

# City of El Paso de Robles

RESOLUTION NO. 91-52  
A RESOLUTION OF THE CITY COUNCIL  
OF THE CITY OF EL PASO DE ROBLES  
TO APPROVE ABATEMENT OF 104, 108, CAPITOL HILL

**WHEREAS**, on February 12, 1991 inspectors from the Paso Robles Building Division conducted an inspection at said property at the request of the Paso Robles Police and Fire Departments; and

**WHEREAS**, the Fire Department has inspected the site and has determined that the site constitutes a potential fire hazard; and

**WHEREAS**, the unsightly appearance of the property may have adverse impacts on abutting and adjacent properties; and

**WHEREAS**, the Building Department has determined these conditions to be dangerous to human life, and detrimental to the public health and safety; and

**WHEREAS**, the property was posted with a "Notice of Nuisance" on February 12, 1991, with a "Notice to Abate Nuisance" on March 18, 1991; and

**WHEREAS**, the property owner(s) were directed to abate said nuisances by removal or repair; and

**WHEREAS**, the property owner(s) have secured building permits for repair of said conditions creating the nuisance, and have begun repair of said conditions creating the nuisance, but have not substantiated that the necessary abatement has been completed; and

**WHEREAS**, the Paso Robles City Council conducted a hearing on April 16, 1991, to determine the condition of said property;

**NOW, THEREFORE, BE IT RESOLVED**, that City Council of the City of El Paso De Robles, finds that the following condition exist at said property and constitute a nuisance:

1. Toilets unsecured and leaking.
2. Bathtubs leaking onto bath floors.
3. Bath flooring with mildew and deterioration.
4. Gas ranges with improper clearances to combustibles.
5. Missing, unsecured, and or leaking plumbing fixture traps.
6. No under floor screening of floor vents or access openings.
7. No attic vent screening.

# City of El Paso de Robles

---

8. Exposed, unprotected, and improper wiring.
9. Wall heaters not functioning.
10. Water heater without proper flue venting, improper pressure relief lines, and combustion air openings.
11. Water heater in bedroom.
12. Water heaters have improper clearances to combustibles.
13. Flooring showing deflections and settling.
14. Failing sub-floor foundations.
15. No operating smoke detector.
16. Water leaks in under-floor area.
17. Unsafe stairs, handrails, and landings at exits.
18. Evidence of vermin and vermin damage.
19. General dilapidation of structures interior and exterior.
20. Loft area used for sleeping space with inadequate stair access and head room.
21. Inoperable toilets.
22. lack of potable water for plumbing fixtures.
23. Unused gas lines not capped.
24. No shut off valve for gas appliances.
25. Improper use, installation, and location of ABS plumbing waste lines.
26. Sub-standard electrical services.
27. Unprotected water lines inside structure.
28. Broken and inoperable windows.
29. Dry rot in roof of structures.
30. Accumulation of trash and debris.

# City of El Paso de Robles

**BE IT FURTHER RESOLVED**, that based on the above findings that City Council of the City of El Paso De Robles, does hereby direct the property owner to cause abatement by repair or removal of said structures creating the nuisance no later than September 30, 1991, and that all further abatement action be in compliance with applicable provisions of the Paso Robles Municipal Code and relevant provisions of State Law.

**BE IT FURTHER RESOLVED**, that based on the above findings that City Council of the City of El Paso De Robles, does hereby direct Community Development Department staff to either take all steps reasonably necessary to secure the structures creating the nuisance or cause abatement of said structure(s) creating the nuisance by removal of all structures, including proper abandonment of all utilities, including any private sewage system if needed, and cause a tax lien to be placed upon the property for the amount of City costs incurred for such abatement, should the property owner not complete the abatement by removal or repair no later than September 30, 1991, and that all further abatement action be in compliance with applicable provisions of the Paso Robles Municipal Code and relevant provisions of State Law.

**BE IT FURTHER RESOLVED**, that City Council of the City of El Paso De Robles, does hereby direct Community Development Department staff to prepare a status report of nuisance abatement progress to be presented to Council prior to September 30, 1991.

**PASSED AND ADOPTED THIS** 16th day of April, 1991 by the following Roll Call Vote:

**AYES:** Russell, Picanco, Martin and Iversen

**NOES:** None

**ABSENT:** Reneau

  
\_\_\_\_\_  
**MAYOR CHRISTIAN E. IVERSEN**

**ATTEST:**

  
\_\_\_\_\_  
**JERRY BANKSTON, CITY CLERK**