



PLANNING COMMISSION AGENDA REPORT

VI.3

MEETING DATE: MARCH 14, 2011

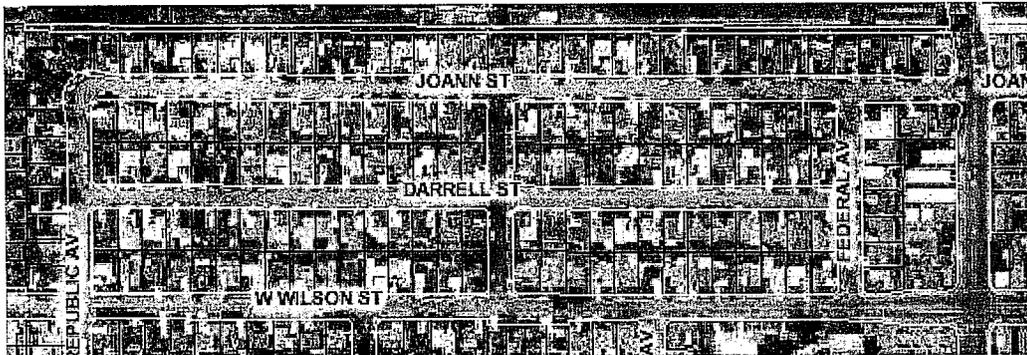
ITEM NUMBER:

SUBJECT: STATUS – PILOT RESIDENTIAL NEIGHBORHOOD ENHANCEMENT PROGRAM

DATE: MARCH 3, 2011

**FOR FURTHER INFORMATION CONTACT: WILLA BOUWENS-KILLEEN,
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On August 3, 2010, City Council directed Code Enforcement staff to work with Planning Commission on a pilot Residential Neighborhood Enhancement Program. At the Planning Commission meeting of October 11, 2010, Planning Commission directed staff to initiate the program for a neighborhood centered around Darrell Street, west of Placentia Avenue, containing 170 properties:



As directed by Planning Commission, the program was initiated after the Inoperative Vehicles Ordinance was approved by City Council; the ordinance became effective January 7, 2011.

On January 3, 2011, staff sent 199 letters to property owners and renters informing them of the program, when enforcement would begin, and the new standards regarding inoperative vehicles; a copy of the new Property Maintenance Standards brochure was also enclosed. Staff began field investigations at the east end of Joann Street on January 12, 2011. The majority of the violations have involved deteriorated paint, missing address numerals, and illegal storage. Overall, the neighborhood response has been positive but, as anticipated, some residents were negative but after verbal and/or written communications, staff believes compliance will be gained. As of the date of this memo we have:

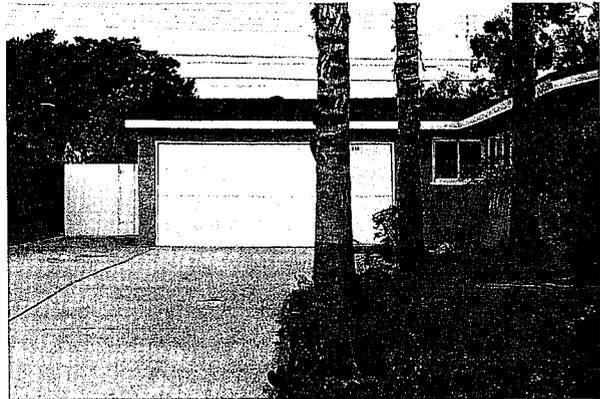
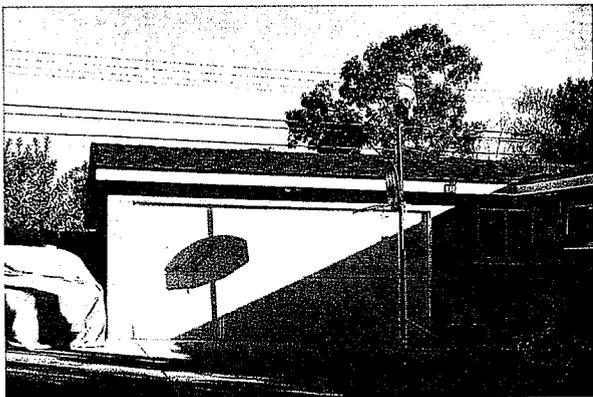
- Surveyed Joann Street and approximately half of Darrell Street, for a total of 97 properties.
- Sixty-four “fix-it” tickets have been issued.
- Sixteen properties have been rechecked for compliance
- Eleven of the “fix-it” tickets have been voided
- Three residents are still working towards compliance (due to the extent of the corrections)

Staff is confident that the majority of the "fix-it" tickets will be voided, once the properties are reinspected.

Below are some "before" and "after" photographs:



Illegal patio cover and wall removed



Car under tarp removed, garage door painted, illegal storage removed

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