

CITY OF YUBA CITY  
STAFF REPORT

**Date:** March 17, 2009  
**To:** Honorable Mayor & Members of the City Council  
**From:** Community Development Department  
**Presentation by:** Aaron Busch, Community Development Director

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**Summary**

**Subject:** Amendments to the City's Municipal Code relating to new code enforcement programs and procedures for nuisance abatement.

- Recommendation:** Conduct a public hearing and after review take the following actions:
- A. Introduce an Ordinance to repeal Title 6, Chapter 8 and Title 4, Chapter 8 of the Yuba City Municipal Code and re-enact Title 4, Chapter 8 regarding Nuisance Abatement as indicated on the exhibit, and waive the first reading;
  - B. Introduce an Ordinance to add Chapter 6 to Title 1 of the Yuba City Municipal Code pertaining to an Administrative Citation Program as indicated on the exhibit, and waive the first reading; and,
  - C. Adopt a Resolution for the establishment of new civil penalties for failure to maintain foreclosed properties as indicated on the attached exhibit.
  - D. Adopt a Resolution approving the Statement of Code Enforcement Policies as indicated on the attached exhibit.

**Fiscal Impact:** None

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**Background:**

This item was originally presented to the City Council at their March 3, 2009 meeting where it was continued at the request of two stakeholders groups – Local Realtors group, and the Government Affairs Committee for the Yuba-Sutter Chamber of Commerce. The purpose for the continuance was to allow staff and these groups the chance to meet and discuss some concerns regarding the proposed amendments. The Realtors Group was primarily concerned about Item C (maintenance of foreclosed properties), while the specific

concerns of the Chamber were unknown.

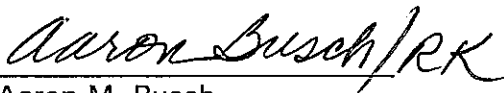
As of this writing, staff has been able to conduct a preliminary meeting with a portion of the Realtors Group to address their specific concerns. After going through the details of the State code and the City's resolution, the group was supportive of the resolution as proposed by staff. Staff is scheduled to meet with other representatives of the Realtors Group and the Chamber on March 16<sup>th</sup>, prior to the Council meeting. Based on the results of the first meeting, staff is hopeful that there will be no changes needed to the original amendments and has therefore attached the March 3<sup>rd</sup> staff report with proposed amendments (including Ordinances and Resolutions) for your action. In the event that there is a need for any modifications to the proposed amendments resulting from the March 16<sup>th</sup> meeting(s), those will be presented in detail for the Council at the March 17<sup>th</sup> meeting.

**Recommendation:**

Staff recommends that the City Council take the following actions:

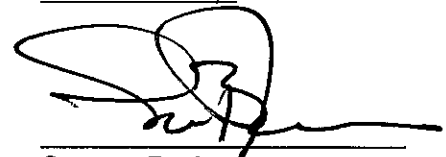
- A. Introduce an Ordinance for re-enacting Title 4, Chapter 8 of the Municipal Code regarding Nuisance Abatement as indicated on Exhibit A, and waive the first reading.
- B. Introduce an Ordinance for the addition of Chapter 6 to Title 1 of the Municipal Code regarding an Administrative Citation Program as indicated on Exhibit B, and waive the first reading.
- C. Adopt a Resolution establishing new civil penalties for failure to maintain foreclosed properties as shown in Exhibit C.
- D. Adopt a Resolution approving the Statement of Code Enforcement Policies as shown in Exhibit D.

Prepared By:



Aaron M. Busch  
Community Development Director

Submitted By:



Steven R. Jepsen  
City Manager

Reviewed By:

Department Head

Finance

City Attorney

*Other: (Name, Title)*

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**Attachments:**

March 3, 2009 City Council Staff Report

1. Nuisance Abatement Flow Chart
2. California Civil Code Section 2929.3
3. Title 6, Chapter 8 (being repealed)
4. Title 4, Chapter 8 (being repealed)

**Exhibits:**

- A. Ordinance for Nuisance Abatement Program
- B. Ordinance for Administrative Citation Program
- C. Resolution for Civil Penalties for Failure to Maintain Foreclosed Properties
- D. Resolution for Statement of Code Enforcement Policies