



County of San Diego, Planning & Development Services
Compliance Notice
Code Compliance Division

Date of Notice: 4/13/2021 **Case #:** PDS2021-ENFGEN-000477
Location of Violation: 10957 HORIZON HILLS DR, EL CAJON, CA 92020
APN: 497-050-04-00
Zone: A70 Limited Agriculture
Responsible Party: SPINALI FAMILY TRUST
10957 HORIZON HILLS DR
EL CAJON, CA 92020

The Code Compliance Division of Planning & Development Services received a complaint regarding a potential code violation on the above property. Based on an inspection of the property, the following violations and corrective measures were identified:

<u>Section(s) Violated</u>	<u>Description(s)</u>
SDCCRO Section 91.1.105	BUILDING PERMIT REQUIRED (a) Except as provided in section 91.1.105.2 , no person shall erect, construct, enlarge, alter, repair, maintain, move, improve, remove, convert or demolish a building or structure regulated by this chapter without a separate permit for each building or structure, issued by the building official. This section shall not be construed to require separate permits for a dwelling and auxiliary buildings or structures on the same property which are described in a building permit application, plot plan and other drawings
SDCCRO SECTION 91.1.114.1	UNLAWFUL TO VIOLATE COUNTY BUILDING CODE It shall be unlawful for any person to use any property or erect, construct, enlarge, alter, repair, move, remove, improve, convert, demolish, equip, use, occupy or maintain any building or structure, or cause the same to be done, contrary to or in violation of any of the provisions of this chapter, the County Building Code, County Residential Code, County Electrical Code, County Plumbing Code or County Mechanical Code.
Required Corrective Measures: SUBMIT PLANS AND OBTAIN BUILDING PERMIT FOR UNPERMITTED CONVERSION OF DETACHED GARAGE TO HABITABLE SPACE.	Correction Due Date(s): SEE COMPLIANCE SCHEDULE

We understand that you may not have known the regulations and may have been unaware of the violations listed above. The County's goal is to help property owners come into compliance voluntarily and to avoid taking higher levels of compliance actions. To accomplish this, we ask you to correct the violations by the correction due dates indicated above. While we prefer to obtain voluntary compliance,



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missing the due date(s) listed above may result in further compliance actions such as administrative citations, civil penalties, or other compliance remedies available to the County.

Staff is available to answer questions and provide clarification regarding this notice. We encourage you to contact the Code Compliance Officer assigned to your case, whose name, direct telephone number, and e-mail are listed at the end of this notice, to discuss any questions or concerns you may have.

Sincerely,

Miguel Caballero, Code Compliance Officer
Code Compliance Division, Planning & Development Services
E-mail: Miguel.Caballero@sdcounty.ca.gov Phone: 619-694-7235