

City of Big Bear Lake



CODE COMPLIANCE DIVISION

“OFFICIAL NOTICE AND ORDER TO ABATE SUBSTANDARD BUILDINGS”

March 7, 2017

Public Administrator
Attn: Yvonne Hoffert, Estate Investigator
800 S. Redlands Avenue
Perris, CA 92570

RE: 40343 CLIFF LANE, APN# 0308-073-19, BIG BEAR LAKE

Dear Ms. Hoffert:

I apologize for the extreme delay in the preparation of this “Notice and Order. Prior to our meeting at the above referenced property on October 25, 2016, The Code Compliance Division had investigated a complaint regarding purported substandard building conditions associated with this property address on April 6, 2010. Based on the conditions of the structures observed during this investigative inspection, which included an overall lack of property and building maintenance, notices were sent to the property owner (Diane L. Ayala) on April 6, 2010 and again on June 7, 2010. These notices identified the substandard property and building conditions identified by the Code Compliance Division and requested that Ms. Ayala take voluntary actions to correct these issues. Specifically, staff had identified the following violations: Non-permitted and illegal electrical alterations, non-permitted and illegal building alterations and additions, roofing dilapidation which allowed leaking of storm water into the interior of this structure and overgrown weeds and vegetation. Outside of some property clean up, Ms. Ayala was unresponsive to these notices and the property and structures located thereon have continued to degrade.

During my meeting with you on October 25, 2016, we conducted an interior inspection of the structures on this property. This interior inspection revealed the following:

1. Significant water damage, dry rot, mold and decay within the easterly two thirds of the main structure (consisting of a two-story gambrel with single-story illegal second unit).

City of Big Bear Lake Civic Center and Performing Arts Center
39707 Big Bear Boulevard, P.O. Box 10000, Big Bear Lake CA 92315-8900
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40343 Cliff Lane
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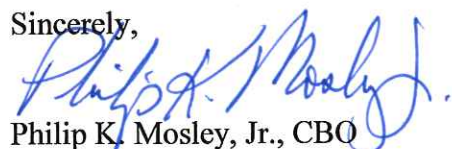
2. Illegal and unsafe electrical wiring within the structures on the property.
3. Illegal plumbing and mechanical installations within the structures on this property.
4. Rodent/vermin infestation of the structures on this property.

All of the previously identified and current conditions of the structures located on this property constituted and remain fire, health and life-safety hazards. As such, this house was deemed to be a dangerous building under Section 302 of the Uniform Code for the Abatement of Dangerous Buildings (UCADB) in 2010 and this designation remains in effect today. In accordance with the provisions of Chapter 4 of the UCADB, this structure was and remains posted as a dangerous building. Additionally, due to the conditions of the structures located on this property, the utilities have been disconnected since 2010.

In addition to the fire, health and life-safety hazards identified above, this property has a land use designation of Single-Family Residential (R-1), which does not allow multiple dwelling units on one parcel. Due to the extended period of time (almost 7 years) that the structures on this property have not been occupied for any purposes, any legal non-conforming land use status, which may or may not have existed, has long since been abandoned. As such, any rehabilitation and/or demolition of the structures on this property and subsequent redevelopment would be limited to the establishment of a single-family dwelling on this parcel. Additionally, all structures on the property will be required to be brought into compliance with current Development Code and State Fire and Building Code requirements, which includes the requirement for the installation of a residential fire sprinkler system. Due to the severity of the dilapidation of these structures, significant nature of the construction necessary to abate construction that is non-conforming with current Development Code and State Fire and Building Codes, the potential for rehabilitation/renovation of these structures appears to be unfeasible from practical and financial perspectives.

Please contact me at your earliest convenience at (909) 752-2892, so that we may discuss your intent with regard to resolving these issues. I look forward to receiving your response regarding this matter.

Sincerely,



Philip K. Mosley, Jr., CBO
Director of Community Services

cc: Building Director
Planning Director