



NOTICE OF DETERMINATION OF CHRONIC NUISANCE PROPERTY

SHORELINE CITY COUNCIL

Will Hall
Mayor

Keith Scully
Deputy Mayor

Susan Chang

Doris McConnell

Keith A. McGlashan

Chris Roberts

Betsy Robertson

August 24, 2021

Rodolfo P. Patron
16238 10th Avenue NE
Shoreline, WA 98155-5827

RE: Code Enforcement Case No. CE17-0024

You have been identified as the property owner of property located within the City of Shoreline identified below:

Address:	16238 10 th Avenue N
Parcel Number:	343250-1435
Abbreviated Legal Description:	Lot 314, Block J, Home Gardens, Volume 29 of Book of Plats, Page 25

Pursuant to Shoreline Municipal Code (SMC) Chapter 9.30, this Property has been determined to be a Chronic Nuisance Property. This determination of chronic nuisance was made based upon the following chronic nuisance activities, as listed in SMC 9.30.020(E), which have occurred on the property for several years and have continued to exist during the last twelve (12) month period:

- Storage or parking of unlicensed or inoperable vehicles, violation of SMC 15.05.010(K), Section 302.8 Motor Vehicles.
- Warrant for possession of drug paraphernalia, arrest and booking into SCORE, December 29, 2020.
- Warrant for assault, arrest and booking in King County Justice Center, February 3, 2021.
- Warrant for community custody violation, arrest and booking into SCORE, February 18, 2011.
- Police incident report for recovery of stolen property, July 17, 2021.

In addition to the above chronic nuisance activities, the following violations have been occurring on the property for many years and are considered a public nuisance pursuant to SMC 20.30.740(A)

- Accumulation of refuse, violation of SMC 13.14.230.
- Storage or parking of vehicles on a pervious surface, violation of SMC 20.50.410(A).
- Utilizing public right-of-way for private purposes without permitted authority, violation of SMC 12.15.030(B); SMC 15.05.070(L), Section 302.8 Major Automobile Repair.
- Use of vehicles for human habitation, violation of SMC 10.05.030(B).
- Establishment of dwelling units in yard without heat, sanitation, cooking facilities, violation of SMC 15.05.070(L), Section 602.2.

As the person in charge of the Chronic Nuisance Property, you are required to respond to this Notice within seven (7) calendar days of service of this notice to abate the chronic nuisances, which may include submission of a proposed compliance plan. As a person responsible for the property, you must promptly take steps necessary to abate the Chronic Nuisance Property. If you fail to respond to this notice within seven (7) calendar days, the City shall issue you a civil infraction with a maximum penalty of \$1,000.00. If you continue to allow the nuisance activities, the City may seek civil and criminal liability, including all costs and expenses of an abatement. The above-mentioned civil infraction and abatement action is in addition to the civil penalties that are being assessed under the Notice of Violation and Order to Correct, Case No. CE17-0024 issued on July 3, 2018. Those civil penalties will continue to accrue until the Chronic Nuisance Property is brought into compliance.

If you disagree with the City's determination that the property is a Chronic Nuisance Property, you may file an appeal by submitting a Notice of Appeal to the Shoreline Hearing Examiner within fourteen (14) calendar days of the date of service of this Notice as provided in SMC 9.30.060. If an appeal is not filed, the City's determination shall be deemed final, meaning the conditions described in this Notice exist, that those conditions constitute a chronic nuisance, and that you are liable as a responsible party.

Please respond to this Notice by contacting the City of Shoreline's Code Enforcement Officer, Ryan Odegaard, within seven (7) calendar days from the date of service of this Notice to discuss the City's determination that the above-listed property is a Chronic Nuisance Property and about the potential to enter into a voluntary compliance plan as provided in SMC 9.30.070. You can contact Officer Odegaard at 206-801-2266 or via email at rodegaard@shorelinewa.gov.

Shawn Ledford
Chief of Police

Rachael Markle
Director of Planning & Community Development