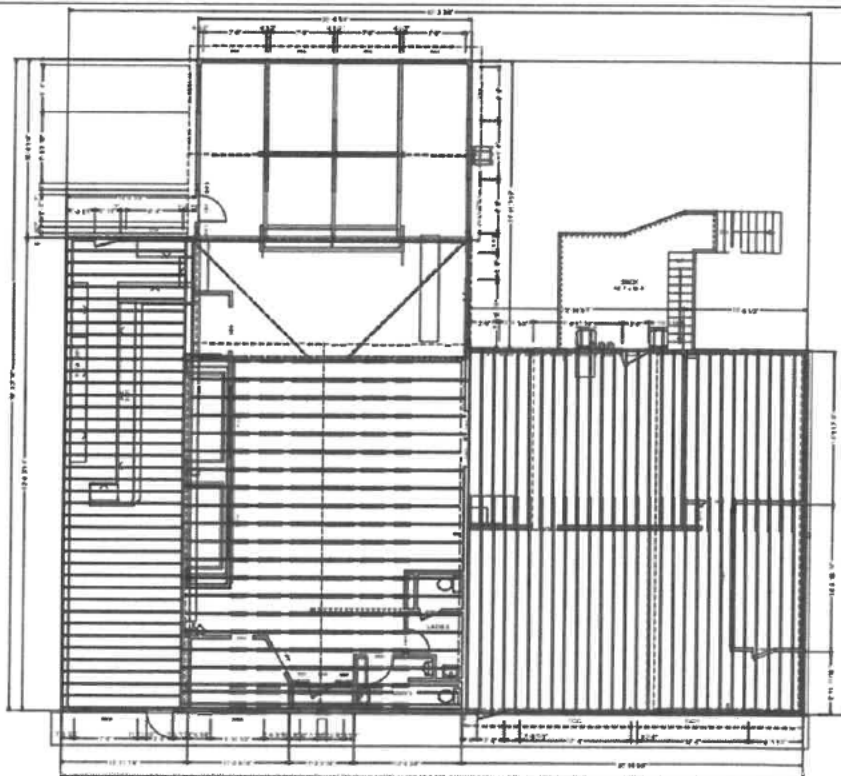
RIGHT (DRIVEWAY SIDE) ELEVATION 1/4" = 1 FT.



BRAD S. SHIRK, AIA
1425 LAKEVIEW DRIVE, CLEARLAKE, CA APN 045-14-20
LEFT AND RIGHT ELEVATIONS

Scale: 1/4" = 1 FT.

3



MAIN FLOOR PLAN 1/4" = 1 FT.



BRAD S. SHIRK, AIA
1425 LAKEVIEW DRIVE, CLEARLAKE, CA APN 045-14-20

Scale: 1/4" = 1 FT.

4

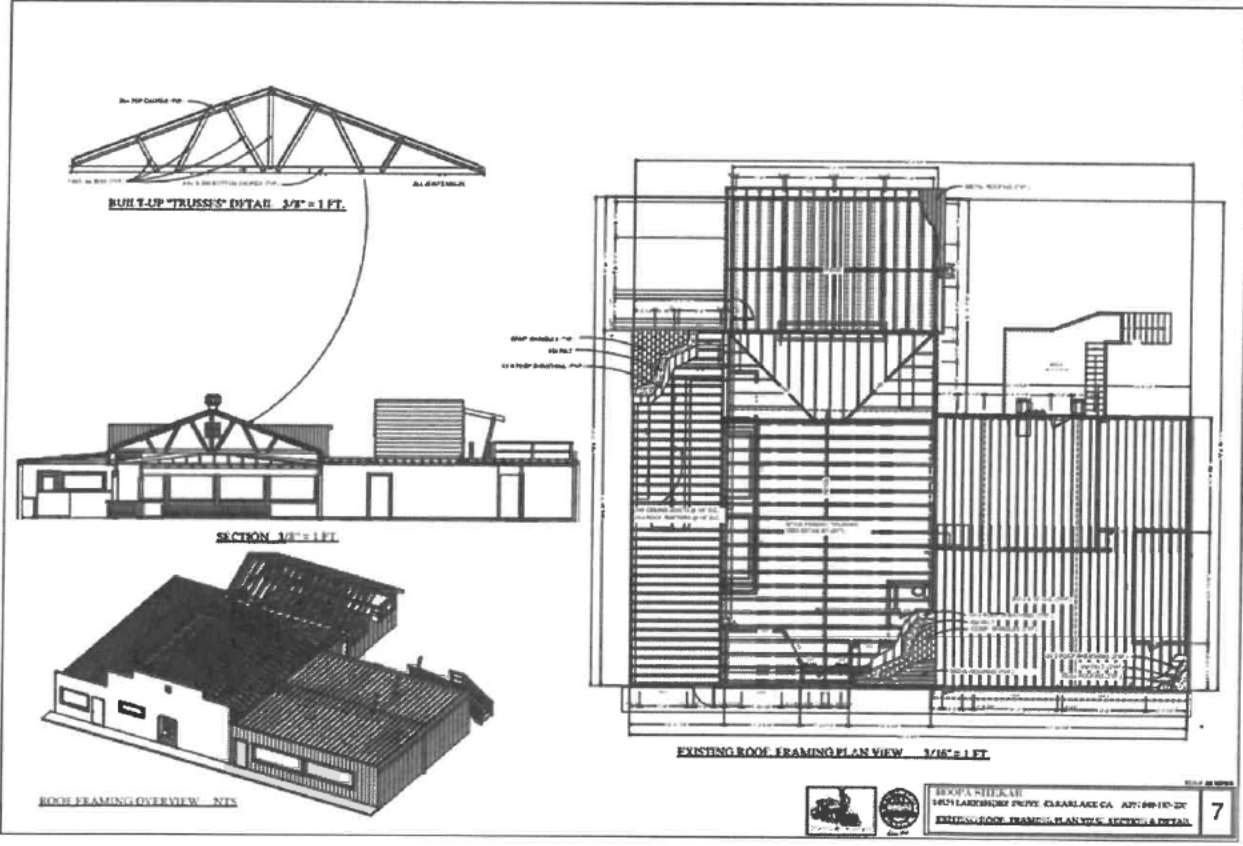
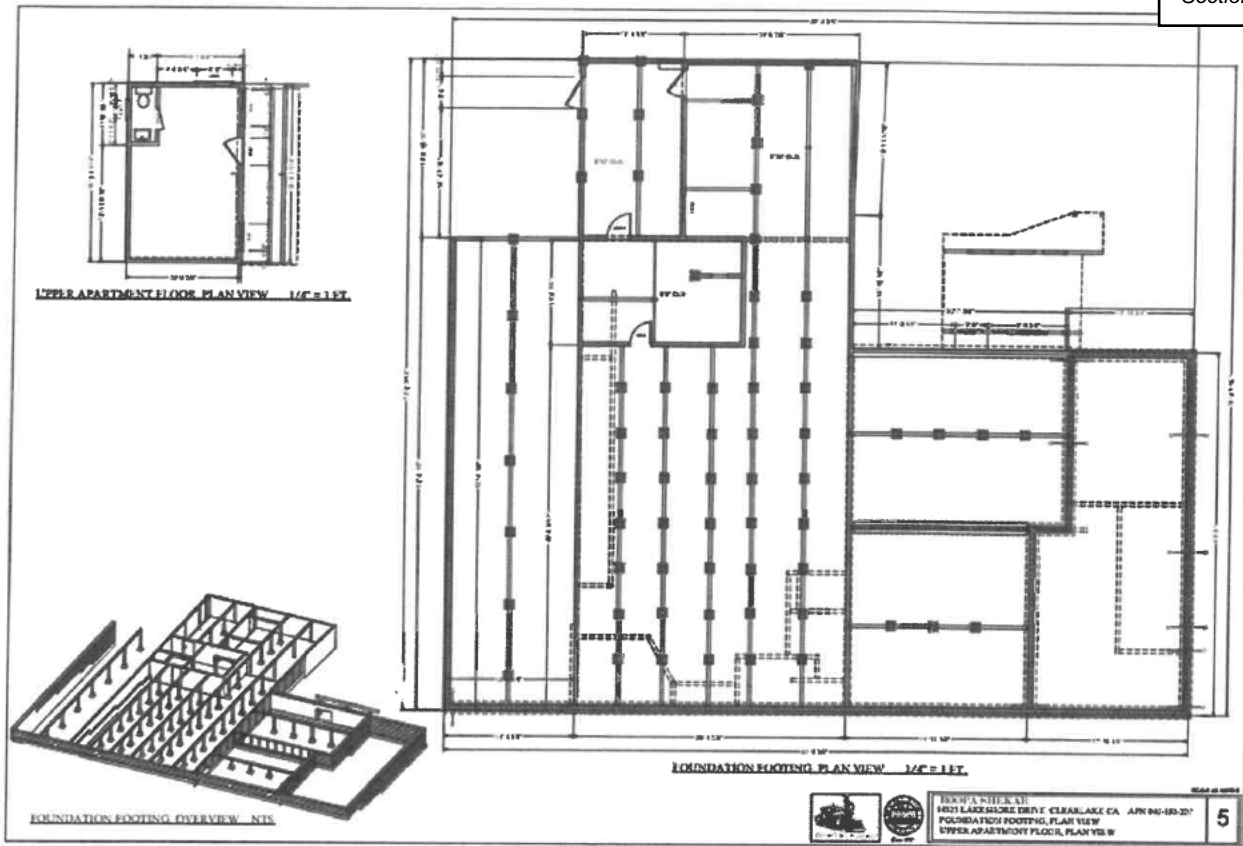


EXHIBIT III

TONY BORDESSA CONSTRUCTION
16135 23rd Ave. Clearlake, CA. 95422.
Contractor's State License #995266
Phone: (707) 350-9675 Email: tbordessaconst@live.com

Date: April 30, 2022

From: Tony Bordessa Constructions (License # 995266)
Clearlake, CA – 95030

To: The City of Clearlake
City Clerk of The City of Clearlake, City Manager, Code Enforcement Bureau and Planning Department
14050 Olympic Drive
Clearlake, CA – 95422

Hello, The City of Clearlake City Hall Officials –

I am Tony Bordessa from Tony Bordessa Constructions, a California Contractors State License Board Licensed General Contractor operating in Clearlake, CA with over 18+ years of experience building and restoring Commercial and Residential buildings.

Roopa Shekar the owner of 14525 & 14541 Lakeshore Drive, Clearlake, CA – 95422 has hired me to fulfil and support restoration of the building at 14525 Lakeshore Drive, Clearlake, CA – 95422 and other projects.

I have visited the property at 14525 Lakeshore Drive, Clearlake, CA – 95422 multiple times in person, walked through the building (inside, outside, roof top, top deck, and the crawl spaces). I understand the violations tagged to the building and have studied the following reports prepared by experienced professionals in their areas of expertise:

1. Structural Inspection Report from Bennett Engineering - dated November 7, 2021
2. As-Is Build Plans led by Hopkins Constructions and designed by Michael Ernst Designing & Drafting – completed February 2022
3. Air Environmental Report – dated September 2021
4. Violations issued by the City
5. Other reference materials

With my analysis, the building at 14525 Lakeshore Drive, CA – 95422 *can be restored successfully. With work, it can be brought back to a thing of beauty.*

I am discussing next steps with the owner and professional designers to finalize the design - we have few options on the table that we are currently discussing – fourplex office spaces with a new modern store front with 4 separate entrances.

I will work with City, the owner and licensed professionals to develop and submit a plan for permits. I will discuss and align on the timeframe and keep the city office posted of the progress and status.

Tony Bordessa Construction strives for Customer Satisfaction.

If you have any questions, please feel free to call me.

Thank You



Tony Bordessa

EXHIBIT IV

ADMINISTRATIVE CITATION



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

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

CITATION #: AC06563

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

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	\$500.00
	CORRECTION REQUIRED: Make all necessary repairs, reinstate utilities and occupy	
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	
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	
17920.3(B)2 HSC	VIOLATION DESCRIPTION: FLOORING DEFECTIVE / DETERIORATING	\$500.00
	CORRECTION REQUIRED: Replace / Install flooring where missing or deteriorated	
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	
17920.3(D) HSC	VIOLATION DESCRIPTION: UNSAFE ELECTRICAL WIRING	\$500.00
	CORRECTION REQUIRED: Repair / replace all unsafe or deteriorated wiring and fixtures	
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	

TOTAL FINE AMOUNT DUE FOR THIS CITATION: \$4000.00

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**

EXHIBIT V

Violation Rectification Progress Update

14525 Lakeshore Drive (APN# 040-183-220) Code Violations, Status and Next Steps			
#	Violations	Original Plan (submitted in July 2021) considerations	What we unfolded
		Pre-requisite : Owners Repair Permit	Pre-Requirement Change to: Remodel Permit requirement
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)
2	Repair all electrical connections, exposed wiring, electrical panel (s) missing covers, etc.	Fix/repair the existing electrical wires	Entire building has to be rewired with everything new.
3	Repair/replace roof drains	Fix/repair existing drains	Replace all the drains
4	Repair/replace damaged or deteriorated roofing	Fix/repair existing roofing	Replace the entire roof and take out metal roofs.
5	Repair all areas where water has penetrated walls causing damage	Repair walls where needed	Obtain new quotes (Complete)
6	Make all necessary repairs and sanitize "bar" area	Remove bar area	Replace majority of the walls due to water damage and other damages unfolded during repairs
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 may be required	Remove bar area	Cannot be removed without City's further permission
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)	Sequance this in the right order based on other project activities.
9	Install windows / doors at all locations where such are damaged, missing or wrong size	Install missing windows and doors	All doors and windows will need be re-designed and to be re-sized
10	Install sheetrock or other approved ceiling material where ceiling is missing	Install new ceiling	
11	Remove all commercial kitchen equipment or install operative and legal kitchen equipment and Ansul system	Removed all kitchen equipments (Removed - Complete)	
12	Clean and sanitize interior of structure	Interior was free of garbage	
13	Replace all deteriorated flooring	Replace flooring where deteriorated	Install all flooring after removing old ones
14	Deck at rear of structure is deteriorated and missing guard rails/pickets. Repair existing deck	Repair existing deck	A new deck is required
15	Sump cooler at rear of building is deteriorated. Remove and / or replace	Remove old coolers (Removed - Complete)	
16	Remove all old signage at front of structure	Remove Sunflow Restaurant Signage (Removed - Complete)	
17	Pressure wash exterior of building. As needed weatherproof and pain exterior building	Pressure wash exterior (Complete) and paint	Front stucco came off during internal repairs - painting stalled till the wall is repaired

EXHIBIT VI

Events log since the property was purchased

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
7/23/2021	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 act on some of the violations but is 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
10/28/2021	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	Architctural design discussions underway - need time to complete architectural design before taking permits