

Code Enforcement

"Code Enforcement is the prevention, detection, investigation and enforcement of violations of statutes or ordinances regulating public health, safety, and welfare, public works, business activities and consumer protection, building standards, land-use, or municipal affairs."

Health & Safety



Goals & Board Priorities

- The goal of all code enforcement activities will be to obtain voluntary compliance with education whenever possible.
- If the cooperation of the property owner is not forthcoming and there is a lack of willingness to achieve compliance then the least intrusive enforcement method shall be used in light of the particular circumstances of the case.

CONSENSUS OF THE BOARD OF SUPERVISORS: On July 7, 2015, consensus direction was given which included, in addition to regularly balanced workload, prioritizing:

- (1) ponds, land clearance, environmental crimes;
- (2) red-tagging active unpermitted job sites;
- (3) highly visible cases;
- (4) working with the Contractors State License Board to strengthen the “culture of compliance” in Mendocino County.

New Tools

New policies and procedures –

- Illegal sign removal from public right of way
- Stop Work policy and procedure
- Notice of Violation with Lien Recordation
- Administration Citations (in progress)
- Requiring Posting of Building Permits (in progress)



Unpermitted Grading

Board Priority Grading





Board Priority - Highly Visible
Illegal Sign Removal



NORTH COAST
BREWING CO.

Mendocino
Market Place
*Behind Crowne Hotel
Sun



CRAFT FAIR!
SATURDAY

PICKADILLY
MARKETPLACE
Community Center of Mendocino
1800 North of Little Lake Street
9 AM - 3 PM
BUY SELL TRADE
707-957-0099

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mendocino
music festival
JULY 9 - JULY 23
MendocinoMusic.org

mendocino
music festival
2 WEEKS EVERY JULY
MendocinoMusic.org

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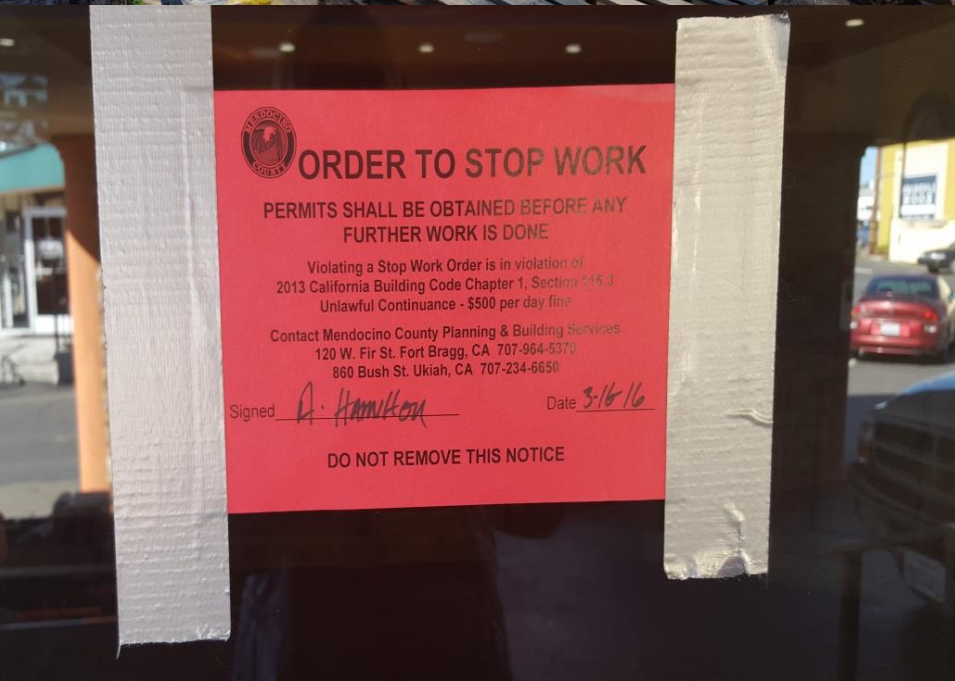
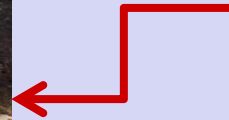
MENDOCINO
CRAFT FAIR
SATURDAY

Illegal Sign Abatement from Public Right of Way

Authority for the illegal sign removal is contained in MCC Chapter 20.184 – Sign Regulations. Any sign not legally erected or placed pursuant to the regulations.....is an illegal sign and shall be removed immediately....



Posting Stop Work Orders in Gualala and Ukiah



Stop Work Order Procedure

- Authority to issue Stop Work Orders is in the California Building Code (CBC) as has been adopted by the County. In addition MCC Section 18.08.015 authorizes penalties for violations of state and county building codes. As authorized in those sections, any violation may be punishable by fines as specified in Government Code section 25132.
 - 23 have been issued

Active Unpermitted Construction



Notice of Violation with Lien

- Authority for the NOV process is contained in MCC section 18.04.075 for building violations and section 20.216.010 for zoning violations.
- A first time NOV will provide a grace period ranging from 30 to 120 days. This is considered a courtesy notice outlining the code violations and compliance requirements.

Creating a Culture of Compliance

- Planning and Building Services continues to work closely with the CSLB routinely reporting unlicensed contractors and those performing work without permits.
- Approximately 16 referrals to the CSLB

Nuisance Abatement



June 2016 CE obtained abatement warrant for this case from 2009. \$15,000 bill for demolition and trash removal was sent to the owner. As per MCC 8.75 it was not paid within 15 days, and the special assessment has been filed and now due with next years taxes.





AVA Program



Types of Code Enforcement Cases

- Occupied RV
- Major veg removal
- Storm water
- Coastal development permit
- Simple construction
- Single family swellings
- Expired permits
- Family care units
- Transient occupancy
- Elder home
- Substandard housing
- Do not occupy posting
- Dumping
- Stop Work
- Unlicensed businesses
- Grading
- Fences
- Green houses
- Unpermitted use
- Junkyard
- Non-op vehicles
- Septic
- Commercial properties
- Mold
- Roosters
- Town of Mendocino

- ★ 344 open cases - currently
- ★ 221 closed – this year
- ★ 70 liens recorded to date
- ★ 64 abandoned vehicles removed
- ★ 23 Stop Work Orders issued