



City of Atascadero
POLICE DEPARTMENT

Ayla Tomac
Code Enforcement Officer

NOTICE OF NUISANCE ABATEMENT HEARING

DELIVERED VIA POSTING ON NUISANCE PROPERTY AND PERSONAL SERVICE
TO LEGAL OWNER OF PROPERTY

*[Issued Pursuant to Health and Safety Code Section 17980 and Atascadero Municipal
Code Section 9-8.107(b)]*

Date: 5/12/2025

Nuisance Property: 4543 Yerba Avenue
Atascadero, CA 93422
APN 028-151-017

Issuing Agency: City of Atascadero Code Enforcement
Ayla Tomac, Certified Code Enforcement Officer
5505 El Camino Real
Atascadero, CA 93422
(805) 470-3191

Legal Owner: Terri Stinson

This Legal Notice and Order to Abate is issued pursuant to Health and Safety Code Section 17980 and Chapter 9-8 of the Atascadero Municipal Code. It has been determined by code enforcement officials for the City of Atascadero ("City") that the parcel of real property located at the address and Assessor's Parcel Number ("APN") identified above ("Nuisance Property") contains unlawful conditions that constitute a public nuisance and pose a substantial danger to the health, safety, and general welfare of the surrounding community, and the public. These unlawful conditions are in violation of multiple provisions of the law, including, but not limited to the California Health and Safety Code, the International Property Maintenance Code, the California Fire Code, and the Atascadero Municipal Code ("AMC"). City of Atascadero Code Enforcement officials have determined that the Nuisance Property is dangerous to human life, unsafe, or detrimental to the public health or safety.

The following lists unlawful conditions (collectively, "Nuisance Conditions") identified during multiple inspections of the Nuisance Property starting on or around September 22, 2020, and proceeding to the present, the corrective actions required to abate the

Working together to **serve**, build **community** and enhance **quality of life**.

Nuisance Conditions. This is not an exhaustive list of all violations and the City retains the right to identify further violations as they are discovered:

- Outdoor storage of scrap, junk, and miscellaneous articles and materials in excess of 200 square feet and located outside of the buildable area of the lot in violation of AMC § 9-6.103(g).
- Storage of inoperative vehicles outside the buildable area of the site in violation of AMC § 9-6.103(d)(3).
- Storage of excessive amounts of solid waste, recyclable materials, organic materials, and litter in violation of AMC § 6-4.103.
- Combustible waste and vegetation, in the opinion of the chief of the fire department or the chief's deputy, is in such a condition as to cause a fire or explosion or provide a ready fuel to augment the spread and intensity of the fire or explosion arising from any cause in violation of Health & Safety Code § 17920.3(h).
- Accumulation of weeds, vegetation, junk, dead organic matter, debris, garbage, offal, rodent harborages, stagnant water, combustible materials, and similar materials or conditions constituting a fire, health, or safety hazard in violation of Health & Safety Code § 17920.3(j).
- Exterior property not maintained in a clean, safe or sanitary condition in violation of the 2021 International Property Maintenance Code § 302.1 (adopted by the City of Atascadero; see AMC § 8-1.102).
- Sidewalks, walkways, stairs, driveways, parking spaces and similar areas kept in an improper state of repair and contain hazardous conditions in violation of the 2021 International Property Maintenance Code § 302.3 (adopted by the City of Atascadero; see AMC § 8-1.102).
- Accumulation of rubbish and garbage on the exterior of the property and premises in violation of the 2021 International Property Maintenance Code § 308.1 (adopted by the City of Atascadero; see AMC § 8-1.102).
- Lack of safe, continuous and unobstructed path of travel from a point in the building to the public way in violation of the 2021 International Property Maintenance Code § 702.1 (adopted by the City of Atascadero; see AMC § 8-1.102.)
- Accumulation of combustible waste material creating a fire hazard upon premises and placement and storage of combustible material within 10 feet of a building in violation of the 2022 California Fire Code § 304.1 (adopted by the City of Atascadero; see AMC § 4-7.102).

- Storage of combustible materials outside within 10 feet of a lot line in violation of the 2022 California Fire Code § 315.4 (adopted by the City of Atascadero; see AMC § 4-7.102).

On April 8, 2025, the City served an initial Notice of Nuisance personally upon the Legal Owner and posted the notice prominently and conspicuously on the Nuisance Property ordering the abatement of all Nuisance Conditions on the Nuisance Property within thirty (30) calendar days. The City has determined that abatement of the Nuisance Conditions has not been completed within the time specified.

YOU ARE HEREBY NOTIFIED that a hearing before the City Council shall occur on May 27, 2025 at 6:00 p.m. at 6500 Palma Avenue, Atascadero, California 93422 to determine whether the conditions on the Nuisance Property shall be found to be a nuisance and whether to order abatement of the nuisance and levy a special assessment for the costs of the nuisance, which may be collected at the same time and in the same manner as is provided for the collection of ordinary taxes pursuant to Government Code Section 38773.5. Special assessments shall be subject to the same penalties, interest and procedures of foreclosure and sale in the case of delinquency as is provided for ordinary taxes.

If you have any questions regarding this Notice of Nuisance Abatement hearing, you may contact the Issuing Agency.