



County of San Diego

MARK WARDLAW
DIRECTOR

PLANNING & DEVELOPMENT SERVICES
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KATHLEEN A. FLANNERY
ASSISTANT DIRECTOR

June 10, 2019

Teresa Platt
2915 Lakemont Dr.
Fallbrook, CA 92028

Dear Ms. Platt,

At the request of District 5 County Supervisor Jim Desmond and Chief Administrative Officer Helen Robbins-Meyer, Planning & Development Services (PDS) is responding to your letter regarding unpermitted events and associated community impacts resulting from short term rental activity at 2808 Lakemont Drive in Fallbrook.

We regret that we were unable to reach you via phone on June 7, 2019. PDS understands your concerns about community impacts resulting from noise, traffic and associated activities associated with rental of the property. Code Compliance staff opened the case you referenced in your letter, PDS2017-ENFGEN-000775, following complaints of weddings and other events occurring at the property in July of 2017. At that time, staff verified a violation of the County of San Diego Zoning Ordinance (SDCZO) for the use of the property for commercial events, including weddings, without the required Major Use Permit (MUP). An administrative warning was issued to the property owner on September 27, 2017 instructing them to cease the operation of such events on the property.

Following issuance of the Administrative Warning, Code Compliance staff worked with the property owner to make them aware of County regulations regarding commercial events, including permitting requirements for commercial event use of the property at 2808 Lakemont Drive. The property owner was unaware of County commercial event regulations and soon after our outreach, they ceased allowing commercial events at the property. They also added information to their rental advertisements making it clear commercial events such as weddings and parties are not allowed at their property.

Code Compliance staff periodically follow up with the owner and property manager, in addition to reviewing rental advertisements for the property to verify the property is not being advertised or used as a commercial event venue. We understand from your correspondence that commercial events continue to occur on the property. The evidence you have provided in the past has been helpful in verifying use of the property for commercial events. Unfortunately, staff were unable to view photos from the links you

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provided in your most recent correspondence, as access to your private photo storage services was not available. Code Compliance staff would be happy to assist you in providing this evidence for our review and encourage you to contact Code Compliance Officer James Bray at (858) 495-5335 or by email at James.Bray@sdcounty.ca.gov for further assistance

Your email also mentions concerns over health safety code issues related to activities occurring at the property. The Department of Environmental Health, Food and Housing Division (FHD) staff responded to your prior March 26, 2019 complaint of youth camps occurring on the property. During the subsequent investigation, which included a site visit and review of rental advertisements for the property, FHD was unable to verify a violation of health safety code regulations. Our investigation could not confirm that the property was being rented for the express purpose of an organized camp as defined in the Health and Safety Code, and services normally associated with a hotel or similar transient habitation use are not offered at the property. Should you observe future use of the property for organized camps or similar activities regulated by the Food and Housing Division please contact FHD at FHDComplaints.LUEG@sdcounty.ca.gov or at (858) 505-6903.

Your email also included complaints of nuisance noise during the daytime and evening hours. Per the County Noise Ordinance, disturbing, excessive or offensive noise such as that caused by parties is the responsibility of the Sheriff's Department. We understand you have contacted the Sheriff's Department in the past to report such nuisance noise. We encourage you to contact the Fallbrook Substation of the County Sheriff's Department at (760) 451-3100 whenever nuisance noise is occurring on the property so that it can be immediately investigated.

Protecting the community's safety, values, and resources are important to PDS, and we are committed to the enforcement of County Codes. We will keep this case open and continue to monitor activity at the property and will be happy to review any additional material you provide as part of the case. If you have any further questions or if you would like further updates on this property, please feel free to contact Code Compliance Officer James Bray at (858) 495-5335 or by email at James.Bray@sdcounty.ca.gov.

Sincerely,



MARK WARDLAW, Director
Planning & Development Services