

ATTACHMENT 3

Property Owner: Benjamin Pineda (TR)
Property Address: 1706 Dorothea Avenue
APN: 122-312-009
Case Number: CE251516
Lien Amount: \$2,932.35

History:

11/18/2025 - Complaint of substandard housing received.

11/24/2025 - Inspection confirmed the following substandard conditions: cockroach infestation; no smoke alarms; illegally/unpermitted converted rooms; no heat in the converted section of the residence; collapsed ceiling from water intrusion from the roof; property was in disarray.

11/25/2025 - Notice and Order sent requiring correction of the violations as well as obtain a permit for the items requiring a permit.

01/07/2025 - Property owner met with the Code Enforcement Officer and provided verification of a pest control contract. However, a permit was still not obtained for the unpermitted work, nor had the other required corrections been completed. The owner of the property was directed to the Building Division regarding the necessary permits.

01/23/2026 - Confirmed that there had not been any attempt to obtain the required permit.

03/20/2026 - Confirmed that there had not been any attempt to obtain the required permit nor corrections of the other violations. An Administrative Enforcement Order issued with fines in the amount of \$2,800.00. An extension was given until 4/6/26 for corrections that did not require a permit and 4/21/26 to obtain the required permit for the corrections that required one.

04/21/2026 - Confirmed that there had not been any attempt to obtain the required permit. Nor had the owner requested an inspection to confirm the other outstanding violations of substandard housing had been corrected.

Policy:

Municipal Code allows the City of Visalia to tax roll delinquent code enforcement fees as a means of collection. (VMC 1.13.110). This method has become the most effective way of collecting outstanding balances.

Staff Recommendation:

Staff recommends that the fines and cost recovery amount of \$2,907.35, plus the \$25.00 administrative fee, for a total of \$2,932.35, be placed as a tax lien assessment on the property at 1706 Dorothea Avenue.