

KRIKORIAN THEATER COMPLEX – ON SITE INSPECTION REPORT

On April 25, 2024, an Inspection Warrant was Executed for the Krikorian Theater Complex. The documentation below identifies issues by the City of Menifee, Building and Safety Department, Engineering Department, Menifee Fire, and Code Enforcement. Access was granted by the Property Owner at approximately 8:40am.

Building and Safety Department

Please review attached Site Observation Report by 4LEAF.

City of Menifee Engineering Department

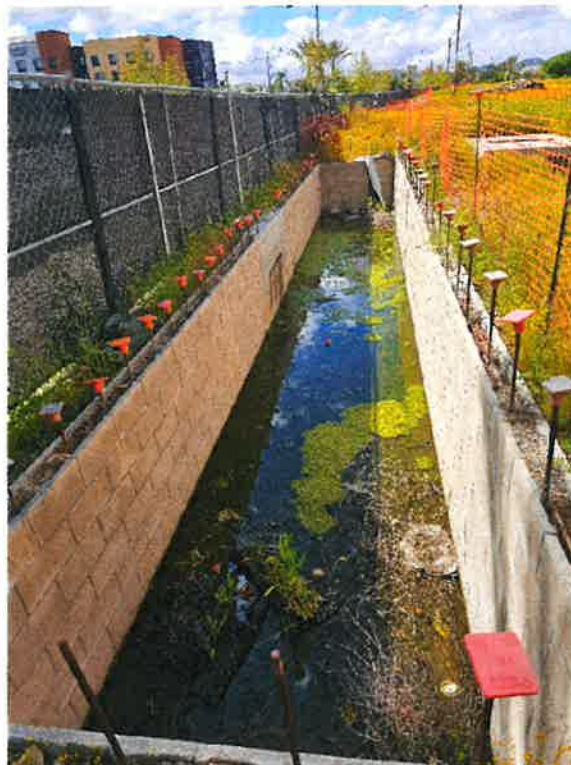
- Retention Basin Construction Status, Walls, and Basins:

The current condition of the retention basins is satisfactory for the basins that are fully built. The partially built basin on the south side of the theater building is collapsing. The basin on the east side of the project north of the site entrance has standing water.

- Overall Site Condition:

The site is overgrown and needs to be mowed. The perimeter site fence impedes the public right of way/path of travel and needs to be pushed back as far as possible off the sidewalk. The east and south perimeters are the worst. The gravel bags holding down the site fence posts are deteriorating/broken and need to be replaced.





City of Menifee Code Enforcement

Conducted an inspection of the property through a search warrant that was obtained by the City. Upon arriving to the property, I walked the entire perimeter of the property. I was able to observe that there were several areas of graffiti on the fence screening. I took photos for documentation purposes. I also observed that part of the fence located behind the restaurants in the Sprout's parking lot is not secured. I took a photo for documentation purposes. Upon inspecting the inside of the fenced area, I was able to observe overgrown vegetation throughout the property. Upon inspecting the theater, I was able to observe graffiti on the interior walls of the theater and large ponds of standing water. This presents the possibility of mosquito breeding at the location. I took photos for documentation purposes. I have also provided a copy of the NOV's that is being sent to the property owner.

Notices of Violation were Issued for both parcels:

NOV: 27459 NEWPORT RD APN: 360-860-028 Case No: CE-23-0331 Officer: Officer Wiggins (Attached)

NOV: 27387 NEWPORT RD APN: 360-860-026 Case No: CE-23-0332 Officer: Officer Wiggins (Attached)

City of Menifee Fire Department

City of Menifee Fire Department conducted a Site Inspection, please see Attached Inspection Log. The following photos provide documentation of the current fire conditions onsite.





City of Menifee IT Department

City of Menifee IT Department conducted an Aerial Inspection, please see Krikorian Aerial Site Inspection, See Attached.



Chris Karrer, Chief of Police

NOTICE OF VIOLATION

April 25, 2024

**SHOWPROP MENIFEE DE
2275 W 190TH ST STE 201
TORRANCE, CA 90504**

**RE: 27387 NEWPORT RD
APN: 360-860-026
Case No: CE-23-0332
Officer: Officer Wiggins**

To Whom It May Concern:

An inspection of the above referenced property was conducted on **April 25, 2024**. In an effort to improve and restore the community, the City of Menifee is actively enforcing the Menifee Municipal Codes. According to available records, you are listed as an owner or other interested party regarding this property. This Notice of Violation is submitted to you, requesting your cooperation in correcting the violations below.

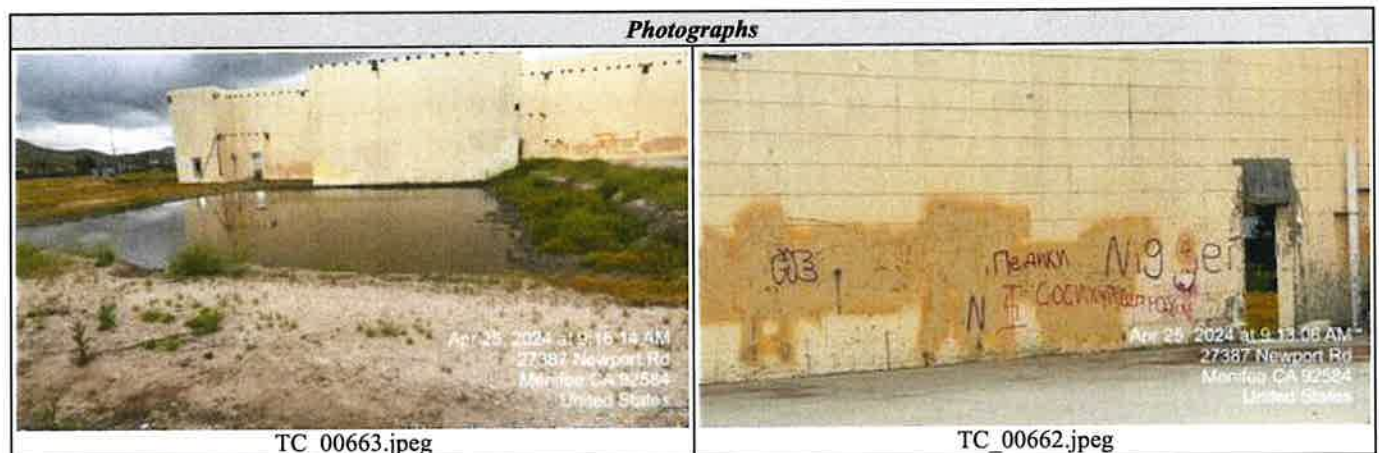
The following violations were observed during the property inspection, it is necessary to perform the corrective action(s) before the Compliance Date. Another inspection will be conducted on or immediately after the compliance date to verify compliance.

Code Section	Violation Detail & Corrective Action Needed	Compliance Date
MMC § 11.20.020(A)34 Graffiti (Private)	<p>It hereby is declared to be a PUBLIC NUISANCE for any person owning, leasing, occupying or having charge or possession of any premises in the city to maintain the premises in a manner that any of the following conditions exist in, on or around the premises:</p> <p>(34) The presence of graffiti or other defacement of real or personal property on a building, structure or vehicle, or portion thereof, or the presence of graffiti on a building, structure, or vehicle that has been painted over with a color that does not match the exterior of the remaining portion of the building or structure, in such instances where the paint, graffiti, or defacement is visible from a public right-of-way or from private real property.</p> <p>**REMOVE GRAFFITI FROM THE FENCE SCREENING IMMEDIATELY**</p> <p>**REMOVE GRAFFITI FROM THE INTERIOR WALLS OF THE THEATER**</p>	May 9, 2024
MMC § 11.20.020(A)25 Overgrown Vegetation	<p>It hereby is declared to be a PUBLIC NUISANCE for any person owning, leasing, occupying or having charge or possession of any premises in the city to maintain the premises in a manner that any of the following conditions exist in, on or around the premises:</p> <p>(25) Overgrown vegetation, including, but not limited to, any one of the following:</p> <p>(a) Vegetation likely to harbor, or promote the presence of, rats, vermin and/or insects.</p> <p>(b) Vegetation causing detriment to neighboring properties, or that is out of conformity with neighboring community standards to such an extent as to likely result in, or contribute to, a diminution of property values, including, but not limited to hedges, trees, lawns, plants, or other vegetation that are not maintained in a neat, orderly, and healthy manner as a result of lack of adequate mowing, grooming, trimming, pruning, fertilizing, watering, and/or replacement.</p> <p>(c) Vegetation that creates, or tends to create, the existence of a fire hazard.</p> <p>(d) Vegetation that overhangs or grows onto or into any public property, including, but not limited to, any public alley, highway, land, sidewalk, street or other right-of-way, so as to cause an obstruction to any person or vehicle using such public property.</p>	May 9, 2024

	-MOW, TRIM, AND REMOVE ALL OVERGROWN, DEAD, OR DISEASED VEGETATION FROM THE PROPERTY. INCLUDING BUT NOT LIMITED TO FRONT, SIDE(S), AND REAR YARD.	
MMC § 11.20.020(24) Hazardous Pool/Excavation	<p>It hereby is declared to be a PUBLIC NUISANCE for any person owning, leasing, occupying or having charge or possession of any premises in the city to maintain the premises in a manner that any of the following conditions exist in, on or around the premises:</p> <p>(24) Unsanitary, polluted or unhealthful pools, ponds, standing water or excavations containing water that constitutes an attractive nuisance or that is otherwise likely to attract or harbor mosquitoes, insects or other vectors. The likelihood of insect harborage is evidenced by, without limitation, any of the following conditions: water which is unclear, murky, clouded or green; water containing bacterial growth, algae, insect larvae, insect remains, or animal remains; or, bodies of water which are abandoned, neglected, unfiltered, or otherwise improperly maintained.</p> <p>IMMEDIATELY DRAIN GREEN WATER THROUGH 25 FEET OF GRASS BEFORE ENTERING THE STORM DRAIN, OR CLEAN WITH CHEMICALS, OR DRAIN IMMEDIATELY AND KEEP DRY AT ALL TIMES. THIS POOL & PROPERTY IS CONSIDERED AN ATTRACTIVE NUISANCE FOR CHILDREN AND THE COMMUNITY. A GREEN STAGNANT POOL IS A BREEDING GROUND/HARBORAGE FOR MOSQUITO LARVA.</p> <p>FAILURE TO CORRECT WITHIN THE COMPLIANCE DATE MAY RESULT IN THE CITY OBTAINING AN ABATEMENT WARRANT, ISSUING ADMINISTRATIVE CITATION(S) AND/OR OTHER ADMINISTRATIVE ACTIONS.</p>	May 9, 2024

Failure to correct the violations above may result in fines and criminal prosecution, the issuance of a misdemeanor citation, administrative citations, and/or other legal action including abatement proceedings being taken to ensure compliance with the applicable codes. If the city is forced to proceed with abatement proceedings, the owner(s) of record may incur direct costs plus an administrative fee. Any unpaid fines and/or costs will be placed as a lien upon the property or sent to an authorized collection agency.

The City would like to avoid taking any further actions and requests your cooperation in this matter. By acting immediately to correct the violation(s) referenced, you will avoid further action by the city. If you have any questions, please contact **Officer Wiggins** at (951) 723-3736 or twiggins@menifeepolice.org. Please provide the case number **CE-23-0332** and the property address. We appreciate your cooperation in this matter.





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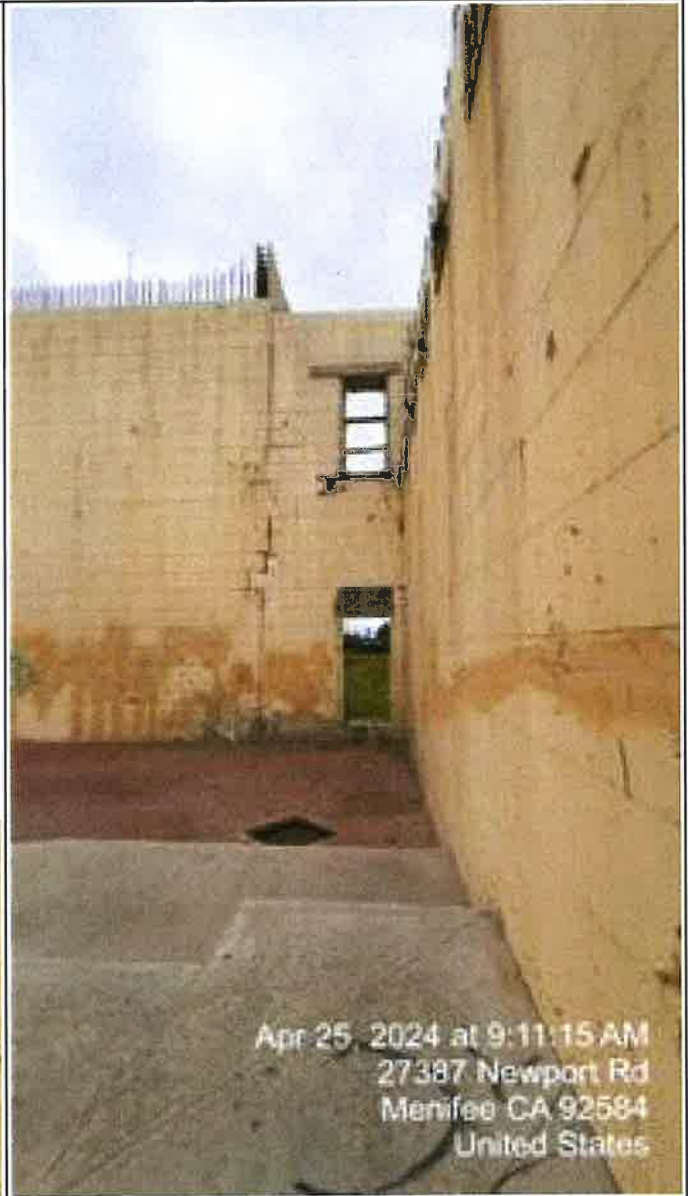
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Apr 25, 2024 at 9:10:32 AM
27387 Newport Rd
Menifee CA 92584
United States

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Apr 25, 2024 at 9:10:08 AM
27387 Newport Rd
Menifee CA 92584
United States

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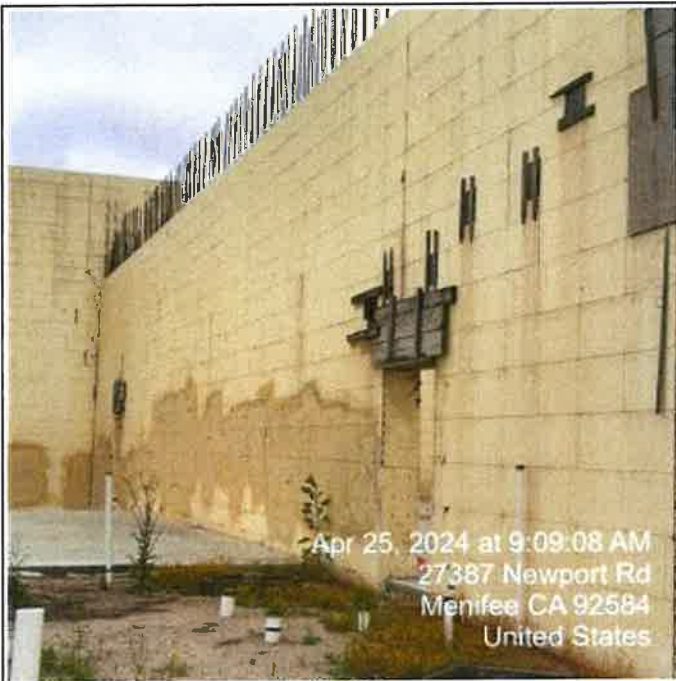
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United States

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Menifee CA 92584
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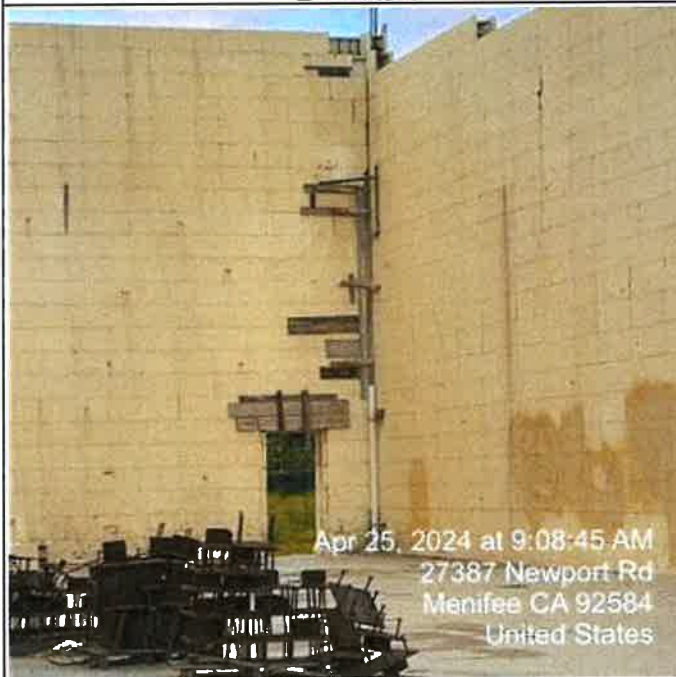
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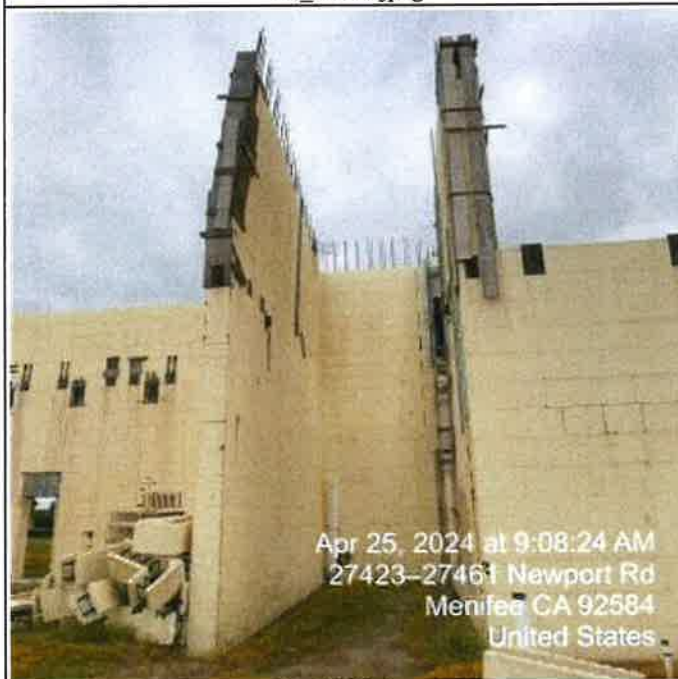
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Menifee CA 92584
United States

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Apr 25, 2024 at 9:08:32 AM
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Menifee CA 92584
United States

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Apr 25, 2024 at 9:08:24 AM
27423-27461 Newport Rd
Menifee CA 92584
United States

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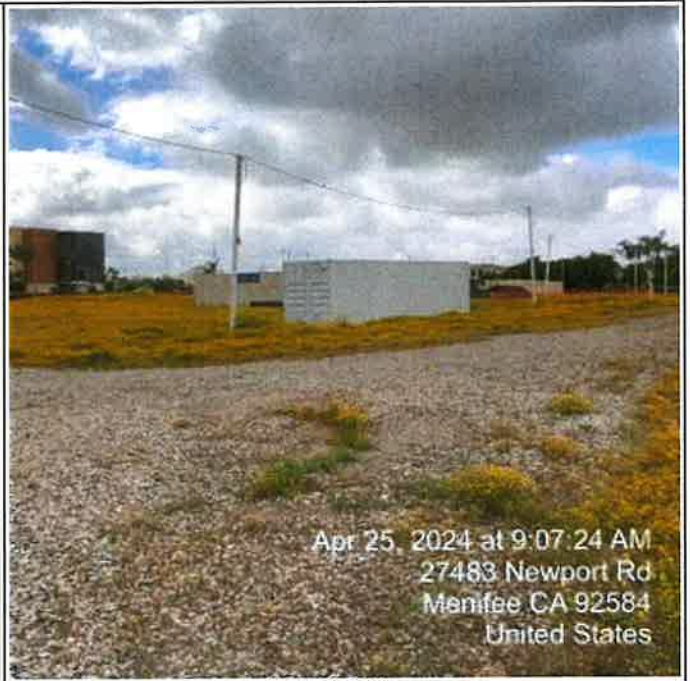
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Menifee CA 92584
United States

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Menifee CA 92584
United States

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Apr 25, 2024 at 9:07:24 AM
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United States

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Apr 25, 2024 at 9:07:03 AM
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Menifee CA 92584
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Apr 25, 2024 at 9:06:47 AM
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United States

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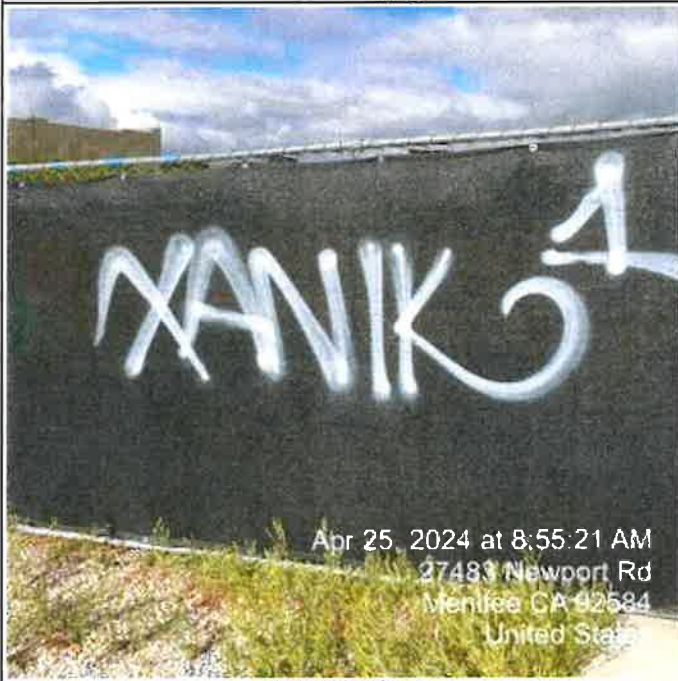
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Apr 25, 2024 at 8:56:26 AM
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Menifee CA 92584
United States

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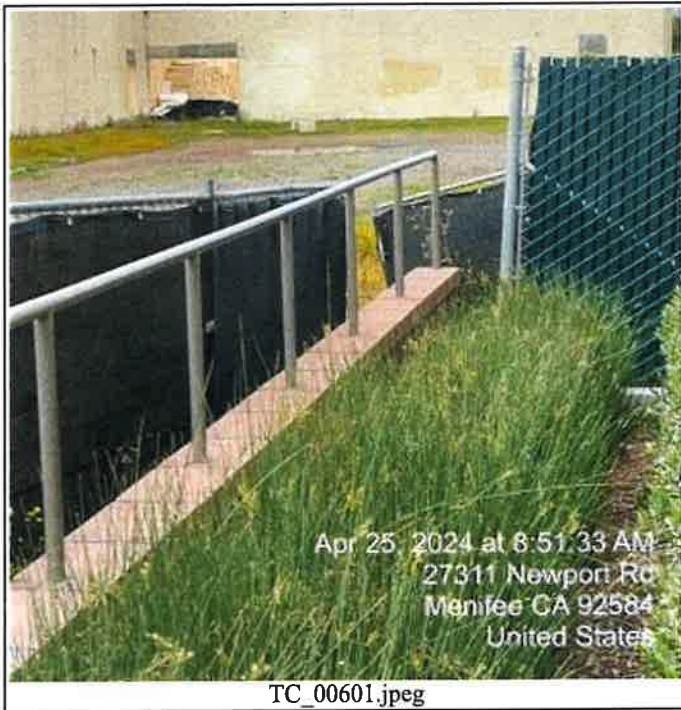
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Menifee CA 92584
United States

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Apr 25, 2024 at 8:53:57 AM
27311 Newport Rd
Menifee CA 92584
United States

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Chris Karrer, Chief of Police

NOTICE OF VIOLATION

April 25, 2024

**SHOWPROP MENIFEE DE
2275 W 190TH ST STE 201
TORRANCE, CA 90504**

**RE: 27459 NEWPORT RD
APN: 360-860-028
Case No: CE-23-0331
Officer: Officer Wiggins**

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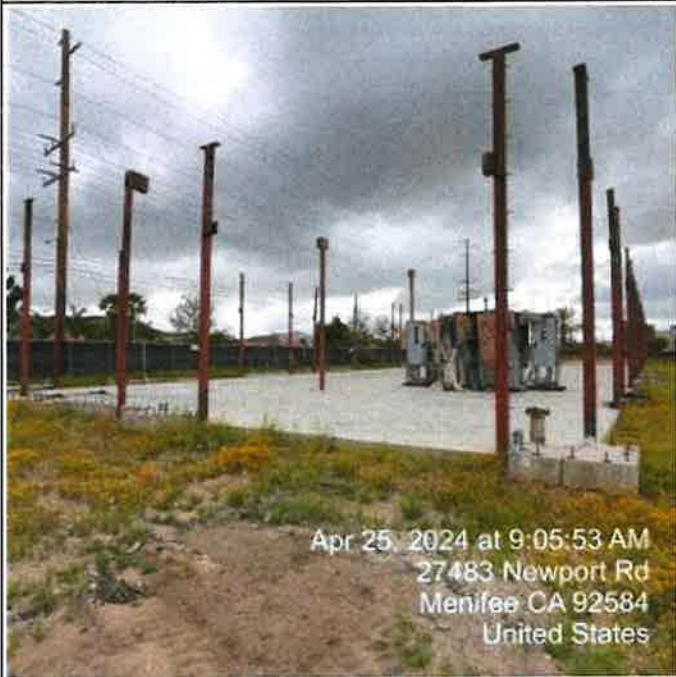
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Photographs



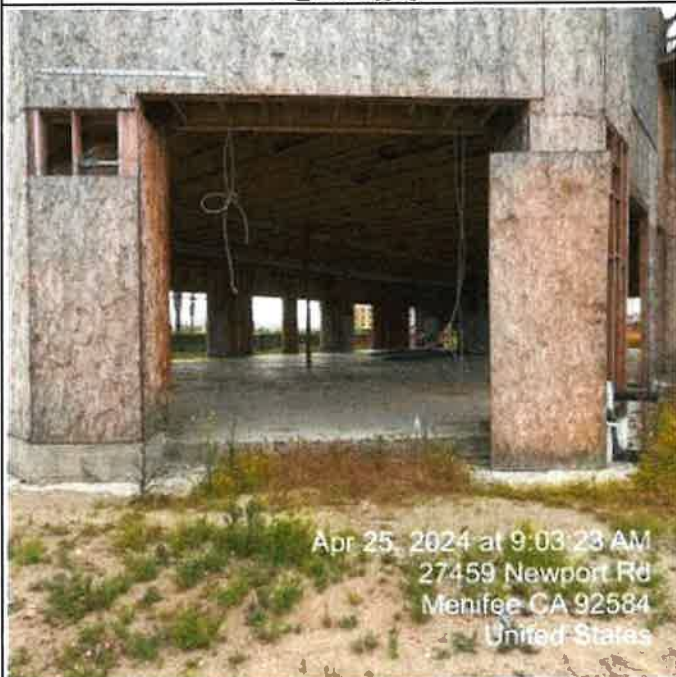
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Menifee CA 92584
United States

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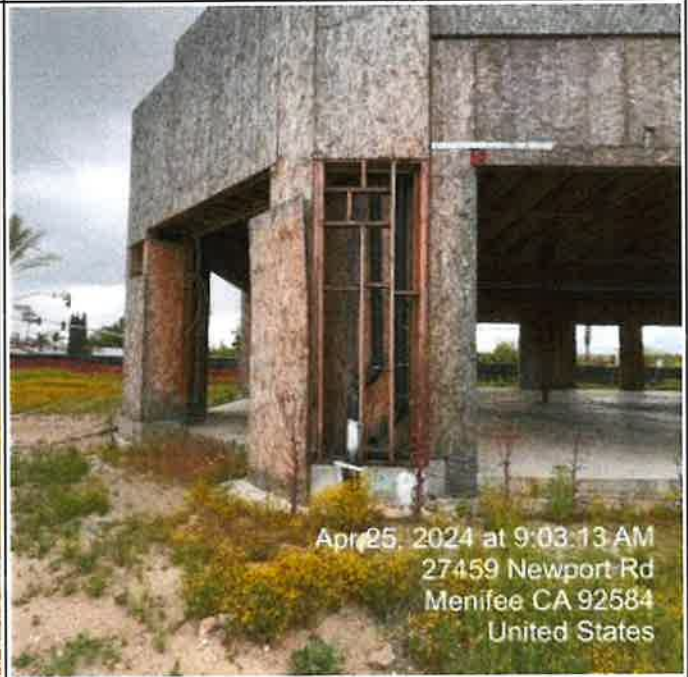
Apr 25, 2024 at 9:03:39 AM
27459 Newport Rd
Menifee CA 92584
United States

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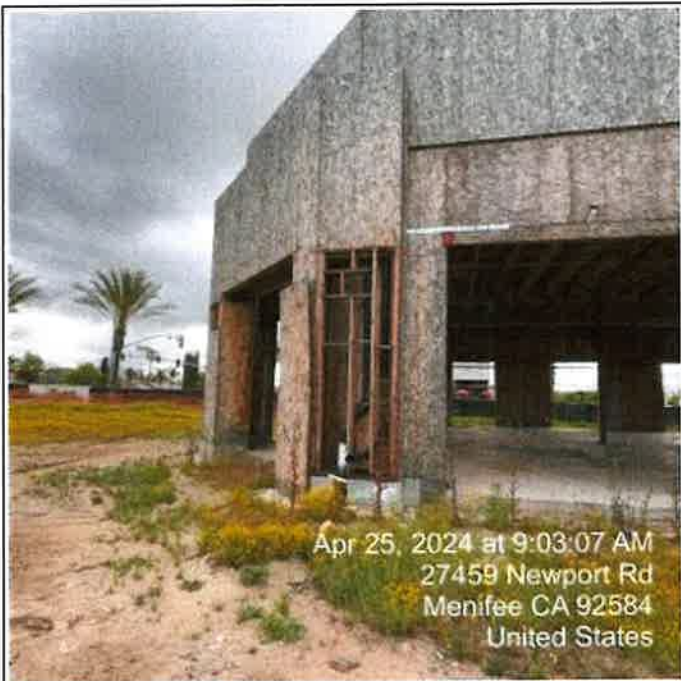
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Menifee CA 92584
United States

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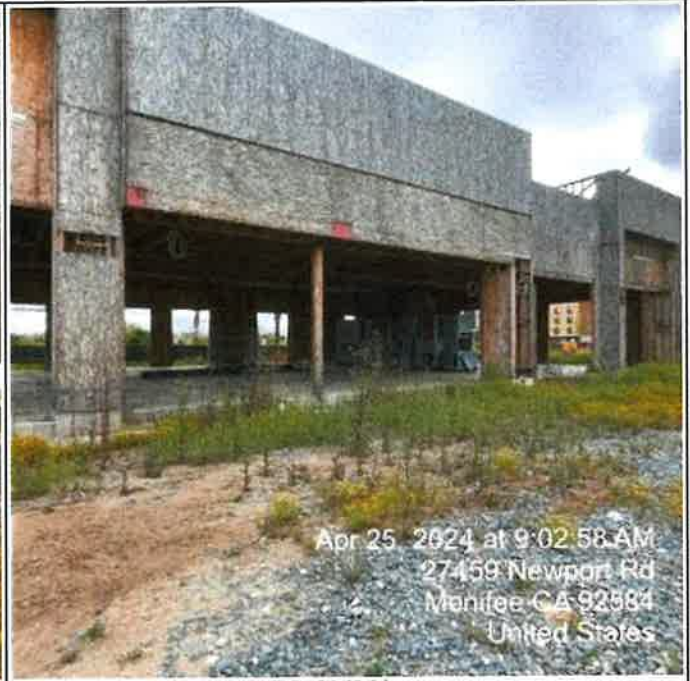


Apr 25, 2024 at 9:03:13 AM
27459 Newport Rd
Menifee CA 92584
United States

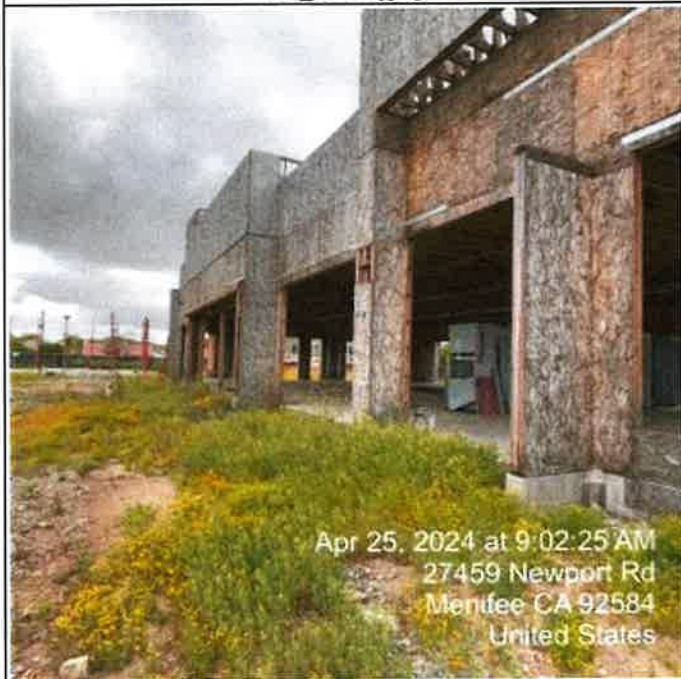
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OFFICE OF THE FIRE MARSHAL
MENIFEE FIRE DEPARTMENT · OFFICE OF THE FIRE MARSHAL
29844 Haun Road · Meniffee, CA 92586 · (951) 246-6215 Fire General Line
Inspection Request Email: menifeeofm@cityofmeniffee.us

Page 1 of

INSPECTION LOG COMPLIANCE ORDER

DATE: 4-25-2024 PERMIT/CASE#: _____ NOTICE NO. 1
PROJECT/FACILITY NAME: KRIKORIAN THEATER AND PAD SITE
ADDRESS: 27387 NEWPORT RD. CITY: MENIFEE ZIP: 92586
PHONE: _____ EMAIL: _____

The items listed below are in violation/requirements of one or more of the following:

CALIFORNIA FIRE CODE <u>2022</u>	CALIFORNIA BUILDING CODE _____
CALIFORNIA MECHANICAL CODE _____	NFPA CHAPTER _____
RIVERSIDE COUNTY FIRE ORDINANCE: 787 <u>787.10</u>	CA. HEALTH & SAFETY CODE (TITLE <u> </u>) _____

CFC 3311.1 – REQUIRED ACCESS- APPROVED VEHICLE ACCESS FOR FIRE FIGHTING SHALL BE PROVIDED TO ALL CONSTRUCTION OR DEMOLITION SITES. VEHICLE ACCESS SHALL BE PROVIDED WITHIN 100 FEET OF TEMPORARY OR PERMANENT FIRE DEPARTMENT CONNECTIONS. VEHICLE ACCESS SHALL BE PROVIDED BY EITHER TEMPORARY OR PERMANENT ROADS, CAPABLE OF SUPPORTING VEHICLE LOADING UNDER ALL WEATHER CONDITIONS. VEHICLE ACCESS SHALL BE MAINTAINED AT ALL TIMES.

CFC 3311.2- KEY BOXES SHALL BE PROVIDED AS REQUIRED BY CHAPTER 5. – KNOX LOCKS SHALL BE PROVIDED TO 2 VEHICLE ACCESS GATES FOR VEHICLE ACCESS.

CFC 3313 – AN APPROVED WATER SUPPLY FOR FIRE PROTECTION SHALL BE MADE AVAILABLE AS SOON AS COMBUSTIBLE BUILDING MATERIALS ARRIVE ON THE SITE, ON COMMENCEMENT OF VERTICLE CONSTRUCTION AND ONINSTALLATION OF A STANDPIPE SYSTEM IN BUILDINGS UNDER CONSTRUCTION. – TEMPOARY HIGHLINE SHALL BE RE-VERIFIED FOR STABILITY AND PROPER BRACING EVERY 40FT PER CONDITIONS OF APPROVAL.

CFC 3316- EXTINGUISHERS – STRUCTURES UNDER CONSTRUCTION, ALTERATION OR DEMOLITION SHALL BE PROVIDED WITH NOT LESS THAN ONE APPROVED PORTABLE FIRE EXTINGUISHER IN ACCORDANCE SECTION 906 AND SIZED FOR NOT LESS THAN ORDINARY HAZARD AS FOLLOWS: IN EVERY STORAGE AND CONSTRUCTION SHED.

Measures shall be taken to correct the listed violations/requirements. A re-inspection will be conducted on or about _____ 20____.

FAILURE TO COMPLY MAY RESULT IN LEGAL ACTION OR SIGNIFICANT DELAYS OF APPROVALS

Received by: _____ Title: _____

Fire Inspector: S.BU Radio ID: DFM30

FOR FURTHER INFORMATION PLEASE CALL (951) 246-6215 Fire General Line

Project: Krikorian Property Aerial Site Inspection

Requested by: Craig Carlson, Building Official
Address: 27387 Newport Road, Menifee, CA 92584

Date: April 25, 2024
Time: 9:00 AM
Visibility < 3mi
Weather 80% Cloudy
Cloud Ceiling < 2,000 feet
Wind: 8 MPH

Mission: Low level detail of theatre structure and wooden structures

Pilot: Patrick Stephens
Certificate # 3916794
Issue Date: 9/14/2016
Status: Current through 2025
Visual Observer: Kohl Haessly

Drone: DJI Mavic 3
Method of capture: Freehand
Flight software used: DJI Fly V1.13.1
Altitude: Various
Editing/processing of images: NONE

Mission: Orthomosaic / 3D imagery of entire site

Pilot: Kohl Haessly
Certificate # 4832751
Issue Date: 5/11/2023
Status: Current through 2025
Visual Observer: Patrick Stephens

Drone: DJI Matrice 300 RTK
Camera: Zenmuse P1
Method of capture: Automated pre-mapped cross hatch survey
Flight software used: Esri ArcGIS Site Scan V4.6.1
Altitude: 150 feet AGL
Processing/Stitching of images: Esri ArcGIS Site Scan V4.6.1

Orthomosaic - <https://sitescan.arcgis.com/share/4eef60f3-2118-439b-83e1-f44dc9e0d14a>

3D - <https://sitescan.arcgis.com/share/d37a0083-f692-4fc1-afdf-1d118e75e699>

Images: H:\InformationTechnology\Inspections