

Code Enforcement Timeline

6766 Central Avenue, Fields Landing, California, APN: 306-024-004

Property Owner: Gerald McGuire

2004: Substandard Housing Notice and Order Issued

2007-2010 – Two permits were issued for a remodel of an existing single family residence to remedy the violations in the Substandard Housing Notice and Order. During the course of these permits, Mr. McGuire essentially demolished the entire structure except for one wall. A small portion of the residence started to be rebuilt but was not completed prior to any of the permits expiring. The project appeared abandoned by 2010 when the second permit expired.

March of 2013 – Planning and Building Department referred conditions to CEU and CEU case 13CEU-31 was opened.

April of 2013 – Notice of Nuisance was recorded against the property for construction of building/structure in violation of building, plumbing and/or electrical codes. It appeared work was still being done on the property without a valid/current permit.

2013-2016 – Additional permit applications were applied for but never completed and no additional permits were issued for the structure.

March of 2019 – Additional complaints came in regarding the condition of the property regarding unpermitted work being done, solid waste, and junk vehicles.

July 2, 2019 – Notice to Abate Nuisance and Notice of Violation and Proposed Administrative Civil Penalty was issued against the property for construction of building/structure in violation of building, plumbing and/or electrical codes.

July 18, 2019 - Owner submitted a Code Enforcement Appeal Hearing Request for the Notice to Abate Nuisance and an Administrative Civil Penalty Appeal Hearing for the Notice of Violation and Proposed Administrative Civil Penalty.

July 25, 2019 – CEU received additional complaints about work to the single family residence continuing.

July 26, 2019 – Stop Work Order was posted at the property.

August 20, 2019 – Property owner submitted an application for a Coastal Development Permit in order to start complying with the notices that were issued. A Compliance agreement was offered to Mr. McGuire, but he did not agree with the terms and a Compliance Agreement was not entered into.

December 13, 2019 – Code Enforcement Appeal Hearing and Administrative Civil Penalty Appeal Hearing was held.

January 21, 2020 – Hearing Officer issued a Finding of Nuisance and Order of Abatement and a Finding of Violation and Order Imposing Administrative Civil Penalty. The notices were upheld and Mr. McGuire was issued a schedule of compliance to bring the property into compliance.

February 7, 2020 – Compliance inspection conducted to confirm Mr. McGuire was within the timeframe allowed by the Notice and Orders. Up to that date, he was in compliance with the timeline. He had additional corrective actions to be completed by later dates and additional inspections would be conducted to check those items.

February of 2021 – Coastal Development Permit was Denied. Owner Appealed Decision

March 23, 2021 – Appeal Held and also denied.

March 25, 2021 – Mr. McGuire was sent a letter explaining if he completed the remaining cleanup of the property by April 14, 2021, the department would allow him to continue down the permitting path for the structure and hold off moving forward with doing a county abatement. Mr. McGuire completed the corrective actions (minus the violations related to the structure) in the time provided.

May 3, 2021 - CEU and Chief Building Official met with Mr. McGuire at the property to look at structure/property and determine next steps. At the conclusion of the meeting the Chief Building Official gave Mr. McGuire 2 weeks to submit a contract to CEU for a retained Design Professional, California Licensed Engineer, or Architect to provide design services if Mr. McGuire decided to move forward with the permit process again in order to permit the structure.

May 26, 2021 – No contracts were submitted to CEU in timeline provided by the Chief Building Official. Another letter was sent to Mr. McGuire explaining he had until June 9, 2021 to submit a contract and submit another complete Coastal Development Permit and pay any associated fees. The letter also stated that if he chose not to permit the single family residence, he had until June 28, 2021 to apply for the permits needed to demolish the structure.

June 9, 2021 – Owner submitted his application for the Coastal Development Permit with the exception of the engineers calculations, due to the backlog of work engineers were dealing with at that time.

August 9, 2021 – Owner's engineer, Marvin Chapman, submits the calculations needed for the Coastal Development Permit application.

November 16, 2021 – Owner applies for demolition permit with the Building Division so it can run congruent to the Coastal Development Permit.

November 24, 2021 – Coastal Development Permit Issued with condition that demolition permit needed to be obtained within 30 days of issuance of the Coastal Development Permit and then the demolition work needed to be completed within 30 days of issuance of the demolition permit.

December 6, 2021 – Demolition permit issued.

December 9, 2021 – Owner request additional time outside the provided 30 days to demolish the structure. Request was denied.

January 3, 2022 – Building Permit Application submitted for the single family residence.

April 4, 2022 – Demolition completed and finalized by the building division. This fulfilled the requirements in CEU's Finding and Orders and CEU case 13CEU-31 was closed.

December of 2022 – CEU starts to receive additional complaints about the condition of the property, including the accumulation of junk, solid waste, scrap, miscellaneous items and debris. CEU case CE22-1865 was opened in response to the complaints.

February 2, 2023 – Inspection Warrant obtained and inspection was conducted to verify the complaints. During the inspection it was determined the following violations were occurring on the property: maintaining a junkyard, improper storage and removal of solid waste, and property/building use in violation of zoning codes.

February 28, 2023 – A Notice to Abate Nuisance and Notice of Violation and Proposed Administrative Civil Penalty was issued against the property. Mr. McGuire contested that the material being stored on the property was for the construction of the new residence he had a building application in for and once his permit was issued, the material would be used to build the new residence. Building Inspector Micah Mathieson was also present during the February 2, 2023, inspection and concluded that the majority of the material and items being stored on the property were not of quality grade for a new build and couldn't be used for the new construction.

March 8, 2023 – Meeting was scheduled at Mr. McGuire's request to be held this day with staff and Director Ford. Mr. McGuire did not show up to attend the meeting.

Mr. McGuire did not submit any Appeal Hearing Requests, nor did he request a Compliance Agreement, and he did not abate the nuisance within the 10 days. Code Enforcement had jurisdiction to abate the nuisance at that time.

May 2, 2023 - A response was made to the property to check current conditions. The conditions were much the same as before and the same conditions/violations existed on the property.

May 3, 2023 - Mr. McGuire was mailed a Letter of Intent to Abate, which informed him CEU intended to move forward with a county abatement of the property due to the lack of compliance with the issued notices. The property was also posted with this letter. The letters explained that CEU would need to do an inspection of the property with a contractor in order to get an estimate for the abatement and CEU was requesting Mr. McGuire's consent to conduct the inspection.

May 10, 2023 – Owner comes into the office to consent to an inspection. Inspection scheduled for June 5, 2023.

June 5, 2023 – CEU and Contractor arrive at property at meet with Mr. McGuire. Owner decided to rescind his consent for the inspection.

July 5, 2023 – Inspection Warrant was obtained and inspection with the contractor was conducted to get an estimate for the abatement of the property.