



PLANNING COMMISSION AGENDA REPORT

VI. 3

MEETING DATE: DECEMBER 12, 2011

ITEM NUMBER:

SUBJECT: STATUS – SECOND RESIDENTIAL NEIGHBORHOOD ENHANCEMENT PROGRAM

DATE: DECEMBER 1, 2011

**FOR FURTHER INFORMATION CONTACT: WILLA BOUWENS-KILLEEN,
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On June 13, 2011, Planning Commission directed Code Enforcement staff to initiate a second Residential Neighborhood Enhancement Program; Commission agreed to Planning Staff's recommendation that the neighborhood located south of Baker Street and west of Harbor Boulevard, containing 162 properties, would be an appropriate choice:



On June 30, 2011, staff sent letters to both property owners/residents of this neighborhood proposed informing owners/residents that they could submit input regarding the program to either the Chief of Code Enforcement or to the Planning Commission at their meeting of July 11, 2011. At the July 11, 2011 meeting, Planning Commission received input and, ultimately, directed staff to initiate the program for this neighborhood.

Staff began field investigations on September 14, 2011. The majority of the violations have involved missing address numerals and deteriorated paint. As of the date of this memo, staff has:

- Surveyed 87 properties.
- Thirty-seven “fix-it” tickets have been issued.
- Thirty-seven properties have been rechecked for compliance
- Thirty of the “fix-it” tickets have been voided

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:



Deteriorated driveway replaced with new, concrete driveway



Stucco patched



Landscaping repaired



Stucco repaired

A question has been raised as to the Code Enforcement's interpretation of Title 20's requirement for lawns to be maintained in a "healthy condition". Turf, like any plant material, can be dormant or can take time to grow into areas or may be affected by tree roots. Consequently, the officers look at the overall condition of the lawn to ensure it is being maintained, that there are no weeds and that, overall, there are not large spots of exposed soil when considering if the lawn is in a healthy condition. Below are photos of typical lawns that, although not uniformly green, are still considered by Code Enforcement to comply with Code:





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Chief of Code Enforcement

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