3/7/18 fence better but loud over @ center still a chair on d. w. & dumpster full plus 1-lg pile (neater) of dumpster items. May
3/14/18 mailed second Nov. due 3/21/18
3/15/18 lender Jerry Sup a called me back not aware of any "escrow" (my call has prompted SD Priv. BK to call attorney/ the Deano (Paulson) 3/19/18 "Confidential" he will call me back on 3/19/07 21.
3/21/18 still dumping, dumpster, leaning fence & phone sign
3/22/18 Aaron Dean sent me mail that he's done all except leaning fence & painting over 'phone sign. I sent him highlighted codesection.
3/27/18 Nothing weirdo, except graffiti painted w/ wrong color. Mailed Admin Citation.
4/4/18 Re-inspection: leaning fence uprighted, but dumping & sign violation still there.
4/5/18 2nd Admin Citation due 4/11 for $1,400 of variance
4/11/18 Same, plus been centering E side & TV, palmfronds dumped in dumpster still there - needs new AC & demand payment
4/12/18 Sent 3rd AC #3400 due 4/18/18.
4/13/18 no photos over fence yet. recheck that sign has been painted over in 2 weeks (4-30-18) then a letter that 190's cleared & that admin citation rescinded
3/27 due 4/27
4/05 due 5/5
4/12 due 5/12
-demand pmt.
Depot Springs  12/5/17  4:00

Present:  
1. Kerry
2. Aaron
3. Randy

0. Paint Aaron Deans email.
0. Reinspect property for graffiti 11/7
0. 20 A circuit to VET not safe.
0. ADA to go inside Veterinary. Nova may be required. (Coordinate w/B. Philben)
0. X Thru., contact w/Aaron Dean.

0. 10/00
12/00/17 1 called A. Dean, he will have furniture out by 8/15. OK to come at 10:00 12/7/17.

* Weeds outside fence

{Aaron Dean/Depot Springs
8030 La Mesa Blvd. Ste 114
LM 81942 - 0338

12/11/17 Most items taken care of except graffiti, fence not secure near Souplantation, ADA had a few unfinished items.

12-27-17 Paint over Pho sign, foam mattress by dumpster, fence still reachable near Souplantation dock.

01. 31.18 Foreclosure activity noted on PR.
Nov due date 2-15-18
2-21-15 Still dumping. Left message.
2-28-18 Matt Nicholas called. Huge truck load of debris dumped there on Aaron's property. I called Aaron Dean. 787-1719 Left VM to call me x 3/2/18. Send Nov.
2/28/18 3:25 Aaron said he is going to hire a debris removal to x FRI. Prop is in escrow - then he won't have to deal with it.

3/7/18 Keith Anderson came to counter. Told him what other violations were outstanding.
Carole Blake

From: Aaron Dean <adean444@gmail.com>
Sent: Tuesday, December 27, 2016 6:17 PM
To: Carole Blake
Subject: Re: Depot Springs

Follow Up Flag: Follow up
Flag Status: Completed

Let's chat about this tomorrow. It's all private property. It's fenced.

Thank you,
Aaron

Sent from my iPhone

On Dec 27, 2016, at 5:29 PM, Carole Blake <cblake@ci.la-mesa.ca.us> wrote:

Good afternoon, Aaron,

I am writing you because we have received a complaint regarding the opening in the newer, wood fence at your property. Please see the attached photos taken today.

The adjacent neighboring residential neighbor is concerned about the gap in the fence which provides access to their property. Could you please have your contractors finish up any unfinished sections of fence as soon as possible?

Thank you very much.

Carole Blake
Code Compliance Officer I
City of La Mesa
8130 Allison Avenue
La Mesa CA 91942
619-667-1189

cblake@ci.la-mesa.ca.us

<Fletcher_Parkway_Fence_Gap.pdf>
COMBO BUILDING PERMIT
PERMIT #: B16-485
Status: ISSUED 06/15/2016

Address: 9188 FLETCHER PKWY
Location: 9160-9188 FLETCHER PKWY
Parcel: 4855501100
Subdivision: Lot/Block:

APPLICANT: MARENGO MORTON ARCHITECTS/CLAUDE ANTHONY MARENGO
Phone: 858-459-3769
7724 GIRARD AVE., STE. 200
LÀ JOLLA, CA 92037

CONTRACTOR: WHEELIHAN CONSTRUCTION INC
Phone: 760-734-5959
2598 FORTUNE WAY SUITE L
VISTA, CA 92081-8442 Contractor #: 732235

OWNER: DEPOT SPRINGS PROPERTIES LLC/AARON DEAN
Phone: 619-787-1719
9160 FLETCHER PKWY
LA MESA, CA 91942

Permit Type: CDMO

Description of Work: CONSTRUCT SOUND MIGATION FENCE PER NOISE REPORT 321 L.F. 8' HIGH FENCE & TRANSFORMER PLAN R/ WALL 124 S.F.

Bldg Sq Ft: 0 Occ Group: U
Type Const: VB
Valuation: $4,761.75
FEE SUMMARY

Total Permit Fee ...........: $373.87
Total Payments ...........: $373.87
Balance Due ..............: $0.00
COMBO BUILDING PERMIT
PERMIT #:
B16-485
Status:
ISSUED
06/15/2016
Issued:

Address: 9188 FLETCHER PKWY
Location: 9160-9188 FLETCHER PKWY
Parcel: 4855501100
Subdivision: Lot/Block:

APPLICANT:
MARENGO MORTON ARCHITECTS/CLAUDE ANTHONY MARENGO
Phone: 858-459-3769
7724 GIRARD AVE., STE. 200
LA JOLLA, CA 92037

CONTRACTOR:
WHEELIHAN CONSTRUCTION INC
Phone: 760-734-5959
2598 FORTUNE WAY SUITE L
VISTA, CA 92081-8442 Contractor #:
732235

OWNER:
DEPOT SPRINGS PROPERTIES LLC/AARON DEAN
Phone: 619-787-1719
9160 FLETCHER PKWY
LA MESA, CA 91942

Permit Type: CDMO

Description of Work: CONSTRUCT SOUND MIGATION FENCE PER NOISE REPORT 321 L.F. 8' HIGH FENCE & TRANSFORMER PLAN R/WALL 124 S.F.

Bldg Sq Ft: 0 Occ Group: U
Type Const: VB
Valuation: $4,761.75
May 12 report) o, 62.5 dBA during the day, 77.5 dBA during evening hours, and 72.5 dBA during nighttime hours.

Please let me know if you have any additional questions or concerns, and if you need our report updated to show this new configuration.

Thanks,

Jonathan Brothers, INCE
Senior Acoustical Consultant
Eilar Associates, Inc.
Acoustical and Environmental Consulting
210 South Juniper Street, Suite 100
Escondido, California 92025
Phone: 760-738-5570 ext. 101
Fax: 760-738-5227
jbroshears@eilarassociates.com
www.eilarassociates.com

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configuration, will provide the same amount of sound attenuation as a CMU wall assembly of the same height. Therefore, if a wood or sheet metal barrier (meeting the above requirements) is used in lieu of the CMU wall, the results and recommendations detailed within our acoustical analysis report (dated May 12, 2016) will remain the same. Please let me know if you have any additional questions or concerns.

Thanks,

Jonathan Brothers, INCE
Senior Acoustical Consultant
Eilar Associates, Inc.
Acoustical and Environmental Consulting
210 South Juniper Street, Suite 100
Escondido, California 92025
Phone: 760-738-5570 ext. 101
Fax: 760-738-5227
jbrothers@eilarassociates.com
www.eilarassociates.com

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On Mon, May 16, 2016 at 12:39 PM, Aaron Dean <aaron@depotsprings.com> wrote:

> Jonathan,

> Please give me a call when you can.

> Thanks,

> Aaron

> Sent from my iPhone

On May 16, 2016, at 12:00 PM, Jonathan Brothers <jbrothers@eilarassociates.com> wrote:

Hi Aaron,

Per our conversation this morning, I have revised the noise model to remove the 6-foot high CMU wall along the property line, to be replaced with the originally-proposed wall (chain link with fabric and plantings, which provides visual shielding but not noise shielding). It should be noted that I have modeled noise levels without the benefit of any wall, to demonstrate how little noise reduction a perimeter wall constructed with CMU or another sound attenuating material actually provides.

Even with the property line wall removed entirely from the noise model, noise levels are increased minimally at only four of the evaluated neighboring properties from what they were with the CMU wall in place (all other evaluated properties are not affected). The worst case noise impact will increase to 0.2 dBA above the applicable limit with no wall in place (with the same daytime, evening and nighttime noise levels used for the original analysis). Therefore, with the CMU wall removed, the noise level at the calibration point inside the courtyard will have to be reduced by only 0.2 dBA for each condition (daytime, evening, and nighttime) contained within our report (dated May 12, 2016). **This will result in the new mitigated noise levels (as measured at the calibration point detailed in the**
Fwd: Property line wall (B50202N2)

1 message

Aaron Dean <aaron@depotsprings.com>
To: Jory Wolf <jory@depotsprings.com>

Please print

Sent from my iPhone

Begin forwarded message:

From: Jonathan Brothers <jbrothers@ellarassociates.com>
Date: May 16, 2016 at 2:01:21 PM PDT
To: Aaron Dean <aaron@depotsprings.com>
Cc: Amy Hool <ahool@ellarassociates.com>, Melissa Counts <mcounts@ellarassociates.com>
Subject: Re: Property line wall (B50202N2)

Hi Aaron,

Per our discussion this afternoon, you wondered if there might be any alternatives to using a CMU wall along the property line. According to our discussion, in addition to mitigating noise from music events at the proposed brewery (the purpose of our noise analysis), the property line wall is intended to mitigate noise from delivery and garbage trucks accessing the rear of the property.

You mentioned that the majority of trucks accessing the rear of the property would be associated with the operation of Souplantation, with minimal delivery traffic associated with your project (the majority of your deliveries are slated to occur at the front of the property).

It should again be noted that a 6-foot high wall along the property line does almost nothing to mitigate noise from music at the proposed Depot Springs brewery, as explained in the email I sent you this morning. However, a property line wall would help mitigate noise from trucks accessing the rear of the property, although something as substantial as CMU would not be required from an acoustical standpoint. The limitation of noise reduction provided by sound barriers of this height in this configuration (especially concerning noise from delivery trucks) is the amount of noise diffracting over the top of the wall assembly, not the amount of noise transmitting through the barrier. For this reason, our typical recommendation for sound barrier walls is as follows:

A sound attenuation wall should be solid and constructed of masonry, wood, plastic, fiberglass, steel, or a combination of those materials, with no cracks or gaps, through or below the wall. Any seams or cracks must be filled or caulked. If wood is used, it can be tongue and groove and must be at least 7/8-inch thick or have a surface density of at least 3-1/2 pounds per square foot. Where architectural or aesthetic factors allow, glass or clear plastic may be used on the upper portion, if it is desirable to preserve a view. Sheet metal of 18-gauge (minimum) may be used, if it meets the other criteria and is properly supported and stiffened so that it does not rattle or create noise itself from vibration or wind. Any door or gate(s) must be designed with overlapping closures on the bottom and sides and meet the minimum specifications of the wall materials described above. The gate(s) may be of 3/4-inch thick or greater wood, solid-sheet metal of at least 18-gauge metal, or an exterior-grade solid-core steel door with prefabricated door jambs.

A wood or sheet metal sound barrier (meeting the above requirements) in the proposed
AND IS SCHEDULED TO OPEN SUMMER 2016.

9176 FLETCHER PKVY
LA MESA CA 91942

619-464-BEER
info@depotsprings.com

Your Email (required)

Your Message

SEND

aaron dean
## Conditional Use Permit Application

**City of La MESA**

**Community Development Department / Planning Division**

8130 Allison Avenue, La Mesa, CA 91942

Phone: 619.667.1177 • Fax: 619.667.1380

All applications, plans, maps, exhibits, and other supporting information must be complete and accurate before the Planning Division will accept an application for review. Generally, submission of the items described on the attached checklist constitutes a complete application, unless the City determines that additional information is needed for evaluation. The applicant will be notified as to the completion status of the application and of the date and time of the Planning Commission review.

| Property Owner: | DEPUT SPRUNG PROPERTIES, LLC | Phone: | (619) 769-1719 |
| Address: | 350 B STREET, SUITE 3300 | Fax: | ( ) |
| | SAN DIEGO, CA 92101 | Email: | AARON SPRUNGE.COM |

| Applicant: | SAME AS ABOVE | Phone: | ( ) |
| Address: | | Fax: | ( ) |
| | | Email: | |

| Contact Person: | AARON DEAN | Phone: | (619) 769-1719 |
| Address: | 6494 RUIDOCREST DR | Fax: | ( ) |
| | SAN DIEGO, CA 92141 | Email: | AARON SPRUNGE.COM |

### Property Location:

| Address: | 9160-9188 FLETCHER PARKWAY |
| Assessor's Parcel Number: | 4165-550-11-00 |
| Site Area (S.F./Acres): | 1.53 ACRES |
| Building Area(s) (S.F.): | 19,816 |
| Existing Parking: | 204 SPACES |

### Project Description:

The project will be a restaurant, brewery and have a courtyard with live entertainment. We will be acoustic amplified, no heavy metal, EDM, rap or other music that would create a public nuisance. We will be family oriented and offer something for everyone, multiple nights per week.

### For Office Use Only:

- Application Number: CUP 15-01
- Date Received: 1/28/15
- Fee: $5,659.50
- Reviewed By: CWO
## Property Detail Report

**For Property Located At:**

9494 RIDGECREST DR, LA MESA, CA 91941-4212

---

### Owner Information
- **Owner Name:** DEAN PAUL & NELLY FAMILY TRUST
- **Mailing Address:** 4145 BANDINI ST, SAN DIEGO CA 92103-1507 C007
- **Vesting Codes:** / / PT

### Location Information
- **Legal Description:** POR LOT 123 TR 1516 SAN DIEGO, CA 152.00 / 4
- **APN:** 405-110-51-00
- **Alternate APN:**
- **Subdivision:** MT HELIX
- **Map Reference:** 62-F1 /
- **Tract #:** 1516
- **School District:** GROSSMONT UN
- **School District Name:**
- **Muni/Township:**

### Owner Transfer Information
- **Recording/Sale Date:** 12/11/2015 / 12/01/2015
- **Sale Price:** $634,883
- **Deed Type:** QUIT CLAIM DEED
- **1st Mtg Document #:**

### Last Market Sale Information
- **Recording/Sale Date:** 11/14/2014 / 10/23/2014
- **Sale Price:** $1,155,000
- **Sale Type:** FULL
- **Document #:** 496179
- **Deed Type:** GRANT DEED
- **1st Mtg Amount/Type:** $750,750 / CONV
- **1st Mtg Int. Rate/Type:** /
- **Price Per SqFt:** $248.49
- **2nd Mtg Amount/Type:**
- **2nd Mtg Int. Rate/Type:**
- **Price Per SqFt:**
- **Multi/Split Sale:**

### Prior Sale Information
- **Prior Reo/Sale Date:** 03/05/2013 / 02/14/2013
- **Prior Sale Price:** $980,000
- **Prior Doc Number:** 142564
- **Prior Deed Type:** GRANT DEED
- **Prior Lender:**
- **Prior 1st Mtg Amt/Type:** /
- **Prior 1st Mtg Rate/Type:** /

### Property Characteristics
- **Gross Area:** 4,648
- **Living Area:** 4,648
- **Lot Adj Area:**
- **Above Grade:**
- **Total Rooms:**
- **Bedrooms:** 4
- **Bath (F/P/H):** 3 / 1
- **Year Built / Eff:** 1990
- **Fireplace:** /
- **# of Stories:**
- **Parking Type:** GARAGE
- **Construction:**
- **GARAGE Area:**
- **Garage Capacity:** 2
- **Parking Spaces:** 2
- **Basement Area:**
- **Finish Basmnt Area:**
- **Basement Type:**
- **Roof Type:**
- **Foundation:**
- **Roof Material:**

### Site Information
- **Zoning:** R1
- **Lot Area:** 34,848
- **Land Use:** SFR
- **Acres:** 0.80
- **County Use:** 1 FAMILY RESIDENCE (111)
- **Lot Width/Depth:** x
- **Res/Comm Units:** 1 /
- **Site Use:**
- **Sewer Type:**

### Tax Information
- **Total Value:** $1,172,613
- **Assessed Year:** 2016
- **Property Tax:** $13,480.16
- **Land Value:** $335,052
- **Improved %:** 71%
- **Tax Area:** B3053
- **Total Value:** $1,172,613
- **Tax Year:** 2016
- **Tax Exemption:**

---

Latest Recording: 12/21/2016

---

### Owner Information
- **Owner Name:** DEPOT SPRINGS PROPERTIES LLC
- **Mailing Address:** 4145 BANDINI ST, SAN DIEGO CA 92103-1507 C/O NELLY R DEAN

### Location Information
- **APN:** 485-550-11-00
- **Alternate APN:** FLETCHER HILLS
- **Subdivision:** 55-E4
- **Map Reference:** 4273
- **Tract #:** GROSSMONT UN
- **School District:** GROSSMONT UN

### Owner Transfer Information
- **Deed Type:** GRANT DEED

### Last Market Sale Information
- **1st Mtg Amount/Type:** /
- **1st Mtg Int. Rate/Type:** /
- **1st Mtg Document #:** /
- **2nd Mtg Amount/Type:** /
- **2nd Mtg Int. Rate/Type:** /
- **Price Per SqFt:** /
- **Multi/Split Sale:** /

### Prior Sale Information
- **Prior Lender:** /
- **Prior 1st Mtg Amt/Type:** /
- **Prior 1st Mtg Rate/Type:** /

### Property Characteristics
- **Year Built / Eff:** / 1
- **Gross Area:** 7,384
- **Building Area:** 7,384
- **Tot Adj Area:** 7,384
- **Above Grade:** Building Permit
- **# of Stories:** / 1
- **Other Improvements:**

### Site Information
- **Acres:** 1.59
- **Lot Width/Depth:** x
- **Commercial Units:** 1
- **Building Class:** NBHD SHOPPING CTR (625)

### Tax Information
- **Assessed Year:** 2017
- **Improved %:** 50%
- **Tax Year:** 2017
- **Property Tax:** $21,647.56
- **Tax Area:** 05003
- **Tax Exemption:**

---

Latest Recording: 11/22/2017
<table>
<thead>
<tr>
<th>CORRECTION NOTICE</th>
<th>VIOLATION NOTICE</th>
</tr>
</thead>
<tbody>
<tr>
<td>JOB ADDRESS: 9160 Fletcher Pky</td>
<td>PERMIT #:</td>
</tr>
</tbody>
</table>

- [ ] THIS CONSTRUCTION PROJECT HAS BEEN INSPECTED AND WAS NOT APPROVED
- [ ] THIS PROPERTY HAS BEEN INSPECTED AND CODE VIOLATIONS HAVE BEEN NOTED

- [ ] NOT ACCESSIBLE
- [ ] NOT READY
- [ ] STOP WORK
- [ ] SEE INSTRUCTIONS BELOW
- [ ] APPROVED PLANS NOT ON SITE
- [ ] PERMIT NOT ON SITE
- [ ] WORKING WITHOUT PERMIT
- [ ] REINSPECTION FEE REQUIRED

- [ ] YOU ARE HEREBY NOTIFIED THAT NO FURTHER WORK SHALL BE DONE UPON THESE PREMISES UNTIL THE ABOVE VIOLATIONS ARE CORRECTED.

- [ ] PLEASE CORRECT ALL VIOLATIONS AND REQUEST A REINSPECTION BY ____________.

- [ ] WHEN CORRECTIONS HAVE BEEN MADE CALL THE INSPECTION REQUEST LINE AT (619) 667-1366 FOR A REINSPECTION.

**Inspection Type:** Maintenance, Structural Hazards and Public Nuisance

---

**Inspector Signature:**

**Date:** 11-29-17  
**Phone:** 667-1175
CORRECTION NOTICE

JOB ADDRESS: 9160 Fletcher Pl

☐ THIS CONSTRUCTION PROJECT HAS BEEN INSPECTED AND WAS NOT APPROVED
☐ THIS PROPERTY HAS BEEN INSPECTED AND CODE VIOLATIONS HAVE BEEN NOTED

☐ NOT ACCESSIBLE
☐ NOT READY
☐ STOP WORK
☐ SEE INSTRUCTIONS BELOW

☐ APPROVED PLANS NOT ON SITE
☐ PERMIT NOT ON SITE
☐ WORKING WITHOUT PERMIT
☐ REINSPECTION FEE REQUIRED

☐ YOU ARE HEREBY NOTIFIED THAT NO FURTHER WORK SHALL BE DONE UPON THESE PREMISES UNTIL THE ABOVE VIOLATIONS ARE CORRECTED.

☐ PLEASE CORRECT ALL VIOLATIONS AND REQUEST A REINSPECTION BY ____________________

☐ WHEN CORRECTIONS HAVE BEEN MADE CALL THE INSPECTION REQUEST LINE AT (619) 667-1366 FOR A REINSPECTION.

InspCn Typr: MAINTENANCE, STRUCTURAL HAZARDS AND PUBLIC NUISANCE

1) CONSTRUCTION PLYWOOD WITH NAILS EXPOSED
2) SITE IS ENERGIZED WITH EXPOSED CONDUCTORS
3) STORAGE OF COMBUSTIBLE MATERIALS (FURNITURE
4) EXPOSE CONDUCTORS ON ELECTRICAL SERVICE GEAR
5) CONSTRUCTION AND TRASH DEBRIS SCATTERED AMONG SITE.
6) GLEENER TRAP COVERS REMOVED. NOT SEALED
7) TEMPORARY POST CARrying CANDELABRA ROOF SYSTEM
8) 20 AMP CIRCUIT FEEDING EXPOSED 12-2 RAMEX 78
9) NO BASE EXITS ON ADJACENT UNITS

INSPECTOR SIGNATURE: __________________________
DATE: ______________________ PHONE: ______________________

11-29-17 667-1175
No discharger shall fail to implement, install, use, or maintain BMPs established by the city engineer pursuant to this chapter and in compliance with the city's BMP Manual.

(Ord. 2008-2787 § 1 (part); February 12, 2008; Ord. 2010-2806, § 1; February 23, 2010; Ord. 2015-2840, § 1; May 12, 2015)
metal, plumbing fixtures, bricks, building stones, plaster, wire or like materials from the demolition, alteration or construction of buildings or structures; tires or inner tubes; auto or boat parts; plastic or metal parts or scraps; damaged or defective machinery, whether or not repairable; and damaged or defective toys, recreational equipment or household appliances or furnishings, whether or not repairable; and abandoned, discarded or unused appliances.

LMMC 7.18.040 - Illegal discharges.
A. Compliance with this Chapter. Any discharge that is not in compliance with this chapter is an illegal discharge. The city maintains legal authority to control the contributions of pollutants in discharges of runoff into the city's MS4 associated with industrial, commercial, construction, and residential activities.
B. Discharge of Non-Storm Water Prohibited. No person shall discharge non-storm water directly or indirectly into the storm water conveyance system or receiving waters. Prohibited are illegal discharges or illegal connections that include but are not limited to:
1. Sewage;
2. Discharge of wash water resulting from the hosing or cleaning of gas stations, auto repair garages, or other types of automotive service facilities;
3. Discharges resulting from the cleaning, repair, or maintenance of any type of equipment, machinery, or facility including motor vehicles, cement-related equipment, and port-a-potty servicing, etc.;
4. Discharges of wash water from mobile operations such as mobile automobile washing, steam cleaning, power washing, and carpet cleaning, etc.;
5. Discharge of wash water from the cleaning or hosing of impervious surfaces in municipal, industrial, commercial, and residential areas including parking lots, streets, sidewalks, driveways, patios, plazas, work yards and outdoor eating or drinking areas, etc.;
6. Discharges of runoff from material storage areas containing chemicals, fuels, grease, oil, or other hazardous materials;
7. Discharge of pool or fountain water containing chlorine, algacides, biocides, or other chemicals; discharges of pool or fountain filter backwash water;
8. Discharges of saline swimming pool water unless such discharge can be discharged via a pipe or concrete channel directly to a naturally saline water body (e.g., Pacific Ocean);
9. Discharges of sediment, pet waste, vegetation clippings, or other landscape or construction related wastes;
10. Discharges of food related wastes (e.g. grease, fish processing, and restaurant kitchen mat and trash bin wash water, etc.).

7.18.080 - Compliance with best management practices.
La Mesa Municipal Code Section 10.10.060 Removal provision
(a) Right of City to Require Removal (self-removal). It shall be unlawful for the responsible person to permit graffiti to remain in a manner visible to persons using any public rights-of-way in the city, provided the city has given the responsible person written notice to remove the graffiti within seven calendar days and said period has elapsed. The hearing officer may grant an extension of time for removal of graffiti where removal within the seven day period is impractical or would impose an undue hardship.

In the event that the responsible person elects to remove graffiti by painting over the graffiti, he or she shall do so in a manner which matches the surrounding paint to the greatest degree practicable.

(b) Declaration of Nuisance. The existence of graffiti within the city limits is a public and private nuisance, and may be abated according to the provisions and procedures herein contained.

La Mesa Municipal Code Section 10.40.030 Duty of Lot Owners
It shall be the duty of the owner of each lot within the City of La Mesa, and it shall be the duty of the person with the right to possession of each lot within the City of La Mesa, to maintain said lot free of litter at all times, provided, however, that the storage of litter in authorized private receptacles for collection shall not be a violation of this section. The said duties of the said owner and person with right to possession in regard to any given lot shall be coexistent, and the failure of either of said persons to perform his duties shall not absolve the other of his duty.

La Mesa Municipal Code Section 24.05.040 Property Maintenance
A. MAINTENANCE OF PROPERTY REQUIRED - RESPONSIBILITY.
The following are minimum requirements for maintenance of property and the responsibility for such maintenance shall be that of the owner of record or the occupant, separately or jointly, and either or both may be cited for any violation:
1. All yards and other open spaces around buildings shall be kept free of junk including but not limited to trash; refuse; paper; glass; cans; fabrics; bedding; trimmings from lawns, shrubbery or trees, except when used for mulch; household refuse other than garbage; lumber;
Sincerely,

Carole Blake
Code Compliance Officer I

Cc: Fire Marshall
   Community Development Director
   Building Inspector
   Building Official
   Storm Water Program Manager

Enclosures: Building Inspection Division Correction Notice/Violation Notice
            La Mesa Municipal Code (excerpts)
            Photos dated 11/29/17
3. An egregious amount of trash, debris, discarded items and construction debris are located behind the building which is under construction. LMMC 24.05.040.
4. Discarded hazardous material (automotive oil) has been dumped on your property and must be cleaned up. LMMC 24.05.040, State and Federal Law and the EPA.
5. Best Management Practices (BMP’s) are degrading and need replaced. See approved plans. LMMC 7.18.040 - Illegal discharges
6. Site is not secured and has two gaps permitting access.

You may have already or will soon receive Notices of Violations from our Fire Department (Heartland Fire).

AS THE OWNERS OF RECORD, YOU ARE HEREBY ORDERED WITHIN SEVEN (7) DAYS OF THIS NOTICE TO:

1. Remove the graffiti from the building.

AS THE OWNERS OF RECORD, YOU ARE HEREBY ORDERED WITHIN FOURTEEN (14) DAYS OF THIS NOTICE TO:

1. Correct all items listed on the enclosed Inspection Notice issued by the Building Inspector.
2. Remove all trash, debris, discarded items and construction debris from the site.
3. Clean up the hazardous materials in a manner prescribed by the County of San Diego HAZMAT division requirements.
4. Replace all BMP’s as described on the approved Building Plans.
5. Secure the site by sealing the gaps to prevent access to the site by unauthorized persons.

If you fail to comply with this notice in abating all violations as required, within the time allotted, you may be issued an administrative citation. The first citation has a mandatory fine of $200.00, the second violation is $400.00 and each subsequent citation is $1,000.00. Each day a violation exists is a separate violation and may be cited. Additionally, the case may be referred to the City Attorney’s Office for other appropriate legal action.

If you have questions you may call me at 619-667-1189 or cblake@ci.la-mesa.ca.us. Our work days are Monday through Friday from 7:30 AM to 5:30 PM. We are closed alternate Fridays. In December 2017 we are closed on the 1st, the 15th, the PM only on the 22nd and the 29th. If we are not available, please leave a message and your call will be returned as quickly as possible.
Notice of Code Violations

11/30/17

Depot Springs Properties LLC
4145 Bandini St.
San Diego, CA 92103-1507
C/O Nelly R. Dean

San Diego Private Bank
9404 Genesee Avenue, Suite 100
La Jolla, CA 92037
Attention: Jerry M. Suppa

CASE NUMBER: CC17-218

SUBJECT: CODE VIOLATIONS AT 9160 FLETCHER PARKWAY, LA MESA

ASSESSOR'S PARCEL NO.: 485-550-11-00

ZONING: CN-D – Neighborhood Commercial/Urban Design Overlay

Pursuant to the La Mesa Municipal Code, a Code Enforcement Officer and a Building Inspector inspected the above referenced property on 11/29/17. The property was found to be in violation of the La Mesa Municipal Code (LMMC), California Building Code, 2010 Edition (CBC), Uniform Housing Code, 1997 Edition (UHC), Uniform Administrative Code, 1997 Edition (UAC), etc.

The violations noted are as follows:

1. Building Code Violations are in evidence and are listed on the enclosed Building Inspection Division Correction Notice/Violation Notice listed by Randy Armbruster, Building Inspector I and issued on 11/29/17. CBC, UHC, UAC and LMMC, various sections.
2. Graffiti is located on north elevation of the building. LMMC 10.10.060, 10.40.030.
7. All fencing shall be constructed and maintained using standard construction techniques and standard building materials. Materials shall be durable, weather resistant, and compatible with the main structures on the property. All fences structures shall be maintained in good condition.

Title 15, Chapter 10, Section .038 (d) - removal of signs.

Except as otherwise provided in this chapter, signs pertaining to enterprises, occupants or activities which are no longer using the premises for which the sign relates, or which are inoperative, shall be painted out, obliterated or removed from the premises within sixty days after the enterprise or occupant has vacated the premises or the sign is found to be inoperative. Any nonconforming signs which exist at the time a business becomes inoperative, as defined in this chapter, shall be removed and may not be replaced, restored or revised unless brought into conformance with this chapter. Allowable temporary signs shall be removed no later than five days after the occurrence or completion of the event or election or other purposes served by the sign.
Chapter 10 - PROHIBITION OF APPLICATION OF GRAFFITI TO PRIVATE OR PUBLIC PROPERTY, AND THE DEFACEMENT OF PRIVATE OR PUBLIC PROPERTY

La Mesa Municipal Code Section 10.10.060 Removal provision
(a) Right of City to Require Removal (self-removal). It shall be unlawful for the responsible person to permit graffiti to remain in a manner visible to persons using any public rights-of-way in the city, provided the city has given the responsible person written notice to remove the graffiti within seven calendar days and said period has elapsed. The hearing officer may grant an extension of time for removal of graffiti where removal within the seven day period is impractical or would impose an undue hardship.

In the event that the responsible person elects to remove graffiti by painting over the graffiti, he or she shall do so in a manner which matches the surrounding paint to the greatest degree practicable.

(b) Declaration of Nuisance. The existence of graffiti within the city limits is a public and private nuisance, and may be abated according to the provisions and procedures herein contained.

La Mesa Municipal Code Section 10.40.030 Duty of Lot Owners
It shall be the duty of the owner of each lot within the City of La Mesa, and it shall be the duty of the person with the right to possession of each lot within the City of La Mesa, to maintain said lot free of litter at all times, provided, however, that the storage of litter in authorized private receptacles for collection shall not be a violation of this section. The said duties of the said owner and person with right to possession in regard to any given lot shall be coexistent, and the failure of either of said persons to perform his duties shall not absolve the other of his duty.

La Mesa Municipal Code Section 24.05.040 Property Maintenance
A. MAINTENANCE OF PROPERTY REQUIRED - RESPONSIBILITY. The following are minimum requirements for maintenance of property and the responsibility for such maintenance shall be that of the owner of record or the occupant, separately or jointly, and either or both may be cited for any violation:

1. All yards and other open spaces around buildings shall be kept free of junk including but not limited to trash; refuse; paper; glass; cans; fabrics; bedding; trimmings from lawns, shrubbery or trees, except when used for mulch; household refuse other than garbage; lumber; metal, plumbing fixtures, bricks, building stones, plaster, wire or like materials from the demolition, alteration or construction of buildings or structures; tires or inner tubes; auto or boat parts; plastic or metal parts or scraps; damaged or defective machinery, whether or not repairable; and damaged or defective toys, recreational equipment or household appliances or furnishings, whether or not repairable; and abandoned, discarded or unused appliances.
the presence of the dumpsters appears to be attracting more illegal dumping.

3. Paint over the sign advertising the Delish Pho’ & Grill or remove the sign from your property.

4. Adjust the fence or repair it so that is properly maintained and in an upright position.

If you fail to comply with this notice in abating all violations as required, within the time allotted, you may be issued an administrative citation. The first citation has a mandatory fine of $200.00, the second violation is $400.00 and each subsequent citation is $1,000.00. Each day a violation exists is a separate violation and may be cited. Additionally, the case may be referred to the City Attorney’s Office for other appropriate legal action.

If you have questions you may call me at 619-667-1189 or cblake@ci.la-mesa.ca.us. Our work days are Monday through Friday from 7:30 AM to 5:30PM. We are closed alternate Fridays. In March we are closed on the 9th and 29th. If I am not available, please leave a message and your call will be returned as quickly as possible.

Sincerely,

Carole Blake  
Code Compliance Officer I

Cc: Community Development Director
    Building Official

Enclosures: La Mesa Municipal Code (excerpts)
            Photos dated 03/07/18 and 02/21/18
Second Notice of Code Violations

03/14/18

Aaron Dean
8030 La Mesa Blvd., Suite 141
La Mesa, CA 91942-0335

CASE NUMBER: CC18-089

SUBJECT: CODE VIOLATIONS AT 9160-9188 FLETCHER PARKWAY, LA MESA

ASSESSOR'S PARCEL NO.: 485-550-11-00

ZONING: CN-D – Neighborhood Commercial/Urban Design Overlay

Pursuant to the La Mesa Municipal Code, a Code Enforcement Officer re-inspected the above referenced property on 03/07/18. The property was again found to be in violation of the La Mesa Municipal Code (LMMC).

The violations noted are as follows:

1. Graffiti is located on north elevation of the building. LMMC 10.10.060, 10.40.030.
2. An egregious amount of trash, debris, discarded items and construction debris are located behind the unfinished building. LMMC 24.05.040 A.1.
3. Signage remains on your property which is advertising a business that has closed. LMMC 15.01.038 (d).
4. The fence is leaning over. LMMC 24.05.040 A. 7.

AS THE OWNER OF RECORD, YOU ARE HEREBY ORDERED WITHIN SEVEN (7) DAYS OF THIS NOTICE TO:

1. Remove the graffiti from the building.
2. (a) Remove the dumped items from the property. (b) Remove the dumpsters from the property, since no construction is occurring and
The weeds north of Depot Springs is on residential properties in El Cajon. I will ask by way of this email, that Carole ask for the removal of the materials that are piling up on the site and to address the graffiti. But we don't have any ability to pursue the overgrown weeds – that is a City of El Cajon matter (Heartland?)

6-1-17 @ 1:17 PM
Legal issues w/ Gary wheelahan

Aaron Dear
619-787-1719
315.524

6-1-17 2:11 he called back, will do... starting construction back up next week 6/5/17

Carol
Okay!

Carole Blake  
Code Compliance Officer I  
City of La Mesa  
8130 Allison Avenue  
La Mesa CA 91942  
619-667-1189  
cblake@ci.la-mesa.ca.us

From: Carol Dick  
Sent: Tuesday, June 06, 2017 5:23 PM  
To: Carole Blake  
Cc: Chris Jacobs  
Subject: RE: Depot Springs Photos (9160 Fletcher Parkway)

This is good progress.....please do not issue an NOV.

From: Carole Blake  
Sent: Tuesday, June 06, 2017 5:12 PM  
To: Carol Dick  
Cc: Chris Jacobs  
Subject: Depot Springs Photos (9160 Fletcher Parkway)

Carol,

This is what the site looks like as of today. Aaron Dean said to me on the phone that he would take care of things this week as well as resume construction.

I did not see graffiti that was visible except a bit inside the construction yard. It looked like he had painted over some on the screen fencing.

If things don’t change by 06/12/17 (Monday), I will issue a written NOV to Mr. Dean.
From: Aaron Sturm  
Sent: Tuesday, November 28, 2017 9:35 AM  
To: Carole Blake; ‘Randy Armbruster’  
Subject:  
9160 Fletcher Pkwy. Depot Springs  

11/28/17  
Randy and Carole,  

Please get together to set a time to inspect 9160-88 Fletcher Parkway, Depot Springs by December 7, sooner would be appreciated. The inspection should address: maintenance, structural hazards, public nuisance. This inspection is to document the condition of the site as it is today and to report any immediate conditions at the site that require the City's attention. Please include a photo journal, and a brief summary from the zoning and building perspectives. Thank you.
Aaron Sturm
Monday, December 04, 2017 9:34 AM
Aaron Dean
Chris Jacobs; Yvonne Garrett; Carole Blake; Kerry Kusiak
RE: Depot Springs Violations
9160-80 Fletcher Pkwy NOV .pdf

Aaron,
Contact Carole Blake to review the NOV notice of violations and schedule inspection times to resolve these concerns. The electrical, access of the site and structural conditions need immediate attention.
I have attach the NOV letter from Carole Blake. Let me know if the mailing address needs to be changed.
Thank you.

L. Aaron Sturm | Building Official
City of La Mesa | 8130 Allison Avenue | La Mesa, California 91942
Phone: 619.667.1159 | Email: asturm@ci.la-mesa.ca.us | www.cityofla Mesa.com

-----Original Message-----
From: Aaron Dean [mailto:aaron@mesamg.com]
Sent: Friday, December 01, 2017 8:44 PM
To: Aaron Sturm
Cc: Chris Jacobs; Yvonne Garrett
Subject: Depot Springs Violations

Hi Aaron,

I received a call from my lender that they received a notice of violation for 7 different things at Depot.

I have not seen this document. I would and will quickly take care of any issues. We are almost ready to get back on track.

I'm sorry if I missed a notice.

Please email it to me as soon as possible and I'll handle it.

Thank you,

Aaron
619-787-1719

Sent from my IPhone
> I have not seen this document. I would and will quickly take care of any issues. We are almost ready to get back on track.
>
> I’m sorry if I missed a notice.
>
> Please email it to me as soon as possible and I’ll handle it.
>
> Thank you,
>
> Aaron
> 619-787-1719
>
> Sent from my iPhone
> <9160-80 Fletcher Pkwy NOV .pdf>
Thanks Aaron

I'm on it!

Will have almost all of this done tomorrow.

We will be back to work soon with Keith.

I appreciate everything.

Cheers,

Aaron

Sent from my iPhone

> On Dec 4, 2017, at 9:33 AM, Aaron Sturm <asturm@ci.la-mesa.ca.us> wrote:
> 
> > Aaron,
> > Contact Carole Blake to review the NOV notice of violations and schedule inspection times to resolve these concerns.
> > The electrical, access of the site and structural conditions need immediate attention.
> > I have attach the NOV letter from Carole Blake. Let me know if the mailing address needs to be changed.
> > Thank you.
> > 
> > L. Aaron Sturm | Building Official
> > City of La Mesa | 8130 Allison Avenue | La Mesa, California 91942
> > Phone: 619.667.1159 | Email: asturm@ci.la-mesa.ca.us | www.cityoflamesa.com
> > 
> > 
> > -----Original Message-----
> > From: Aaron Dean [mailto:aaron@mesamg.com]
> > Sent: Friday, December 01, 2017 8:44 PM
> > To: Aaron Sturm
> > Cc: Chris Jacobs; Yvonne Garrett
> > Subject: Depot Springs Violations
> > 
> > Hi Aaron,
> > 
> > I received a call from my lender that they received a notice of violation for 7 different things at Depot.
Carole Blake
Code Compliance Officer I
City of La Mesa
8130 Allison Avenue
La Mesa CA 91942
619-667-1189

cblake@ci.la-mesa.ca.us
From: Carole Blake  
Sent: Monday, December 11, 2017 5:22 PM  
To: Kerry Kusiak  
Subject: RE: 9160 Fletcher Parkway: Depot Springs Property Condition Update

You're welcome.

Carole Blake  
Code Compliance Officer I  
City of La Mesa  
8130 Allison Avenue  
La Mesa CA 91942  
619-667-1189  

cblake@ci.la-mesa.ca.us

From: Kerry Kusiak  
Sent: Monday, December 11, 2017 5:12 PM  
To: Carole Blake; Aaron Sturm; Randy Armbruster; Chris Jacobs; Yvonne Garrett  
Cc: 'cmsjam28@aol.com'  
Subject: RE: 9160 Fletcher Parkway: Depot Springs Property Condition Update

Thank you, Carole and Randy!

KERRY KUSIAK | DIRECTOR OF COMMUNITY DEVELOPMENT  
CITY OF LA MESA | 8130 ALLISON AVENUE | LA MESA, CA 91942  
619.667.1187 | KKUSIAK@CI.LA-MESA.CA.US | WWW.CITYOFLAMESA.US

From: Carole Blake  
Sent: Monday, December 11, 2017 4:13 PM  
To: Aaron Sturm; Randy Armbruster; Chris Jacobs; Kerry Kusiak; Yvonne Garrett  
Cc: 'cmsjam28@aol.com'  
Subject: 9160 Fletcher Parkway: Depot Springs Property Condition Update

Good afternoon,

Randy Armbruster and I went to do a follow-up inspection this afternoon with Mr. Dean present.

The property was in much better condition. Just a few things left: some electrical details, graffiti removal and the site fence still has a gap near the Souplantation at the rear. I am aware that the 'Pho restaurant sign needs to be painted over as well and will see if I can get that taken care of also.

We will re-inspect for these items around the 27th of December.

Please find attached the photos taken today.
Thanks,
Keep on them to finish and to make the site safe

L. Aaron Sturm | Building Official
City of La Mesa | 8130 Allison Avenue | La Mesa, California 91942
Phone: 619.667.1159 | Email: asturm@ci.la-mesa.ca.us | www.cityofla mesa.com

From: Carole Blake
Sent: Monday, December 11, 2017 4:13 PM
To: Aaron Sturm; Randy Armbruster; Chris Jacobs; Kerry Kusiak; Yvonne Garrett
Cc: 'cmsjm28@aol.com'
Subject: 9160 Fletcher Parkway: Depot Springs Property Condition Update

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Please find attached the photos taken today.

Carole Blake
Code Compliance Officer l
City of La Mesa
8130 Allison Avenue
La Mesa CA 91942
619-667-1189

cblake@ci.la-mesa.ca.us
Good afternoon, Aaron,

We hope you are well.

This provides a follow up to the inspections performed by Building Inspection staff and myself in December 2017 at the Depot Springs site.

The remaining items that need correction are as follows:

1. A discarded mattress remained on the ground near the dumpster and needs removed. Any other items which have appeared since our last visit will need to be removed as well.
2. The perimeter fence still had an opening near the Souplantation dock. The fence needs to be made more secure to discourage trespassing and vagrancy.
3. The sign advertising the “Pho” restaurant, which is no longer in business, needs to be painted over.
4. An electrical permit from the Building Department is required for the electrical feeder to the veterinarian facility next door.

We are asking that you see that these items are attended to at your earliest convenience. We are expecting compliance by February 15, 2018.

We appreciate your efforts to resolve these matters and comply with City codes.

Regards,

Carole Blake
Code Compliance Officer I
City of La Mesa
8130 Allison Avenue
La Mesa CA 91942
619-667-1189

cblake@ci.la-mesa.ca.us

2-21-18 still bad. Even more
(dumping. Send
NOV,
Good morning, Aaron and Kerry,

I wanted to let you know that I received a voice message from Matt Nicholas in PD regarding a large amount of dumping which has occurred recently on the site. He asked if I could follow up.

I have called Aaron Dean today at 619-787-1719 and left a voice mail message. I have instructed him to contact me before the workweek ends and that I would be mailing him a Notice of Violation, although at this point an Admin Citation may be a more appropriate action. I think we need to ask, since there is no construction taking place, that the dumpsters be removed.

Please find attached the photos taken last Wednesday and feel free to share your thoughts.

Thank you.

Carole Blake
Code Compliance Officer I
City of La Mesa
8130 Allison Avenue
La Mesa CA 91942
619-667-1189

cBlake@ci.la-mesa.ca.us
Good afternoon, Aaron:

I re-inspected your property on 04/11/18 per the compliance order dated 04/04/18 and found the violations still exist. On 04/11/18, there were also a significant number of bees entering a hole in the exterior wall of the building. Bees can present a health and safety concern and are required to be removed by property owners as indicated in the following La Mesa Municipal Code excerpt:

**La Mesa Municipal Code 8.04.040 Keeping of bees.**
No person shall keep bees or maintain an apiary (except as provided in the Zoning Ordinance). The following regulations shall apply where bees are allowed:

(a) Distance of apiary from roads. No person shall place or keep an apiary, or cause or allow an apiary to remain, so close to a public road as to constitute a nuisance or hazard to persons using such road and in no case shall an apiary be placed, kept, or allowed to remain within one hundred feet of the exterior line of the traveled portion of a public road.

(b) Distance from buildings. No person shall place, or keep an apiary, or cause or allow an apiary to remain closer than six hundred feet to any dwelling other than a dwelling occupied by such person.

(c) Transportation of bees. No person shall transport hives of bees between sunrise and sunset, or cause the same to be done, unless such bees are confined to the vehicle by which such transportation is accomplished by screens or other equally effective means.

**La Mesa Municipal Code Section 24.05.020**
D. Permitted Accessory Uses and Structures.
Accessory uses and structures are those which are subordinate, clearly incidental and customarily appropriate to the operation of the principal use and are permitted in all residential zones. Those permitted accessory uses and structures, accessory to dwellings, shall be limited to:

3(c) In the R1R and R1E zones only, the following additional animals may be kept:

1. Bees may be kept in conformance with the regulations of San Diego County Department of Agriculture.

Please find attached the Administrative Citation with a violation date of 04/11/18. All violations must be resolved by 04/18/18.

Thank you.

Carole Blake  
**Code Compliance Officer I**  
City of La Mesa  
8130 Allison Avenue  
La Mesa CA 91942
On Apr 12, 2018, at 2:18 PM, Carole Blake <cblake@ci.la-mesa.ca.us> wrote:

Good afternoon, Aaron:

I re-inspected your property on 04/11/18 per the compliance order dated 04/04/18 and found the violations still exist. On 04/11/18, there were also a significant number of bees entering a hole in the exterior wall of the building. Bees can present a health and safety concern and are required to be removed by property owners as indicated in the following La Mesa Municipal Code excerpt:


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Carole Blake
Code Compliance Officer I
City of La Mesa
8130 Allison Avenue
La Mesa CA 91942
619-667-1189

cblake@ci.la-mesa.ca.us

<04.12.18.AC.pdf>
Carole Blake

From: Carole Blake
Sent: Thursday, April 12, 2018 4:49 PM
To: Kerry Kusiak
Subject: FW: Administrative Citation dated 04/12/18 for 9160-9188 Fletcher Parkway, La Mesa

Good afternoon, Kerry,

Aaron Dean has suggested that I talk to you, as indicated below.

Carole Blake
Code Compliance Officer I
City of La Mesa
8130 Allison Avenue
La Mesa CA 91942
619-667-1189
cblake@ci.la-mesa.ca.us

-----Original Message-----
From: Aaron Dean [mailto:adean444@gmail.com]
Sent: Thursday, April 12, 2018 4:42 PM
To: Carole Blake
Cc: Kerry Kusiak
Subject: Re: Administrative Citation dated 04/12/18 for 9160-9188 Fletcher Parkway, La Mesa

Please talk to Kerry.

The bees must be brand new as I was at the site yesterday morning and did not see anything.

Aaron

Sent from my iPhone

> On Apr 12, 2018, at 4:16 PM, Kerry Kusiak <kkusiak@ci.la-mesa.ca.us> wrote:
> 
> Aaron,
> Carole and I have not spoken since you and I met. I’m out of the office this afternoon but will address this tomorrow morning.
> 
> Kerry
> 
> Kerry Kusiak
> Director of Community Development
> City of La Mesa
> 8130 Allison Avenue <x-apple-data-detectors://1/1> La Mesa, CA
> 91942<x-apple-data-detectors://1/1>
> 619.667.1187<tel:619.667.1187>
> kkusiak@ci.la-mesa.ca.us<mailto:kkusiak@ci.la-mesa.ca.us>
> www.cityoflamesa.us<http://www.cityoflamesa.us/>
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(1) Bees may be kept in conformance with the regulations of San Diego County Department of Agriculture.

Please find attached the Administrative Citation with a violation date of 04/11/18. All violations must be resolved by 04/18/18.

Thank you.

Carole Blake
Code Compliance Officer 1
City of La Mesa
8130 Allison Avenue
La Mesa CA 91942
619-667-1189

cblake@ci.la-mesa.ca.us

<04.12.18.AC.pdf>
Aaron,

I will talk to Kerry tomorrow. He is at meetings today.

The bees are entering on the east side of the building.

Carole Blake
Code Compliance Officer I
City of La Mesa
8130 Allison Avenue
La Mesa CA 91942
619-667-1189

cBlake@ci.la-mesa.ca.us

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To: Carole Blake
Cc: Kerry Kusiak
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Sent from my iPhone

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> Aaron,
> Carole and I have not spoken since you and I met. I’m out of the office this afternoon but will address this tomorrow morning.
> Kerry
> 
> Kerry Kusiak
> Director of Community Development
> City of La Mesa
> 8130 Allison Avenue <x-apple-data-detectors://1/1> La Mesa, CA
> 91942<x-apple-data-detectors://1/1>
Carole Blake

From: Carole Blake
Sent: Wednesday, April 18, 2018 1:50 PM
To: Kerry Kusiak
Subject: RE: Depot Springs

Thank you. Good news!

Carole Blake
Code Compliance Officer I
City of La Mesa
8130 Allison Avenue
La Mesa CA 91942
619-667-1189

cblake@ci.la-mesa.ca.us

From: Kerry Kusiak
Sent: Wednesday, April 18, 2018 1:49 PM
To: Carole Blake
Subject: FW: Depot Springs

FYI

KERRY KUSIAK | DIRECTOR OF COMMUNITY DEVELOPMENT
CITY OF LA MESA | 8130 ALLISON AVENUE | LA MESA, CA 91942
619.667.1187 | KKUSIAK@CILA-MESA.CA.US | WWW.CITYOFLAMESA.US

From: Aaron Dean [mailto:adean444@gmail.com]
Sent: Wednesday, April 18, 2018 11:02 AM
To: Kerry Kusiak
Subject: Depot Springs

Hi Kerry,

Tomorrow at 10:00am or before the trash will be removed from the property. A new empty dumpster will be delivered and we will get the balance of the trash removed by mid next week.

A bee specialist is coming Friday to remove the hive that apparently just started.

My contractor will paint over the sign by Wednesday next week.

Thank you,

Aaron
RIGHT TO APPEAL AN ADMINISTRATIVE CITATION
City of La Mesa Municipal Code

1.07.080 - Appeal of Administrative Citation

Any recipient of an Administrative Citation may contest that there was a violation or that he or she is the party responsible for committing the violation by filing a complete and proper appeal of the Administrative Citation with the citing officer pursuant to this chapter.

Section 1.07.090 - Form for filing of appeal.

All appeals from any Administrative Citation shall be in writing and shall contain the following information:

(a) Name(s) of each appellant;
(b) A brief statement in ordinary and concise language of the specific items protested, together with any material facts claimed to support the contentions of the appellant;
(c) A brief statement in ordinary and concise language of the relief sought and the reasons why the Administrative Citation should be rescinded, modified or otherwise set aside;
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1.07.150 - Stay pending appeal.

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Filing Fee for an appeal of an Administrative Citation: $100 per the City of La Mesa 2017-2018 Fee Schedule
**ADMINISTRATIVE CITATION**

Date of Violation(s): 03/27/2018  Day of Week: Tue.  Time: 10:00  ✓ A.M.  □ P.M.  Case #: CC18-089

Address/Location: 9160-9188 Fletcher Parkway, La Mesa, CA 91942-3424  APN: 485-550-11-00

Name of Violator: Aaron Dean dba Depot Springs Properties LLC  Owner:  □ Tenant

Mailing Address: 8030 La Mesa Boulevard, Suite 141, La Mesa, CA 91942-0335  
Email Address: aaron@mesamg.com

You are hereby cited for violating the following code provisions:

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**COMPLIANCE ORDER**
(VIOLATIONS OF ALL MUNICIPAL CODE SECTIONS)

You have seven (7) calendar days to correct or otherwise remedy this/these violations. If the violations noted above continue to exist on or after 04/03/2018, you will be subject to the Administrative Fine Schedule below.

**ADMINISTRATIVE FINE SCHEDULE**

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Additional fines assessed beyond this table are attached.  □ (check if attached)

Each and every day that a violation of any provision of the Municipal Code continues to exist constitutes a separate and distinct offense. A separate citation may be issued for each day such violation continues to exist in accordance with La Mesa Municipal Code Section 1.07.010. The City may enforce with these administrative remedies including, but not limited to, assessing additional fines up to $1,000.00 per day or the recordation of code enforcement liens on the real property where the violation exists. The City of La Mesa may also seek injunctive relief and cost recovery for these violations.

Total amount of administrative fines due (including attached schedule if any):  $ _______________

Payment of administrative fines may be made by sending a check, money order or cashier's check made payable to: City of La Mesa, 8130 Allison Avenue; La Mesa, CA 91942. Payments may also be made directly at City Hall.

IMPORTANT: PAYMENT OF THE ADMINISTRATIVE FINE(S) MUST BE RECEIVED NO LATER THAN THIRTY (30) DAYS FROM THE DATE OF SERVICE AS WRITTEN BELOW, UNLESS YOU FILE A TIMELY AND PROPER APPEAL.

✓ Provided to Violator: Appeal of Administrative Citation (La Mesa Municipal Code)

Carole Blake  03/27/2018

Name of Citing Officer or Other Authorized Person  Date of Service

Phone Number: 619-667-1189  Email: cblake@ci.la-mesa.ca.us

Signature:  Carole Blake

TYPE OF SERVICE
□ Personal
□ Posted on Property
✓ Certified Mail
□ Other e-mail
Good afternoon, Aaron,

Unfortunately, today I found that the dumping, leaning fence and sign were still in evidence on your property.

Please find attached an Administrative Citation issued today. A copy was also mailed via Certified Mail to your La Mesa Blvd. address.

Let me know if you have any questions.

Thank you.

Carole Blake  
Code Compliance Officer I  
City of La Mesa  
8130 Allison Avenue  
La Mesa CA 91942  
619-667-1189

cblake@ci.la-mesa.ca.us
RIGHT TO APPEAL AN ADMINISTRATIVE CITATION
City of La Mesa Municipal Code

1.07.080 - Appeal of Administrative Citation

Any recipient of an Administrative Citation may contest that there was a violation or that he or she is the party responsible for committing the violation by filing a complete and proper appeal of the Administrative Citation with the citing officer pursuant to this chapter.

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Filing Fee for an appeal of an Administrative Citation: $100 per the City of La Mesa 2017-2018 Fee Schedule
Date of Violation(s) 04/04/2018  Day of Week Wed.  Time 10:30 □ A.M.  □ P.M.  Case # CC18-089
Address/Location 9160-9188 Fletcher Parkway, La Mesa, CA 91942-3424
APN 485-550-11-00  Owner  □ Tenant
Name of Violator Aaron Dean dba Depot Springs Properties LLC
Mailing Address 8030 La Mesa Boulevard, Suite 141, La Mesa, CA 91942-0335
Email Address aaron@mesamg.com

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COMPLIANCE ORDER
(VIOLATIONS OF ALL MUNICIPAL CODE SECTIONS)
You have seven (7) calendar days to correct or otherwise remedy this/these violations. If the violations noted above continue to exist on or after 04/11/2018, you will be subject to the Administrative Fine Schedule below.

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</tr>
<tr>
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<td>04/25/2018</td>
<td>$1,000.00</td>
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</tr>
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Each and every day that a violation of any provision of the Municipal Code continues to exist constitutes a separate and distinct offense. A separate citation may be issued for each day such violation continues to exist in accordance with La Mesa Municipal Code Section 1.07.010. The City may enforce with these administrative remedies including, but not limited to, assessing additional fines up to $1,000.00 per day or the recording of code enforcement liens on the real property where the violation exists. The City of La Mesa may also seek injunctive relief and cost recovery for these violations.

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☑ Provided to Violator: Appeal of Administrative Citation (La Mesa Municipal Code)

Carole Blake 04/05/2018

Name of Citing Officer or Other Authorized Person

S: Carole Blake

Phone Number: 619-667-1189  Email: cblake@ci.la-mesa.ca.us

Type of Service
☐ Personal
☐ Posted on Property
☐ Certified Mail
☐ Other e-mail
Carole Blake

From: Aaron Dean <aaron@mesamg.com>
Sent: Tuesday, March 27, 2018 3:56 PM
To: Carole Blake
Cc: Kerry Kusiak
Subject: RE: Depot Springs Administrative Citation

Follow Up Flag: Follow up
Flag Status: Flagged

Carol I told you that the fence is being fixed this week and the sign makes no sense. There are hundreds of signs around.

I just cleaned the site on Friday. The dumping is continuous.

I will not pay this.

Kerry I will come talk with you. But staff can not enter my private property without asking or being let in.

Aaron

Sent from Mail for Windows 10

From: Carole Blake
Sent: Tuesday, March 27, 2018 3:53 PM
To: 'Aaron Dean'
Cc: Kerry Kusiak
Subject: Depot Springs Administrative Citation

Good afternoon, Aaron,

Unfortunately, today I found that the dumping, leaning fence and sign were still in evidence on your property.

Please find attached an Administrative Citation issued today. A copy was also mailed via Certified Mail to your La Mesa Blvd. address.

Let me know if you have any questions.

Thank you.

Carole Blake
Code Compliance Officer I
City of La Mesa
8130 Allison Avenue
La Mesa CA 91942
619-667-1189

cblake@ci.la-mesa.ca.us
Foreclosure Activity Report
For Property Located At

9160-9188 FLETCHER PKWY, LA MESA, CA 91942-3424

Most Recent Foreclosure Transaction:
Foreclosure Doc Type: NOTICE OF DEFAULT
Recording Date: 11/08/2017
Foreclosure Doc #: 522425

Borrower 1: DEPOT SPRINGS PROPERTIES LLC
Borrower 2:
Borrower 3:
Borrower 4:

Trustee Name: FIDELITY NATIONAL TITLE CO
Trustee Address: 1101 INVESTMENT BLVD #170
City: EL DORADO HILLS
State: CA
Zip: 95762

Default Mortgage Information:
Mtg Amt/Type: $1,750,000 / ADJ
Mtg Recording Date: 03/13/2015
Mtg Doc #: 117519
Mtg Book/Page:
Lender: SAN DIEGO PRIVATE BK
Lender Address: 1101 INVESTMENT BLVD #170
City: EL DORADO HILLS
State: CA
Zip: 95762

Location Information:
Legal Description: POR LOT 56 TR 4273
County: SAN DIEGO, CA
Subdivision: FLETCHER HILLS
Legal Lot: 56
Legal Block:

Last Market Sale Information:
Sale Date:
Recording Date:
Sale Price:
Sale Type:
Deed Type:
Deed Doc #:

Owner Information:
Owner Name: DEPOT SPRINGS PROPERTIES LLC
Mailing Address: 4145 BANDINI ST
City: SAN DIEGO
State: CA
Zip: 92103-1507

Carrier Route: C007

http://oro.realquest.com/isp/report.jsp?client=8&action=confirm&type=ore&report&recordno=0&reportoptions=b06a66a-c5e5-400b-91fe-9bd442da5468&rclicrit=fals
The dumpster is being picked up and brought back Tuesday.

I’ll talk to Kerry when he is back.

Aaron

Sent from my iPhone

On Apr 5, 2018, at 1:45 PM, Carole Blake <cblake@ci.la-mesa.ca.us> wrote:

Good afternoon, Aaron,

Thank you for fixing the leaning fence at your property.

I went to the property on the due date for the previous Administrative Citation and found that there was still dumping onsite and the sign had not been painted over. We have also asked for you to remove the dumpster to discourage additional dumping.

Please find attached the follow up Citation and photos dated 04/04/18 with a due date of 04/11/18.

Thank you.

P.S. Kerry is out of the office until Monday.

Carole Blake
Code Compliance Officer I
City of La Mesa
8130 Allison Avenue
La Mesa CA 91942
619-667-1189

cblake@ci.la-mesa.ca.us

<Administrative Citation_04.05.18.pdf>
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City of La Mesa Municipal Code

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Filing Fee for an appeal of an Administrative Citation: $100 per the City of La Mesa 2017-2018 Fee Schedule

Revised: 2017-09-20
**ADMINISTRATIVE CITATION**

Date of Violation(s): 04/11/2018  
Day of Week: Wed.  
Time: 9:45 AM

Address/Location: 9160-9188 Fletcher Parkway, La Mesa, CA 91942-3424

Name of Violator: Aaron Dean dba Depot Springs Properties LLC

Mailing Address: 8030 La Mesa Boulevard, Suite 141, La Mesa, CA 91942-0335

Email Address: aaron@mesamg.com

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(VIOLATIONS OF ALL MUNICIPAL CODE SECTIONS)

You have **seven** (7) calendar days to correct or otherwise remedy this/these violations. If the violations noted above continue to exist on or after **04/18/2018**, you will be subject to the Administrative Fine Schedule below.

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Carole Blake  
04/12/2018

Name of Citing Officer or Other Authorized Person: Carole Blake  
Date of Service: 04/12/2018

Phone Number: 619-667-1189  
Email: cblake@ci.la-mesa.ca.us

Signature: Carole Blake  
(TYPE OF SERVICE)  
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☒ Certified Mail  
☐ Other e-mail