



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY
P L A N N I N G D E P A R T M E N T
C O D E E N F O R C E M E N T D I V I S I O N

Chris Bazar
Agency Director

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November 13, 2018

Michael C Shaw
32 Seascape Vlg
Aptos CA 95003-6100

Subject: Abatement Order #COD2017-00843 Issued on November 8, 2018
Property: 8555 Dublin Canyon Rd., Castro Valley CA 94552
APN: 085A-0800-008-01

Dear Property Owner:

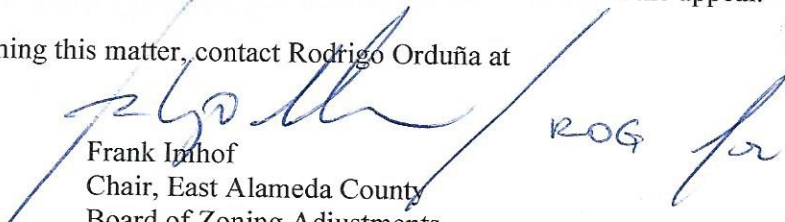
At the Administrative Hearing held on **November 8, 2018**, the Alameda County's East County Board of Zoning Adjustments found that violations of the provisions described in the September 28, 2017, "Declaration of Public Nuisance – Notice to Abate" do exist and declared the property a public nuisance and in violation of the Alameda County Zoning Ordinance Sections 17.18.120, 17.52.515, and the 1833rd Zoning Unit, Ordinance No. O-89-3, as described in the attached order.

The violation must be corrected within **10 calendar days from the postmarked date of the letter unless an appeal is filed within this period.** Appeals of the Board of Zoning Adjustments' order must be filed with the Clerk of the Board and sent to: Clerk, Board of Supervisors 1221 Oak Street, Suite 536, Oakland CA 94612, along with a **\$25.00 appeal fee made out to Clerk of the Board.**

Appeals must contain the following:

- A specific identification of the subject property;
- The names and addresses of all appellants;
- A statement of appellant's legal interest in the subject property;
- A statement of ordinary and concise language of the specific order or action protested and the grounds for appeal, together with all material facts in support thereof;
- The date and signatures of all appellants; and
- The verification of at least one appellant as to the truth of the matters stated in the appeal.

If you have any questions concerning this matter, contact Rodrigo Orduña at rodrigo.orduna@acgov.org.


 Frank Imhof
 Chair, East Alameda County
 Board of Zoning Adjustments

Enclosure(s)

xc: Joshua R. Furman, Esq., Joshua R Furman Law, 14724 Ventura Blvd Suite 509, Sherman Oaks, CA 91403
 Timothy Kassouni, Esq., Kassouni Law, 621 Capitol Mall, Suite 2025, Sacramento, CA 95814
 Frank C Gilmore, Esq., Robison, Sharp, Sullivan & Low, 71 Washington St., Reno NV. 89503
 Lockaway Storage, 8555 Dublin Canyon Rd., Castro Valley CA 94552

COD2017-00843



ALAMEDA COUNTY COMMUNITY DEVELOPMENT AGENCY

P L A N N I N G D E P A R T M E N T

C O D E E N F O R C E M E N T D I V I S I O N

**ABATEMENT ORDER #COD2017-00843 OF THE COUNTY OF ALAMEDA
EAST COUNTY BOARD OF ZONING ADJUSTMENTS
ADOPTED AT THE HEARING OF THURSDAY, NOVEMBER 8, 2018
CONCERNING: 8555 DUBLIN CANYON RD., CASTRO VALLEY CA 94552**

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WHEREAS the Board of Supervisors adopted Ordinance No.17.02, Zoning Ordinance, on January 8, 1955, and said Ordinance identifies certain public nuisance conditions and provides for their abatement; and

WHEREAS the County of Alameda opened a case on June 10 2014 & September 28, 2017, for violations of the Alameda County Zoning Ordinance on the property located at 8555 Dublin Canyon Rd., Castro Valley; APN: 085A-0800-008-01.

Owner(s): Michael C Shaw

WHEREAS the County of Alameda verified the existence of said violations and attempted unsuccessfully to cause the owner to abate the violations; and

WHEREAS the East County Board of Zoning Adjustments did hold an administrative hearing on said violations at the hour of 1:30 PM on Thursday, November 8, 2018 in the City of Pleasanton Council Chambers, 200 Old Bernal Avenue, Pleasanton, California, 94566; and

WHEREAS it satisfactorily appears from affidavits on file that proper notice of said hearing was given in all respects as required by law; and

WHEREAS this process has been reviewed in accordance with the provisions of the California Environmental Quality Act and has been found to be Categorically Exempt; and

WHEREAS a Pre-Hearing Report was submitted identifying public nuisance conditions and recommending the finding of violation; and

WHEREAS the owner or representative did appear at said hearing to present testimony; and

WHEREAS the Board of Zoning Adjustments did hear and consider all said reports, recommendations and testimony as herein above set forth;

NOW THEREFORE BE IT RESOLVED that the Board of Zoning Adjustments has found and declared the property is in violation of Alameda County Zoning Ordinance Sections 17.18.120; 17.52.515; and the 1833rd Zoning Unit, Ordinance O-89-3; and that the property is a public nuisance due to the following property conditions:

- 1) Four unauthorized static billboards, including support structures,
- 2) One unauthorized digital billboard, including support structure

BE IT FURTHER RESOLVED that the Board of Zoning Adjustments orders the following:

- 1. Remove the five identified signs, and their support structures from the property.**

This order is effective on November 9, 2018 and the violation must be corrected no later than 10 calendar days from the postmarked date of this order **or escalating fines will be charged** pursuant to **Alameda County Zoning Ordinance Code Section 17.59.200 and/or the County will pursue abatement per Section 17.59.140, including removal of the billboards and their support structures.**

Appeal procedure to Board of Supervisors pursuant to Chapter 17.59.090.

Any interested party may appeal the Board of Zoning Adjustments' order by filing a written appeal within **ten (10) calendar days from the postmarked date of this order.**

Appeals must be delivered to the Clerk of the Board to: Clerk, Board of Supervisors 1221 Oak Street, Suite 536, Oakland CA 94612, along with a **\$25.00 appeal fee made out to Clerk of the Board** and the following:

- A specific identification of the subject property;
- The names and addresses of all appellants;
- A statement of appellant's legal interest in the subject property;
- A statement of ordinary and concise language of the specific order or action protested and the grounds for appeal, together with all material facts in support thereof;
- The date and signatures of all appellants; and
- The verification of at least one appellant as to the truth of the matters stated in the appeal.

EAST COUNTY BOARD OF ZONING ADJUSTMENTS



ALAMEDA COUNTY | Community Development Agency
CODE ENFORCEMENT DIVISION

224 W. Winton Ave
Room 111
Hayward, CA 94544

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE
CERTIFIED MAIL



7016 1370 0000 0434 1843

Lockaway Storage
8555 Dublin Canyon Rd
Castro Valley CA 94552

neopost
11/13/2018

US POSTAGE

FIRST-CLASS MAIL

\$06.67



ZIP 94544
041L11241294

IMMEDIATE ATTENTION REQUIRED

