



Planning Commission Agenda Report

Meeting Date: August 3, 2023

Department: Community Development

INITIATED BY: Arianna Ford, Management Assistant of Community Development

SUBMITTED BY: Gayle Ackerman, AICP, Director of Community Development

REVIEWED BY: Amy Stonich, AICP, Assistant Director of Community Development

SUBJECT: CODE ENFORCEMENT ACTIVITY REPORT FOR SECOND QUARTER OF 2023

RECOMMENDED ACTION(S):

Receive and file.

ACTIVITY SUMMARY:

Code Enforcement Division is tasked with ensuring compliance with property maintenance and zoning standards in the City. The table below summarizes code enforcement activities for the second quarter activity of 2023, which commenced April 1, 2023, and ended on June 30, 2023.

Code Enforcement Case Totals

Carried Over	New Cases	Closed Cases	Remaining Cases
102	174	185	91

Carried Over Cases - cases carried over from previous quarters.

New Cases - cases opened during the reporting period.

Closed Cases - cases closed during the reporting period.

Remaining Cases - cases carried over into the next quarter.

During the second quarter of 2023, code enforcement officers added 174 new cases to the existing 102 active cases carried over from the first quarter of 2023. Code enforcement officers successfully acquired compliance and closed 185 cases during the same period. A total of 91 cases remain open going into the third quarter.

Reference Materials

This report has two visual references (Attachments 1 and 2). The attachments include a pie chart and a graph that depict various aspects of the Code Enforcement Division activity for the second quarter. The pie chart shows breakdown in percentage of the type of cases including, but not limited to, public nuisance, property maintenance, and illegal construction. The map provides a visual reference, noted by the census tract, of the distribution of residential and non-residential code enforcement cases. Code enforcement officers provide balanced assistance and education resources to the residential and business communities while ensuring the steady improvement in the preservation of the City.

Notable Happenings This Quarter

1. As of May 10, 2023, the City is dispensary-free for the first time since 2018. This is in large part due to an emergency abatement ordinance and implementation of steel door and window guards as a deterrent to keep the business closed off from additional illicit operations.

Green Heaven Dispensary



2. Code Enforcement Officers encountered six incidences of unpermitted sidewalk vending. In all cases, the vendor vacated from the location within 30 minutes of being asked. Code Enforcement will continue to report unpermitted sidewalk vending incidents on a quarterly basis.



Before



After

3. Officer Karuga observed a retaining wall that was excessively leaning and posed a risk to the public. The property owner responded to Karuga's notice, and obtained a contractor and permits to carry out the work. The results are shown below, with a new wall and fence. This was a positive response as the next-door neighbor also repaired and repainted their fence without notice from the City.



Before



After



4. The Shopping Cart Retention/Retrieval Plan (SCRCP) has been revamped due to an increase in abandoned shopping carts. Any business with shopping carts is required to comply with an approved retention plan and signage guide.
5. Code enforcement is often faced with cases in residential neighborhoods where repairs are neglected, thereby increasing safety hazards to occupants. Officer Fernandes initiated a case and directed the resident to remove a rotting patio cover. Additionally, the homeowner added a fresh coat of paint on the exterior stucco and trimmed back a heavily overgrown tree which was encroaching a street sign to ensure unobstructed view for motorists passing by.

ATTACHMENTS:

1. Cases by Category Pie Chart
2. Cases by Census Tract Map