

CITY COUNCIL MEETING  
OCTOBER 14, 1987

APPEAL REGARDING  
BUILDING BEING  
DECLARED PUBLIC  
NUISANCE BY BUILDING  
INSPECTOR

CC-14(a)  
CC-24(b)

Following receipt of an appeal of Ms. Pat Bedard, 714 1/2 South Central Avenue, Lodi of the City of Lodi Chief Building Inspectors declaring the subject property to be a PUBLIC NUISANCE as defined and prescribed for by Section 202, Substandard Buildings, of the 1982 Housing Code of the City of Lodi, a report concerning the matter was made by the staff. No formal action was taken by the Council on the matter.

City Clerk

Sept 16,

RECEIVED

OCT 02 11 41 AM '87

1987.

Dear City Council

ALICE M. KEMPER  
CITY CLERK  
CITY OF LOS ANGELES

Patricia Bedard  
must appear under  
Sections of Housing Code.

Do to the fact I  
have been unable to get  
suitable housing at this  
time. Plus I have a  
serious - medical condition.

It would be life threaten  
ing if I was forced to

spend the winter in  
the City Park, also on the

29/1/87. I applied for Emergency  
Housing Aid from

2

466-0316

Housing Authority of the  
County of San Joaquin in  
Stockton. They said they  
put Top Priority in my  
file at their office.

Thank-You

Patricia Bidard  
714 1/2 S. Central  
Lodi Ca, 95240

Telephone # 333-2286  
Home

CITY COUNCIL

EVELYN M. OLSON, Mayor  
JOHN R. (Randy) SNIDER  
Mayor Pro Tempore  
DAVID M. HINCHMAN  
JAMES W. PINKERTON, Jr.  
FRED M. REID

# CITY OF LODI

CITY HALL, 221 WEST PINE STREET  
CALL BOX 3006  
LODI, CALIFORNIA 95241-1910  
(209) 334-5634  
TELECOPIER: (209) 333-6795

THOMAS A. PETERSON  
City Manager  
JACQUE M. REIMCHE  
City Clerk  
RONALD M. STEIN  
City Attorney

August 24, 1987

## NOTICE OF PUBLIC NUISANCE AND ORDER TO ABATE

Owner:  
Mr. John Bautista  
P. O. Box 116  
Morgan Hill, CA 95037

Tenant:  
Ms. Pat Bedard  
714-1/2 S. Central Avenue  
Lodi, CA 95240

### NOTICE OF PUBLIC NUISANCE

Public records indicate that you are the current legal owner of the real and improved property in the City of Lodi, County of San Joaquin, State of California described as follows: Portion of Lot 29 of the Lodi Barnhart Tract, Assessor Parcel No. 047-321-21. Said property is more commonly known as 714-1/2 South Central Avenue.

As the property owner, you are hereby notified that the undersigned Chief Building Inspector of the City of Lodi has inspected said property and declared it to be a PUBLIC NUISANCE as defined and prescribed for by Section 202. Substandard Buildings, of the 1982 Housing Code of the City of Lodi.

### INSPECTIONS AND VIOLATIONS

On June 1, 1987, the undersigned Chief Building Inspector caused said property to be inspected. The following violations were discovered:

1. The water heater must be installed per Code.
2. The wall furnace cannot remain in the bedroom.
3. The front door needs to be replaced and weatherstripped.
4. Remove and replace the entire roof cover.
5. Provide electrical outlets per Code and repair electrical so it all functions properly.
6. Replace and repair all dry rot in floors, walls and roof.
7. Install air conditioning unit so it is weather-tight.
8. Replace and repair all plumbing to Code. This will include resetting the water closet.
9. Install screened vents around foundation.

Additional violations, too numerous to mention, are also present. Check with the Building Division Office in City Hall for further information on these violations.

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#### DETERMINATION

As a result of the foregoing violations, the undersigned Chief Building Inspector has declared the property to be a PUBLIC NUISANCE and has therefore made the following determinations:

The structure on the property in question shall be vacated within 10 days; and,

The structure on the property in question shall be repaired to the extent that it meets or exceeds the standards in the appropriate Code requirement listed above. The property owner may, if he or she so desires, demolish said structures and clear the property of all rubbish and debris in lieu of attempting necessary repairs.

Appropriate building, plumbing, mechanical, electrical or other permits shall be obtained from the City of Lodi prior to the commencement of any work required herein.

All repair and/or demolition work required herein shall begin within 10 days of the date of this Notice and shall be completed within 30 days of the date of this Notice.

In all cases, the required work is subject to the inspection and final approval of the Chief Building Inspector.

#### ORDER TO ABATE

Pursuant to Section 201(c) in the Housing Code of the City of Lodi, this Notice constitutes an ORDER to you, the owner of the property in question, TO ABATE the substandard conditions listed herein in a manner and within the times determined above.

#### APPEAL

Property owners, or those with legal interest in the property who are served with this Notice may appeal the same to the City Council of the City of Lodi under Section 1201. Appeal, of said Housing Code. The appeal should be in writing and submitted to the City Council, in care of the City Clerk (221 West Pine Street, Lodi, CA 95240), within 30 days of the date of this Notice.

#### FAILURE TO COMPLY

In the event of your failure to comply with the requirements of this Order, for whatever reason, the matter will be submitted to the City Council of

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the City of Lodi at which time the City's Public Works Director and the Chief Building Inspector will, in accordance with provisions set forth in Section 1501. Performance of Work of Repair or Demolition, of said Housing Code, request an order of the City Council declaring said structure unsafe and a public nuisance and subsequently ordering the repair or demolition of said structure with the cost and expense being assessed to you, the property owner.

Should you require additional information, please contact this office.



ROGER G. HOUSTON  
Chief Building Inspector

cc: City Attorney  
San Joaquin County Local Health District  
Fire Marshall

HOUSING AUTHORITY OF THE COUNTY OF SAN JOAQUIN

NOTICE TO APPLICANT

On the basis of information presented to this office, we have determined you are apparently eligible to participate in our Rental Assistance program pending verification of information stated.

Based on the number of persons in your family, we have determined that you require a 1-bedroom dwelling. Availability of units depends on new allocation of units and unused certificates/vouchers; each certification is assigned in accordance with established preference and priorities. We have a long list of eligible applicants already on file and it may be several months before you are notified for assistance.

You are requested to call our office at least once in each 90-day period to confirm continued interest in housing. In order to insure that your application is up to date and complete, CHANGES of address, income, family composition, etc., SHOULD BE REPORTED AS THEY OCCUR. The office is open week days from 8:00 a.m. to 5:00 p.m. Our telephone number is 466-0376.

YOUR APPLICATION WILL BE WITHDRAWN AFTER 90 DAYS IF WE HAVE NOT HEARD FROM YOU.

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I hereby acknowledge that I have read the above and have been informed of my eligibility status.

X Patricia Bedard  
(Applicant)

Date: 9-1-57

Jackie

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May 30  
1989

Dear Mr. Flanagan

I need a written note of condemnation of this address 714 1/2 S. Central. Also the big house at 714 S. Central should be condemned because the plumbing + sewage - electrical problems.

The water d'ed at this address 714 1/2 S. Central ave, did make us very ill. We suffered for 6 months from stomach + ~~intestines~~ intestinal cramps which turned into a dangerous kidney infection which we are still taking pills for today. The Landlord is a dead beat, refuses to fix anything. I've been emptying buckets of water from under sink of five times a day for the last 3 1/2 months. Thank-You  
Pat Bedard General Delivery Lodi