



# **PLANNING COMMISSION AGENDA REPORT**

MEETING DATE: MAY 13, 2013

ITEM NUMBER: V. 3

**SUBJECT: THIRD RESIDENTIAL NEIGHBORHOOD ENHANCEMENT PROGRAM**

**FROM: PLANNING DIVISION/DEVELOPMENT SERVICES DEPARTMENT**

**PRESENTATION BY: WILLA BOUWENS-KILLEEN, CHIEF OF CODE ENFORCEMENT**

**DATE: MAY 7, 2013**

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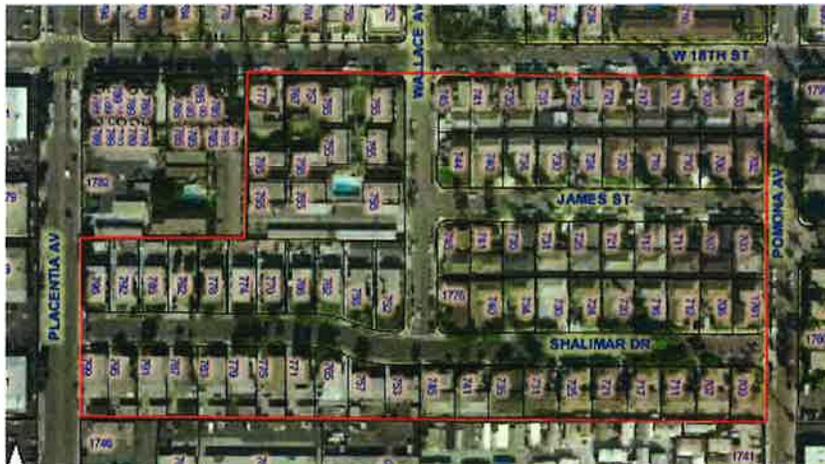
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## **RECOMMENDATION:**

1. Receive and file outcome of the third neighborhood enhancement program.
2. Direct staff whether to proceed with the implementation of a fourth Neighborhood Enhancement Program as defined by Planning Commission.

## **BACKGROUND/DISCUSSION:**

On June 11, 2012, Planning Commission directed Code Enforcement staff to initiate a third Residential Neighborhood Enhancement Program for the 82 properties contained within the Shalimar neighborhood, as shown below:



On May 14, May 30, and July 16, 2012, staff sent letters to all the property owners of this neighborhood informing them of the City's intent and the subsequent decision to proceed with the enhancement program in this area.

Staff began field investigations on July 18, 2012. The violations have primarily consisted of property maintenance items such as landscaping, visible trash dumpsters, cracked paving, peeling paint, inconsistent building colors (to paint over graffiti). Additionally, illegal garage

enclosures and other illegal structures have been discovered. As of the date of this memo, staff has:

- Surveyed 82 properties
- Issued 82 “fix-it” tickets
- Rechecked 82 properties for compliance
- Voided 75 of the “fix-it” tickets

Staff is confident that the remainder of the “fix-it” tickets will be voided, once the properties are reinspected. Additionally, it is anticipated that the majority of the cases will be closed within the next 30 to 60 days.

Some of the highlights include:

Repair/repainting of fencing:



Repainted/repaired building exteriors and carports:





Wiring removed from view:



### **NEXT STEPS:**

The following options are available for Commission consideration:

1. ***Receive and file.*** Initiating a fourth neighborhood enhancement program can be determined at a future date at the Commission's discretion.
2. ***Direct staff to implement a fourth program.*** If Planning Commission determines that they wish to proceed with a fourth area, staff will first notify owners of the properties within the proposed enhancement area so they can provide input as a part of the decision process. Consequently, staff is looking for direction from Planning Commission as to whether they wish to proceed with the program and where.
3. ***Direct staff to conduct "mini enhancement programs" throughout the City, at the direction of City Council/Planning Commission or at the discretion of the Chief of Code Enforcement.*** Since the enhancement program was initiated, the City's Community Improvement Division has been established. This division includes three Code Enforcement Officers assigned to designated neighborhoods as well as problem properties and uses, allowing a focus of enforcement at the direction of City Council and Planning Commission. This new division, coupled with the increase in the number of Code Enforcement Officers in the Building Division, has allowed a return to pro-active enforcement throughout the remainder of the City including conducting some "mini enhancement programs" – such as designated convenience stores and the 2200 block of Rutgers Street as requested by Planning Commission and Code

Enforcement Officers' initiated "sweep" of the 800 block of Center Street and private alley behind the Grace Lance properties.

*W Bouwens - LMI*

WILLA BOUWENS-KILLEEN, AICP  
Chief of Code Enforcement

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