



**CITY of CALABASAS**  
**CITY COUNCIL AGENDA REPORT**

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**DATE: MARCH 30, 2021**

**TO: HONORABLE MAYOR AND COUNCILMEMBERS**

**FROM: MAUREEN TAMURI AIA, AICP  
COMMUNITY DEVELOPMENT DIRECTOR**

**SUBJECT: ADOPTION OF RESOLUTION 2021-1724 OF THE CITY COUNCIL OF  
THE CITY OF CALABASAS, CALIFORNIA, TO RECORD A NUISANCE  
ABATEMENT LIEN AGAINST REAL PROPERTY LOCATED AT 22534  
CALIPATRIA DRIVE, CALABASAS**

**MEETING  
DATE: APRIL 14, 2021**

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**SUMMARY RECOMMENDATION:**

That the City Council Adopt Resolution 2021-1724 of the City Council of the City of Calabasas, California, to record a nuisance abatement lien against real property located at 22534 Calipatria Drive, Calabasas.

**BACKGROUND:**

The private home at 22534 Calipatria Street is currently an abandoned property. The City has previously addressed nuisance conditions at this site on three occasions. The violations were related to the following: several abandoned vehicles; the accumulation of junk, trash and debris; overgrown vegetation; dead trees, lack of maintenance of the structures on the property, and insect infestation. The first case in 1995 concluded when the property owner voluntarily abated the nuisance conditions. In January of 2006, in response to new complaints as well as the issuance of a LACFD citation related to fire hazards and overgrown vegetation, the City abated the immediate fire hazards at the property. Under Resolution 2006-1059, a lien was placed against the property for the City's costs to abate the

unsafe fire conditions in the amount of \$11,090.57 (Subsequent to the initial lien, on February 6, 2008, due to a change in case law, the lien was reduced by the City Council to \$5,337.38). After the 2006 abatement efforts, staff did not receive complaints regarding the property until April 2019.

In 2019 the new investigative efforts revealed the property and the home had returned to being substantially in a hazardous and dilapidated state. Code enforcement staff then obtained an abatement warrant on November 17<sup>th</sup>, 2020, to clear nuisances which had accumulated on site. The abatement efforts, which occurred during the period of November 19<sup>th</sup>, 2020 through November 24<sup>th</sup>, 2020, were conducted by the City's contractor, Newbury Park Tree Service, along with City staff and waste removal services provided by Waste Management.

On March 17<sup>th</sup>, 2021, a hearing was conducted by the City Manager pursuant to CMC 8.20.160 to determine if the report of Abatement Costs submitted by staff were accurate and reasonable. At the hearing, the City Manager affirmed the City's Report of Abatement Costs, and issued his final report and determination to the City Council, which is attached as Exhibit B. The report recommends to the Council that a lien be placed on the property to recover the City nuisance abatement costs as was previously accomplished in 2006.

**FISCAL IMPACT/SOURCE OF FUNDING:**

The City Prosecutor has filed a lawsuit against the property owner asking the Court to declare the structure a public nuisance, and appoint a receiver for the property. If the Court grants the City's request, a Receiver will be appointed to determine the disposition of the property (sale or demolition) to abate the nuisance. It is anticipated that the court can render a decision by early summer.

The total cost to the City for the nuisance abatement was \$43,078.49, and are further specified in Exhibit C. If this new lien is approved, this will bring the total amount of City liens filed against the property to \$54,169.06.

**REQUESTED ACTION:**

That the City Council Adopt Resolution 2021-1724 of the City Council of the City of Calabasas, California, to record a nuisance abatement lien against real property located at 22534 Calipatria Drive, Calabasas.

**ATTACHMENTS:**

- EXHIBIT A: Resolution 2021-1724
- EXHIBIT B: March 30, 2021 Report to City Council for Collection of Unpaid Abatement Costs Concerning Real Property Located at 22534 Calipatria Drive, Calabasas, and Authorization to the City Manager to Record a Lien
- EXHIBIT C: February 24, 2021 Notice of Hearing Before the City Manager RE: Nuisance Abatement Costs
- EXHIBIT D: Report to the City Council for Collection of Abatement Costs Concerning Real Property Located at 22534 Calipatria Drive, Calabasas