

Chronology of Events for 4049 Camino Vinedo

Owner: H.O. and Gloria J. Royal
Site address: 4049 Camino Vinedo, Martinez, CA 94553
APN: 380-191-011

The follow chronology of events documents the code violations observed by County staff culminating in the Notice and Order to Abate.

December 8, 2008: Demolition to fire damaged house without required building permits.

August 19, 2009: Building permit BI423969 issued for the repair of fire damaged house and 891 sq. ft. addition. First approved inspection August 9, 2011.

May 16, 2013: Building permit BI423969 expired.

November 14, 2013: New building permit BIAD13-009765 issued to replace the original expired permit.

September 30, 2014: Building permit BIAD13-009765 expired.

October 27, 2015: Photos taken of site after receiving complaint from Contra Costa County Sheriff's department. On November 23, 2015, the current code enforcement case BIRF15-00930 was opened and a Notice to Comply letter was posted and served for violations including, but not limited to, an occupied substandard structure, expired building permits and excessive debris on site constituting a residential property nuisance. See photos dated October 27, 2015 in Exhibit A.

January 21, 2016: Subsequent site visit to follow up on the Notice to Comply. All violations observed on October 27, 2015 still present. No building permits obtained. Substandard structure occupied. See photo dated January 21, 2016 in Exhibit A.

March 11, 2016: Site visit found violations still present with minimal progress towards compliance. No building permits obtained. Substandard structure occupied. See photos dated March 11, 2016 in Exhibit A.

March 28, 2016: Posted and served the Notice of Intent to Record a Notice of Pending Nuisance Abatement.

May 17, 2016: Follow up site visit. Violations still present. No permits. Substandard structure occupied. See photo dated May 17, 2016 in Exhibit A.

June 1, 2016: Notice of Pending Nuisance Abatement Proceeding (recorded) posted and served. See photo dated June 1, 2016 in Exhibit A.

August 31, 2016: Some progress observed towards cleaning the site, but still no building permits or certificate of occupancy. Substandard structure occupied. See photo dated August 31, 2016 in Exhibit A.

October 19, 2016: Violations still present. No certificate of occupancy. Substandard structure occupied. See photo dated October 19, 2016 in Exhibit A.

December 5, 2016: Posted and served Notice of Violation.

April 13, 2017: Site visit following complaint received. Continuing violation observed on the site .

August 29, 2017: Site inspection showed no progress. Previous violations still observed on site. No active permits issued. Prepared Notice and Order to Abate.

September 1, 2017: Site visit confirmed with neighbors that structure is occupied. Structure has no power and expired permits. Unfit for occupancy. Notice and Order to Abate posted and served.

October 24, 2017: No permits obtained. Substandard structure still occupied. Excessive debris on site representing residential property nuisance. See photos dated October 24, 2017 in Exhibit A.

July 28, 2018: Fire reoccurred at the property.

October 25, 2018: Fire damage. See photos dated October 25, 2018 in Exhibit A.

October 30, 2018: New Notice to Comply was issue for fire damaged substandard building.

December 13, 2018: Notice of Pending Nuisance Abatement Proceeding (recorded) posted and served

January 2, 2019: Fire damage. See photos dated January 2, 2019 in Exhibit A.

January 8, 2019: Notice and Order to Abate posted and served.

Attached: Exhibit A – photos