

City of Banning
Community Development Dept.
Building/Safety Division
99 E. Ramsey Street
P.O. Box 998
Banning, CA 92220
(951) 922-3120



Freeman, Robert E.
Freeman, Nina
P.O. Box 2623
Riverside, CA 92516

February 10, 2010

RE: 42 W. Ramsey Street, Banning, California, Riverside County A.P.N. 540-204 -010

Dear Mr. & Ms. Freeman:

This letter is to inform you of a several state and municipal code violations that exist on the above referenced property owned by you. These violations relate to the installation and operation of "coffee shop, gift shop, and art gallery" without the plan approval, issuance of permits and 'Certificate of Occupancy' required by the following codes:

Banning Municipal Code **Sec. 15.12.010** – Permits Required
Banning Municipal Code **Sec. 15.12.020** – Application and Plans Required
Banning Municipal Code **Sec. 15.12.030** – Fees Required

California Building Code **Sec. 105.1** – Permits Required
California Building Code **Sec. 105.3** – Application for Permit Required
California Building Code **Sec. 106.1** – Submission of Construction Documents Required
California Building Code **Sec. 108.1** – Payment of Fees Required
California Building Code **Sec. 101.1** – Certificate of Occupancy Required

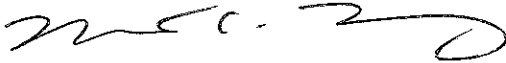
The business proprietor, Mr. Vince Pellegrini, has been verbally notified, several times, of the need to comply with the above requirements and in writing in the form of a correction notice dated 12-1-09, a copy of which is attached. To date Mr. Pellegrini has submitted partial plans for the improvements without the required application or payment of fees. Hence this submission is deemed incomplete and this matter remains unresolved.

Violation of the above referenced code sections constitute a violation of Banning Municipal Code Sections 8.48.020 and 8.48.080 which make the matter of "Public Nuisance. Before I initiate a code enforcement case in pursuit of resolution of this matter, which carries with it costs that are the responsibility of the property owner, I want to give you the opportunity to investigate resolution options.

I will withhold further action in this matter for a period of ten days from the date of this letter. If the appropriate application, documents and fees are not received within that time then I will have to proceed with an enforcement action which may include costs to you, interruption of the business and an "ORDER TO VACATE" the building.

Your cooperation in the resolution of this matter is appreciated.

Sincerely,

A handwritten signature in black ink, appearing to read 'R. Toy', with a stylized flourish at the end.

Robert Toy
Senior Building Inspector
(951) 922-3127

C: John Utterback
Vince Pellegrini
Melisa Sternjacob

CORRECTION NOTICE

CITY OF BANNING

Building and Safety Department

(951) 922-3120

T.I. For Coffee Shop = Bulk Store

Address 42 W. Ramsey Date 12-1-09

1. Provide plans for
- Tenant improvement of
2. Coffee store w/ exhibit
- into adjacent bookstore
3. suite. (ALSO OBTAIN BUILDING
- Permit upon approval)
4. Provide copy of Health
- Dept approval of Coffee
5. Shop

6. Start & elect for
- Haven sign.
7. _____

8. _____

9. _____

INSPECTOR: D. Toy

(951) 922-3124 _____