



NOTICE OF HEARING

June 23, 2022

Ramen Real Estate LLC
8599 Haven Ave Ste 303
Rancho Cucamonga, CA 91730

RE:: County of Clackamas v. Ramen Real Estate LLC

File: V0003022

Hearing Date: July 26, 2022

Time: This item will not begin before 11:30 am however it may begin later depending on the length of preceding items.

Location: Hearing will be held by virtual Zoom meeting. Please see attached information regarding the process for the Zoom meeting.

Enclosed you will find the following:

1. Notice of Rights;
2. Copy of Exhibits which have been submitted by the County

You **must** appear at the time set forth in this Notice of Hearing or the relief requested in the **Complaint** may be **granted against you by default**.

**You can access the complete hearing packet at
<https://www.clackamas.us/codeenforcement/hearings>**

You may contact Jennifer Kauppi, Code Compliance Specialist for Clackamas County at (503) 742-4759, should you have any questions about the violation(s) in the **Complaint**. Do not call the Compliance Hearings Officer.

Enclosures

CC: Carl Cox -Compliance Hearings Officer

STATEMENT OF RIGHTS

1. **Prior to the Hearing.** You have the right to make the following requests:
 - (A) You can request the opportunity to review public records and to talk to County staff about the violations or request a subpoena for that purpose if the County does not allow you to do so.
 - (B) You can request that the Hearings Officer postpone the hearing for good cause by writing the Hearings Officer at least 7 calendar days prior to the scheduled hearing date.
 - (C) You can request that the Hearings Officer decide the matter based exclusively on written materials from the parties or conduct the hearing by phone.
2. **Procedure.** The hearing will be governed by general rules of procedure designed to allow you to hear and confront the evidence against you, and for you to present evidence favorable to you. You are not required to present any evidence, the burden is on the County to establish by a preponderance of the evidence that a violation exists, or existed. Either party may, at their own expense, obtain an attorney to represent them at the hearing. If you wish to be represented by an attorney they need only notify the County and the Hearings Officer in writing of their intent to appear on your behalf. The County will present evidence first, and then you may question that evidence. You may then present your own evidence, if you wish, and the County may question your evidence. Testimony by witnesses is evidence. The Hearings Officer may inquire into any facts that are relevant to the hearing and may question the parties or witnesses about the case. Evidence of a type commonly relied upon by reasonably prudent persons in the conduct of their serious affairs shall be admissible.
3. **Record of Proceedings.** An audio record will be made of the proceedings when a hearing is conducted. The audio record is available through the Clackamas County Code Enforcement Section and is available to you upon request.
4. **Hearings Officer.** The Hearings Officer is an independent contractor paid by the County to conduct hearings and render decisions. He/she is not a County employee. His/her function is to preside over the hearing, make a record of proceedings, consider admissible evidence, and interpret and apply the law. After the hearing is closed the Hearings Officer will enter written findings of fact, conclusions of law, and any Order deemed proper. If a violation is proven, then the Order may include civil penalties, fines, administrative fees, or may require the respondent to take certain actions, or refrain from certain actions. An Order issued by the Hearings Officer may be a Final Order or Continuing Order. The Hearings Officers Order is the final decision of the County, and may be appealed pursuant to Oregon law. The Hearings Officer for Clackamas County is:

Carl Cox
Attorney at Law
14725 NE 20th Street, #D-5
Bellevue, WA 98007
5. **Right to Recess.** If, during the course of the hearing, Respondent or the County requests a recess or postponement, or additional time to present crucial evidence, the Hearings Officer may allow a continuance of the hearing for good cause. The Respondent may also request that the proceeding be continued after the end of the hearing if the Respondent determines that additional evidence should be brought to the attention of the Hearings Officer.
6. **Right to Appeal.** The Final Order of the Hearings Officer shall set forth the right of the respondent to appeal any adverse Order. Appeal may be taken pursuant to Section 2.07.130 of the Clackamas County Hearings Officer Code, and Oregon Revised Statute 34.010-34.100. If appeal is taken, appellant is responsible for all costs of appeal including preparation of transcript.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

You must have access to the internet or to a telephone line to use the Zoom platform. Please contact Jennifer Kauppi to receive either the link or the phone number with password in order to attend the hearing.

If you would like to present evidence at the Hearing please email or mail your evidence to JKauppi@clackamas.us or 150 Beaver Creek Rd, Oregon City, Oregon 97045, **no later than 4 work days prior** to the hearing. Staff will number your evidence for the hearing and provide the numbered documents to the Hearings Officer and send them back to you for reference.

If you are unable to participate in a hearing through the Zoom platform please contact Jennifer Kauppi at 503-742-4759 or JKauppi@clackamas.us within **3 calendar days** of receipt of the notice of hearing packet.

If you do not know how to use Zoom, please Google “how to use Zoom” and there are many interactive guides on the internet.

If you experience difficulties connecting to the Zoom hearing before your scheduled start time, please call 503-348-4692 for assistance.

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Department of Transportation and Development

Nondiscrimination Policy:

The Department of Transportation and Development is committed to non-discrimination. For more information go to: www.clackamas.us/transportation/nondiscrimination, email JKauppi@clackamas.us or call (503) 742-4452.

¡LE DAMOS LA BIENVENIDA! Spanish

El Departamento de Transporte y Desarrollo está comprometido con la no discriminación. Para obtener más información, visite: www.clackamas.us/transportation/nondiscrimination, envíe un correo electrónico a JKauppi@clackamas.us o llame al 503-742-4452.

ДОБРО ПОЖАЛОВАТЬ! Russian

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欢迎! Chinese (Mandarin)

交通和发展部致力于实现非歧视。如需了解更多信息，请访问 www.clackamas.us/transportation/nondiscrimination，发送电子邮件至 JKauppi@clackamas.us 或致电 503-742-4452。

CHÀO MỪNG! Vietnamese

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환영합니다. Korean

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BEFORE THE COMPLIANCE HEARINGS OFFICER
for the
CLACKAMAS COUNTY BOARD OF COMMISSIONERS

COUNTY OF CLACKAMAS,

Petitioner,

v.

RAMEN REAL ESTATE LLC,

Respondent.

File No: V0003022

COMPLAINT AND REQUEST FOR HEARING

I, Jennifer Kauppi, Code Enforcement Specialist for Clackamas County, allege the following:

1.

Respondent's mailing address is: 8599 Haven Ave, Suite 303, Rancho Cucamonga, CA 91730.

2.

The address or location of the violation(s) of law alleged in this Complaint is:
23797 E Lolo Pass Rd., Rhododendron, OR 97049 also known as T2S, R7E, Section 34CB, Tax Lot 90007, and is located in Clackamas County, Oregon.

3.

On or about the 6th day of April, 2022 the Respondent violated the following laws, in the following ways:

- a. Respondent violated the Clackamas County Building Code, Chapter 9.02 by failing to obtain approved building permits and approved final inspections for two additional bedrooms and bathroom remodel in a single family residence. This violation is a Priority

1 violation pursuant to the Clackamas County Violation Priorities.

On or about the 27th day of April, 2022 the Respondent violated the following laws in the following ways:

- b. Respondent violated the Clackamas County Building Code, Chapter 9.02 by failing to obtain approved building permits and approved final inspections for two additional bedrooms and bathroom remodel in a single family residence. This violation is a Priority 1 violation pursuant to the Clackamas County Violation Priorities.

c. 4.

The Department initiating this procedure is the Code Enforcement Section of the Department of Transportation and Development.

5.

Notice of the violations was given to Respondent in the following manner:
Administrative Citation #2200030-1 in the amount of \$100.00 was mailed via first class mail on April 6, 2022. A copy of the notice document is attached to this Complaint as Exhibit D, and incorporated by this reference.

Notice of the violations was given to Respondent in the following manner:
Administrative Citation #2200030-2 in the amount of \$500.00 was mailed via first class mail on April 27, 2022. A copy of the notice document is attached to this Complaint as Exhibit D, and incorporated by this reference.

6.

Based on these allegations, petitioner requests that a hearing be set in this matter.

Petitioner seeks an Order from the Hearings Officer granting the following relief:

1. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to immediately abate the violations and bring the property at issue into compliance with all laws, and permanently enjoining Respondent from violating these laws in the future;
2. Pursuant to Clackamas County Code Section 2.07.090, imposing a civil penalty against Respondent for each violation, within the range established by the Board of County Commissioners. Said range for a Building Code Priority 1 violation being \$750.00 to \$1,000.00 per occurrence as provided by Appendix B to the Clackamas County Code
3. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to pay an administrative compliance fee as provided by Appendix A to the Clackamas County Code;
4. Pursuant to Clackamas County Code Section 2.07.090, ordering Respondent to reimburse the County for any expense the County may incur in collection of any penalties, fines or fees that may be imposed:

and

5. Ordering any other relief deemed reasonably necessary to correct the violations.

DATED THIS 27 day of June, 2022.

Jennifer Kauppi

Jennifer Kauppi
Code Enforcement Specialist
FOR CLACKAMAS COUNTY

COUNTY OF CLACKAMAS,

Petitioner,

RAMEN REAL ESTATE LLC,

Respondent.

File No.: V0003022

STATEMENT OF PROOF

History of Events and Exhibits:

January 20, 2022	Clackamas County received a complaint regarding two additional bedrooms and a bathroom remodel had been built without permits.
February 1, 2022 Exhibit A	Correspondence was sent to the Respondent regarding the alleged Building Code violation.
February 21, 2022 Exhibit B	Research of the property confirmed that two additional bedrooms and the remodel of a bathroom was done without permits.
February 23, 2022 Exhibit C	Violation letter was sent first class mail to the Respondent with a copy sent to the Registered Agent with a deadline of March 21, 2022 to abate the Building Code violation. The first class mail was not returned.
April 6, 2022 Exhibit D	Citation 2200030-1 was issued for \$100.00 for the Building Code violation and was sent via first class mail to the Respondent and a copy to the Registered Agent. The first class mail was not returned. This citation has not been paid.
April 27, 2022 Exhibit E	Citation 2200030-2 was issued for \$500.00 for the Building Code violation and was sent via first class mail to the Respondent and a copy to the Registered Agent. The first class mail was not returned. This citation has not been paid.
June 22, 2022	This matter was referred to the Hearings Officer.

If the Compliance Hearings Officer affirms the County's position that a violation of the Building Code, Title 9.02.040 exists, the County may request a Continuing Order in this matter recommending the following:

- The Respondent be ordered to bring the property into compliance with the Building Code within 45 days of the date of the Order by obtaining all required permits and approved final inspections for the bathroom remodel and obtaining all required permits and approved final inspections to either permit the two additional bedrooms or decommission the two additional bedrooms returning the space to the original approved use.
- Code Enforcement to confirm compliance of the above item and the County will submit a post hearing status report. The report will be sent to the Compliance Hearings Officer and to the Respondent.
- The report may include the following recommendations:
- The imposition of civil penalties for the Building Code violation of up to \$1,000.00 for each date cited April 6, 2022 and April 27, 2022 for a total amount due of \$2,000.00.
- Payment for Citation No. 2200030-1 issued on April 6, 2022 for \$100.00 and payment on Citation No. 2200030-2 issued on April 27, 2022 for \$500.00 for a total amount due of \$600.00.
- The administrative compliance fee to be imposed from February, 2022 until the violation is abated. As of this report the total is \$225.00
- The County requests the Hearings Officer to permanently prohibit the Respondent from violating this law in the future.
- If the Respondent fails to comply with the Hearings Officer's Continuing Order the County will request the Hearings Officer to issue a Final Order and will also request the Hearings Officer to authorize the County further enforcement action including to proceed to Circuit Court.



DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

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150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

February 1, 2022

Ramen Real Estate LLC
Vantage Homes LLC - Registered Agent
8599 Haven Ave Ste 303
Rancho Cucamonga, CA 91730

Vantage Homes LLC
8599 Haven Ave Ste 303
Rancho Cucamonga, CA 91730

Mark Passannante - Registered Agent Vantage Homes LLC
7959 SE Foster Rd
Portland, OR 97206

**Subject: Alleged Violation of the Building Code, Chapter 9.02.040 of the
Clackamas County Code**

Site Address: 23797 E Lolo Pass Rd, Rhododendron, OR 97049
Legal Description: T2S, R7E, Section 34CB, Tax Lot 90007

It has come to the attention of Clackamas County Code Enforcement that the cabin advertised as Riverbend Cabin #3 has may have created to additional bedrooms and remodeled a bathroom without the benefit of permits.

This may constitute a violation of the Building Code, Chapter 9.02.040 Clackamas County Code.

Please contact Jennifer Kauppi, Code Enforcement within ten (10) days of the date of this letter in order to discuss this matter.

E-mail address is JKauppi@clackamas.us

Telephone number is 503-742-4452

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오.

IMPROVEMENT DATA

00741852

Property Class: 102
23797 E LOLO PASS RD, RHODODENDRON, OR, 970

PHYSICAL CHARACTERISTICS

Style: 31 Houses built 1950 to 1959
Occupancy: Condo - OwnerStory Height: 1.0
Finished Area: 600
Attic: 1/2 Finished
Basement: None

ROOFING

Material: Asphalt shingles
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING

Sub and joists 1.0, A
Carpet 1.0

EXTERIOR COVER

Wood siding 1.0

INTERIOR FINISH

Paneling 1.0

ACCOMMODATIONS

Finished Rooms 1
Bedrooms 1

HEATING AND AIR CONDITIONING

Primary Heat: Not available
Lower Full Part
/Bsmt 1 Upper Upper

PLUMBING

3 Fxt. Baths 1 3
TOTAL 3

REMODELING AND MODERNIZATION

Amount Date

1 2

SPECIAL FEATURES

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market RDF	% Comp	Value
D :WDSTOVE	1900	D	DWELL	1.00		2	1950	1948	AV	0.00	Y	0.00	720	27580	42	0	82	100	13380
		01	FOUND	0.00		2	1950	1948	AV	0.00	N	0.00	480	-192	0	SV	100		-190
		02	COMELEME	0.00		2	1950	1948	AV	0.00	N	0.00	28740	28740	0	SV	100		29310

Data Collector/Data

Appraiser/Date

00

Neighborhood

Neigh 16091 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

42500

EXHIBIT B _ 1 OF 8

Construction	Base Area	Floor Area	Finished Area	Sq Ft	Value
1 Wood frame w/sh	480	1.0	480		18910
	240 Attic		120		2580
	480 Crawl	----			0
TOTAL BASE					21490
Row	Type	Adjustment			1.00%
SUB-TOTAL					21490
	0 Interior Finish				1080
	0 Ext Lvg Units				0
	0 Basement Finish				0
	Fireplace(s)				1900
	Heating				0
	Air Condition				0
	Frame/Siding/Roof				0
	Plumbing Fixt: 3				830
SUB-TOTAL ONE UNIT					25300
SUB-TOTAL 0 UNITS					25300
Exterior Features	Description	Value	Garages		
	0 Integral				0
	0 Att Garage				0
	0 Att Carports				0
	0 Bsmt Garage				0
	Ext Features				0
SUB-TOTAL					25300
Quality Class/Grade					2
GRADE ADJUSTED VALUE					27580

2013 (37)

27E 34CB 90007

(00741852) LC 102

Applied: 2/28/2012

Approved: 10/24/2012

Final:

Expiration: 4/22/2013

Class: 434

Permit No: B0057712

Type: Single Fam Residential

Status: ISSUED

Situs Address: 23797 E LOLO PASS RD

Insp Area: 4 RMC

Description: VIOLATION--CONVERT STORAGE RM TO BEDROOM

Location:

Parcel: 27E34CB90007

Occupancy: R-3

Valuation: \$7,540.80

SqFt: 120

Pic # 14-29 Insp Area: 4 RMC
of Bldgs: 1
of Units: 0

Owner: POLLOCK DOUGLAS K PO BOX 906 WELCHES, OR 97067

Applicant: POLLOCK DOUGLAS K PO BOX 906 WELCHES, OR 97067 503-709-1021

Contractor:

6-10-13 #68 - EXT Insp. From GATE - storage Area converted
TO BR - APPEARS TO BE 10x12 +- check w/ permits & code enforcement.

6-12-13 - PERMITS - FINAL Insp. ON 11-13-12

Doug Pollock - owner -

6-12-13 - left v.m. for owner - #69

6-17-13 - #69

left v.m. for owner -

6-19-13 #69 - LEFT v.m. for owner -

6-20-13 #69 - Permits / Code enforcement -

6-26-13 - INT / MR -

- 14 x 19 SHED -

- 10 x 35 Deck -

12x10 ADD TO
unit

120 S.F. per
Permits / code enforcement -

- 10 x 35 Deck -

6-26-13

Spoke w/ Jim R - Instructed to add 10x12 ADDN & SHED & Deck
To Tax Roll - #68

EXHIBIT B_2 OF 8

B0057712	Address: 23797 E LOLO PASS RD CLAC
FINAL	APPLICANT: POLLOCK DOUGLAS K
02/28/2012	

Back Stop ☐

Title: VIOLATION--CONVERT STORAGE RM TO BEDROOM

Valuation Calculation for 80057712 Table Date: 04/01/2011

Valuation	Occ	Description	Type Description	A/G/D	Factor	Sq Ft	E>
\$7,540.80	23	R-3 SFR/Duplex	Type V-B	0	\$62.84	120	N

Sq Feet of Current Entry:

120

Update Sq Ft


Total Sq Feet: 120 Valuation(s): \$7,540.80

Multiplier: 1.0000 SubTotal: \$7,540.80

Extra Amount: \$0.00

Total Valuation: \$7,540.80

ToolBar Order



Off Link

Exit

IMPROVEMENT DATA

00741852

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23797 E LOLO PASS RD, RHODODENDRON, OR, 970

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01 02

Style: 31 Houses built 1950 to 1959
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Finished Area: 600
Attic: Finished
Basement: None

ROOFING

Material: Asphalt shingles
Type: Gable
Framing: Std for class
Pitch: Not available

FLOORING

Sub and joists 1.0, A
Carpet 1.0

EXTERIOR COVER

Wood siding 1.0, A

INTERIOR FINISH

Paneling 1.0

ACCOMMODATIONS

Finished Rooms 1
Bedrooms 1
Fireplaces: 1

HEATING AND AIR CONDITIONING

Primary Heat: Not available
Lower Full Part
/Bsmt 1 Upper Upper

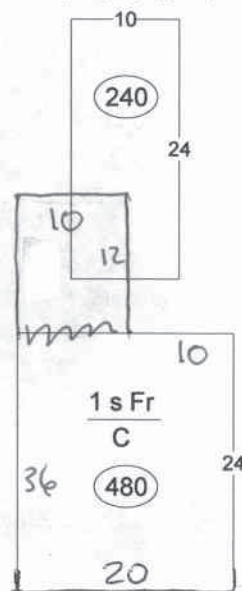
PLUMBING

3 Fixt. Baths 1 3
TOTAL 3

REMODELING AND MODERNIZATION

Amount Date

A (Fin) (Upper)



Construction	Base Area	Floor Area	Finished Sq Ft	Value
1 Wood frame w/sh	480	1.0	480	18910

1 Wood frame w/sh	240 Attic	120	2580
	480 Crawl	----	0

TOTAL BASE 21490

Row Type Adjustment 1.00%
SUB-TOTAL 21490

0 Interior Finish 1080
0 Ext Lvg Units 0
0 Basement Finish 0
Fireplace(s) 1900
Heating 0
Air Condition 0
Frame/Siding/Roof 0
Plumbing Fixt: 3 830

Exterior Features SUB-TOTAL ONE UNIT 25300
Description Value SUB-TOTAL 0 UNITS 25300

Garages
0 Integral 0
0 Att Garage 0
0 Att Carports 0
0 Bsmt Garage 0
Ext Features 0

SUB-TOTAL 25300
Quality Class/Grade 2

GRADE ADJUSTED VALUE 32890

(LCM: 100.00)

SPECIAL FEATURES

SUMMARY OF IMPROVEMENTS

Description	Value	ID	Use	Stry Hgt	Const Type	Grade	Year Const	Eff Year	Cond	Base Rate	Feat- ures	Adj Rate	Size or Area	Computed Value	Phys Depr	Obsol Depr	Market Adj	% Comp	Value
D :WDSTOVE	1900	D	DWELL	1.00	2		1950	1948	AV	0.00	Y	0.00	720	32890	36	0	80	100	16920
		01	FOUND	0.00	2		1950	1948	AV	0.00	N	0.00	480	-192	0	SV	98	100	-190
		02	COMELEME	0.00	2		1950	1948	AV	0.00	N	0.00	28740	28740	0	SV	98	100	28170
RES. SHED					4		1990	1990					266					100	
DECK					1		1990	1990					350					100	

Data Collector/Date

Appraiser/Date

00

Neighborhood

Neigh 16091 AV

Supplemental Cards

TOTAL IMPROVEMENT VALUE

44900

EXHIBIT B_4 OF 8

About this space

This cozy cabin is the perfect place to getaway with some good friends or family! Large deck with a private hot tub, BBQ grill, comfortable outdoor furniture and a large fire pit out back make this the perfect place to enjoy the beautiful scenery and getaway from it all. There is a sandy beach area next to the Sandy River where you could build a fire pit with the rocks if you like. The tranquil noise of the fast flowing river will put you in a relaxed and peaceful mood in no time.

The space

This spacious yet cozy cabin has 3 sleeping areas, bedroom 1 is downstairs and features a king bed and small futon. Bedroom 2 is also downstairs and has a full size bottom bunk and twin top bunk and is attached to bedroom 1, you will have to walk through this room to get to bedroom 1. Bedroom 3 is located upstairs and has 2 full beds, this has a very sloped ceiling and standing up fully is only possible in the middle of the room for those over 5' tall. You will also find a queen air mattress and porta crib in the cabin as well. We provide all of the linens for the beds, however if you plan on using the air mattress, futon or porta crib let us know in advance so we can bring up the extra linens for those sleeping areas.

The living room is equipped with a comfy full size fold down couch, 55" Smart TV, coffee table that pulls up to provide additional eating area and a wood burner. In this space you will also have a dining table and 6 chairs as the dining area.

The kitchen has full size appliances and an ample amount of counter top space. We supply pots, pans, dishes, silverware, coffee pot, coffee, condiments, pantry items, and just about anything you would need to prepare a meal.

The bathroom has a tub/shower combo, and we provide the towels, shampoo, conditioner, and body wash.

This Cabin also has a stackable washer/dryer available for guests use located in the bathroom.

On the deck you will find a little outdoor table and chair set, a BBQ grill, propane and private hot tub. Behind the cabin you will have your own fire pit and outdoor area. Fires are subject to local burning regulations, generally during peak summer outdoor fires are banned in order to limit the possibility of a forest fire.

The water is from a well but it is run through a large filtering system and is considered to be very safe for drinking however we recommend bringing up bottled water if you don't like the taste or smell of well water, it can smell a little like Sulphur.

Riverbend Cabin #3 - foothills of Mt Hood + Private Hot Tub

★ 4.63 · 104 reviews · Rhododendron, Oregon, United States

↑ Share ♥ Save



Entire cabin hosted by Whitmore Property Management

8 guests · 3 bedrooms · 7 beds · 1 bath

Whitmore
PROPERTY MANAGEMENT



Entire home

You'll have the cabin to yourself.



Enhanced Clean

\$188 / night

★ 4.63 · 104 reviews

CHECK-IN
Add date

CHECKOUT
Add date

GUESTS
1 guest

EXHIBIT B_6 OF 8







DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT

DEVELOPMENT SERVICES BUILDING

150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

February 24, 2022

Ramen Real Estate LLC
8599 Haven Ave Ste 202
Rancho Cucamonga, CA 91730

Vantage Homes LLC - Registered Agent
5075 SW Griffith Dr Ste 200
Beaverton, OR 97055

Mark Passannante - Registered Agent
7959 SE Foster Rd
Portland, OR 97206

SUBJECT: Violation of the Clackamas County Building Code, Title 9.02.040 (B, C, D, E)

VIOLATION: V0003022

SITE ADDRESS: 23797 E Lolo Pass Rd., Rhododendron, OR 97049

LEGAL DESCRIPTION: T2S, R7E, Section 34CB, Tax Lot 90007

This letter serves as notice of a violation of the Clackamas County Code. The violations include:

Failure to obtain permits and approved inspections for a remodel to a single family residence

VIOLATIONS & HOW TO RESOLVE

On January 31, 2022 I confirmed the conversion of non-sleeping spaces into two additional bedrooms and a full bathroom remodel at the above referenced property. Adding additional bedrooms and remodel of a full bathroom without permits constitutes a violation of Clackamas County Code Title 9.02.040 (B, C, D, E). In order to abate the violation(s), you must complete the following **no later than March 31, 2022:**

- Please submit, or have your professional submit, the building permit application(s), technically complete plans for the additional bedrooms and pay appropriate fee(s). Permits are accepted online only, for more information on this process please refer to the County's website at <https://www.clackamas.us/building>
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

- Submit all required permits for the remodel of the full bathroom
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

Or:

- Please submit, or have your professional submit, the building permit application(s), technically complete plans and appropriate fee(s) returning the two additional bedroom spaces back to their prior approved use.
- Submit a Statement of Use stating that the loft space and hallway will not be used as additional sleeping areas.
- Submit all required permits for the remodel of the full bathroom
 - The permit(s) must have the fee(s) paid in full within ten days of your being notified by Building Codes.
 - Please schedule all inspections so that final inspections may be obtained not later than 45 days of the date of receipt of your approved permit(s).

CONTACT INFORMATION

Building – If you have questions concerning permitting requirements please contact the building department at 503-742-4240 or on-line at bldservice@clackamas.us.

You may also stop by the Planning, Permitting and Code Enforcement Offices at the Development Services Building, 150 Beaver Creek Road, Oregon City. The lobby is open between the hours of 8:00 a.m. to 4:00 p.m. Monday through Thursday and 8:00 a.m. to 3:00 p.m. on Fridays.

If you have any questions my direct telephone number is 503-742-4759 and my email is jkauppi@clackamas.us.

Jennifer Kauppi

Code Enforcement Specialist
Clackamas County Code Enforcement

Important Notices

1. **Administrative Compliance Fees.** It is important that you contact the Code Enforcement Section to resolve the violations described in the enclosed letter. **An administration compliance fee of \$75 will now be assessed monthly until the violations are abated.**
2. **Failure to resolve those violations may result in one or more of the following:** (1) a citation and fine, and (2) referral of this matter to the County Code Enforcement Compliance Hearings Officer.
3. **Request for a Hearing:** If you dispute the existence of the violations described in the enclosed letter you may request a hearing before the Hearings Officer by sending a written request for a hearing, including your name and address to: Code Enforcement Section, 150 Beaver Creek Rd., Oregon City, OR 97045, or at codeenforcement@clackamas.us.
4. **Potential Fines and Penalties:** The Clackamas County Code provides for Citation fine amounts of up to \$500 and additional civil penalties imposed by the Hearings Officer of up to \$3,500 for each day the County verifies the noncompliance. Fine amounts and civil penalties may be assessed for each cited violation and may be assessed separately against each named party. In addition, the Hearings Officer may order the violation to be abated by the County at the expense of the property owner(s) and responsible parties.
5. **Voluntary Compliance:** Clackamas County encourages voluntary compliance with code violations to support a safe and healthy community for all. Please note that when a property owner works cooperatively with the County to resolve a confirmed code enforcement violation, the County may in its discretion waive all or part of the \$75 per month administrative fee.
6. **Non-Compliance may result in a lien upon your property:** Fines and costs are payable upon the effective date of the final order declaring the fine and costs. Fines and costs under this Chapter are a debt owing to the County, pursuant to ORS 30.460, and may be collected in the same manner as any other debt allowed by law. If fines or costs are not paid within 60 days after payment is ordered, the County may file and record the order for payment in the County Clerk Lien Record.
7. **Final Order may be enforced in Circuit Court:** Also, be advised that non-compliance with a Hearings Officer's Order may result in the matter being referred to County Counsel for legal action in Circuit Court which may result in additional penalties or other sanctions.
8. **Recurrences will result in additional Citations:** Finally, recurrences of abated violations may result in the issuance of a citation without prior notice.



Citation No. 2200030-1

Case No. V0003022

ADMINISTRATIVE CITATION

Date Issued: April 6, 2022

Name and Address of Person(s) Cited:

Name: Ramen Real Estate LLC
Mailing Address: 8599 Haven Ave, Ste 303
City, State, Zip: Rancho Cucamonga, CA 91730

Date Violation(s) Confirmed: On the 6th day of April, 2022, the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 23797 E Lolo Pass Rd., Rhododendron, OR 97049

Legal Description: T2S, R7E, Section 34CB, Tax Lot(s) 90007

Law(s) Violated

☒ Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B), (C), (D), (E)

Description of the violation(s):

- 1) Failure to obtain approved permits and required inspections for a remodel to a single family residence.

Maximum Civil Penalty \$1000.00 Fine \$100.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$100.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation issued by: Jennifer Kauppi Date: April 6, 2022
Telephone No.: 503-742-4759 Department Initiating Enforcement Action: Code Enforcement

PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. You MUST exercise ONE of the following options within fifteen calendar days of the date of this citation.

If you fail to exercise one of these options within fifteen calendar days of the citation date, the County may request a hearing before the Code Enforcement Hearings Officer following which you may be ordered to pay the maximum civil penalty and abate the violation.

Options:

1. Abate the violation and pay the fine. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:
Clackamas County Code Enforcement Section
150 Beavercreek Rd.
Oregon City, OR 97045
2. Request a hearing in writing. You may request a hearing to contest the violation(s) alleged. A written request for a hearing must be mailed to Clackamas County at the address listed above or sent to codeenforcement@clackamas.us.

A request for hearing must contain all of the following information:

- a. Your name and address;
- b. A copy of the citation or the Citation No. and Case No.; and,
- c. The description of the relief you are requesting.

At the hearing, an administrative fee may be assessed by the Hearings Officer in addition to civil penalty(ies) if the Hearings Officer concludes you are responsible for the violation. If a civil penalty is imposed the amount will likely exceed the fine amount on this citation.

STATEMENT OF UNDERSTANDING

I, the undersigned, do hereby acknowledge that I understand the following:

1. By paying the fine I admit the existence of the violation(s) alleged on this citation and my responsibility for it.
2. Paying the fine does not relieve me of my responsibility to correct the violation and to comply with all applicable laws.
3. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: _____ Date: _____

Address: _____

City, State, Zip

Contact Number: _____ Email: _____



Citation No. 2200030-2

Case No. V0003022

ADMINISTRATIVE CITATION

Date Issued: April 27, 2022

Name and Address of Person(s) Cited:

Name: Ramen Real Estate LLC
Name: 8599 Haven Ave, Ste 303
City, State, Zip: Rancho Cucamonga, CA 91730

Date Violation(s) Confirmed: On the 6th day of April, 2022 and continues to exist on the 27th day of April 2022, the person(s) cited committed or allowed to be committed, the violations(s) of law described below, at the following address:

Address of Violation(s): 23797 E Lolo Pass Rd., Rhododendron, OR 97049

Legal Description: T2S, R7E Section 34B, Tax Lot(s) 90007

Law(s) Violated:

☒ Chapter 9.02 of CCC Application and Enforcement of the Clackamas County Building Code, Section 9.02.040, (B), (C), (D), (E)

Description of the violation(s):

- 1) Failure to obtain approved permits and required inspections for a remodel to a single family residence.

Maximum Civil Penalty \$1,000.00

Fine \$500.00

You may avoid paying the civil penalty by abating the violation(s) and paying a total fine of \$500.00. If you have questions regarding how to abate the violation(s) contact Clackamas County Code Enforcement at the number listed below. Please be advised a \$75 monthly administrative fee is being assessed.

I hereby certify under penalties provided by ORS 153.990 that I have reasonable grounds to and do believe that the above person(s) committed or allowed to be committed the violation(s) described on this form.

Citation issued by: Jennifer Kauppi
Telephone No.: 503-742-4759

Date: April 27, 2022
Department Initiating Enforcement Action: Code Enforcement

Case No. V0003022

PLEASE READ CAREFULLY!

You have been cited for the violation(s) of law stated on the front of this form. You MUST exercise ONE of the following options within fifteen calendar days of the date of this citation.

If you fail to exercise one of these options within fifteen calendar days of the citation date, the County may request a hearing before the Code Enforcement Hearings Officer following which you may be ordered to pay the maximum civil penalty and abate the violation.

Options:

1. Abate the violation and pay the fine. Sign the statement of Understanding below and deliver or mail this form, together with a check or money order payable to Clackamas County in the amount of the fine to:
Clackamas County Code Enforcement Section
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Oregon City, OR 97045
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3. Additional citations may be issued to me if I fail to correct the violation or violate other applicable laws.

Signature: _____ Date: _____

Address: _____
City, State, Zip

Contact Number: _____ Email: _____