



Code Enforcement

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What is Code Enforcement



Broken
window theory: the concept that each problem that goes unattended in a given environment affects people's attitude toward that environment and leads to more problems. ...



Why do we need Code Enforcement

To Enhance the safety, quality of life, and general well-being of the residents of Salinas by ensuring that properties are maintained in accordance with the regulations of the Salinas Municipal Code.

- ▶ Public Health, Safety And Welfare
- ▶ Quality Of Life Issues
- ▶ All Land Use Regulations
- ▶ City of Salinas Zoning Ordinance
 - International Property Maintenance Code
 - California Building Code
 - Uniform Code For The Abatement Of Dangerous Buildings



Who is Salinas Code Enforcement

Carmen Saucedo, Alexis Mejia, Cindy
McKinlay, Cindy Ana Jacinto, Guerrero, Sylvia
Perez, Daniela DeBaca and Lorenzo Sanchez,
Missing in Photo Matt Pierce



How do we find out about complaints

- ▶ Reactive
 - ▶ Complaints
 - ▶ Phone calls
 - ▶ App
 - ▶ Walk ins
 - ▶ emails
- ▶ Proactive
 - ▶ P.A.C.E
 - ▶ Neighborhood Complaints
 - ▶ Garage Sales

Due Process

- ▶ Complaint Received
- ▶ Notice sent to tenant and Property owner
- ▶ Officer to Verify
- ▶ If no violation - case closed
- ▶ If Valid -
 - ▶ Notice of Violation issued with Compliance date
 - ▶ 7 -14 days to comply
- ▶ Citations issued



What if they don't Comply



- ▶ Notice of Violation
- ▶ Citation
- ▶ Compliance Order
- ▶ Administrative Hearing
- ▶ Administrative Order
- ▶ Criminal prosecution
 - ▶ Abatement Warrant
 - ▶ Receivership
 - ▶ Cost Recovery

What are the Penalties

- ▶ \$100 per violation per day and up to \$1,300
- ▶ Administrative order
- ▶ Notice of Pendency
- ▶ Special Assessment
- ▶ Small Claims court





Types of Complaints

Vendors



Inoperable Vehicle



Homeless Encampments



Inspection Warrants



Receiverships



Code Enforcement Objectives

- ▶ Continue to work with Salinas Police Department
- ▶ Establish good working relationship with staff and management
- ▶ Decrease response time to support Code officers when in the field
- ▶ Educate Police on the benefits of Code Enforcement
- ▶ Establish “When to Call” protocols
- ▶ 7 days a week Code Enforcement
- ▶ Enhance the Vendor Enforcement Program
- ▶ Salinas Neighborhood Preservation
- ▶ Continuous Outreach Events