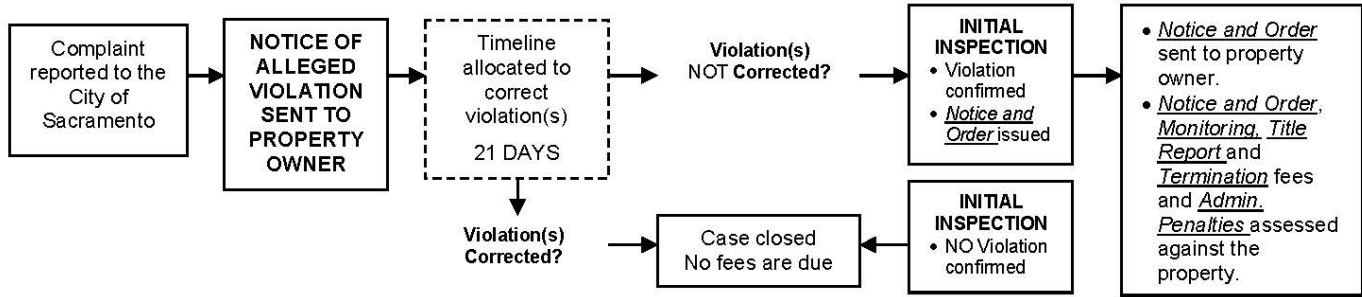


5. Inspection and Notice Process



Complaint Type - Section /Violation

Corrections Required

1) Outdoor storage of junk and debris - 8.04.100

VIOLATION: Outdoor storage and accumulation of miscellaneous junk, trash, rubbish and debris including dirt, sand, gravel, concrete or similar materials discarded on the premises creating a public nuisance to the neighborhood.

CORRECTIVE MEASURES: Remove and properly dispose all miscellaneous junk, trash, rubbish or debris from the property.

2) Inoperable or dismantled vehicles - 8.04.100

VIOLATION: Keeping and/or storage of any abandoned, inoperable, partially dismantled junk vehicle and/or vehicle parts discarded or left in a state of disrepair creating a public nuisance to the neighborhood.

CORRECTIVE MEASURES: Repair or remove from the premises, or enclose vehicle(s) in garage.

You may be required to demonstrate operability of vehicles stored on your property

3) Dangerous, unsightly, blighted condition - 8.04.100

VIOLATION: Any dangerous, unsightly, or blighted condition which is detrimental to the health, safety or welfare of the public.

CORRECTIVE MEASURES: Correct all violations on your property. Maintain your property so that it remains free from dangerous, unsightly or blighted conditions.

4) Minor Vehicle Repair - 10.52.020

VIOLATION: Vehicle maintenance, repair, or replacement of engine component parts including oil changes, lamp replacement and flat tires on vehicle(s) that is not currently registered to the current occupant of the premises; repair work exceeds 48-hours; and upon more than two (2) vehicles at one time.

CORRECTIVE MEASURES: The vehicle undergoing repair work must be registered to a current occupant of the premises; repair work shall not exceed 48-hours if work is performed outside a fully enclosed structure; no more that two (2) vehicles can be repaired at one time on the same premises or by the same person.

5) Major Vehicle Repair - 10.52.030

VIOLATION: Vehicle maintenance, repair or replacement or removal of engines, engine rebuilding, repair of internal components, transmissions differentials and axles, dismantling vehicles and body work.

CORRECTIVE MEASURES: Repair work must be performed within a fully enclosed building; vehicle under repair is registered to a current occupant of the premises; no more that two (2) vehicles can be repaired at one time on the same premises or by the same person.

6) Vehicle parking on unimproved surface - 10.44.010, 17.612.010 (A-1-d)

VIOLATION: Vehicles parked on the lawn or other unimproved surface area of the property.

CORRECTIVE MEASURES: Vehicles including automobiles, boats, campers, trailers and other recreational vehicles on private property must be parked on a solid surface such as asphalt or concrete. Parking on the grass, dirt, crushed granite, or other type of rock material does not meet the code requirements.

7) Boat Storage - 8.04.480

VIOLATION: Storage of any boat or vessel in any residential zone that is visible from the public right-of-way that is not currently registered to the occupant of the premises and parked on a paved surface.

CORRECTIVE MEASURES: Remove from the premises or register boat or vessel to the current occupant of the premises.*Boat and trailer must be parked on solid parking surface*

8) Landscape: Dead, decaying grass/weeds - 17.612.010, 8.100.650

VIOLATION: Lack of proper landscape maintenance causing overgrown, dead, decaying vegetation creating a public nuisance to the neighborhood.

CORRECTIVE MEASURES: Maintain property appearance by mowing, trimming and continued maintenance as often as necessary, performing any necessary handwork along fence lines, sidewalks, parkways, driveways streets, or structures to prevent overgrowth and blight to the neighborhood.

9) Landscape: Unmaintained yard -
17.612.010

VIOLATION: Allowing dry or green grass/weeds/bushes to cultivate uncontrollably creating a public nuisance to the neighborhood.

CORRECTIVE MEASURES: Maintain property appearance by mowing, trimming and continued maintenance as often as necessary, performing any necessary handwork along fence lines, sidewalks, parkways, driveways streets, or structures to prevent overgrowth and blight to the neighborhood.

10) Landscape: Lack of required landscaping
- 17.612.010

VIOLATION: Property conditions lacks minimum required landscaping and irrigation requirements.

CORRECTIVE MEASURES: All required setback areas not occupied by other structures, driveways and walkways shall be covered with acceptable living groundcover.

11) Landscape: Clearance - 12.56.080

VIOLATION: Trees are overgrown and do not allow for the proper required clearance above the street and/or sidewalk.

CORRECTIVE MEASURES: Eliminate tree overgrowth to allow for clearance eight (8) feet above the sidewalk and fourteen (14) feet above the street/alley. Ensure the tree does not obstruct any traffic signs or devices.

12) Landscape: Clear view zone obstructions
- 12.28.010 (Corner Lots) / 17.612.010
(Driveways) (A-1-c)

VIOLATION: Landscaping plants (trees, shrubs, hedges and bushes, other plant materials and non-plant obstructions) exceeds the clear-zone height limitations on corner lots and/or driveways abutting the street or sidewalk.

CORRECTIVE MEASURES: Eliminate sight obstruction by removing and/or trimming the obstructing hedge, shrub, tree limbs to a maximum height of three feet six inches on corner lots and four feet for driveways. Trees must be maintained free of branches a minimum five feet above finished grade.

13) Landscape: Right-of-Way overgrowth -
17.612.010

VIOLATION: Landscaping plants (trees, shrubs, hedges and bushes or other plant materials) projects beyond the property line of the property abutting the right-of-way and/or projects over the right-of-way obstructing the view of traffic and prevents pedestrian use constituting a hazard to drivers or pedestrians.

CORRECTIVE MEASURES: Remove and/or trim any landscaping plants, branches or groundcover that extends over the property line into the sidewalk and/or street.

14) Landscape: Unmaintained easements -
12.56.080 (C)

VIOLATION: Lack of maintenance (allowing weeds and other obstructions to) in easements and unpaved areas adjacent to public street right-of-way.

CORRECTIVE MEASURES: Maintain the grounds of maintenance easements; maintenance includes watering as needed and keeping such easements and unpaved areas free from weeds or any obstructions contrary to public safety.

15) Fence height: Front yard - 17.620.110

VIOLATION: Front yard fence located in the setback area exceeds maximum height of four (4) feet.

CORRECTIVE MEASURES: Reduce existing fence height to four (4) feet.

16) Fence height: Street side yard -
17.620.110

VIOLATION: Side yard fence located within the street side yard setback area exceeds maximum height of four (4) feet.

CORRECTIVE MEASURES: Reduce fence height to four (4) feet.

17) Fence: Prohibited materials - 15.156.020

VIOLATION: Illegal fence constructed on your property using prohibited materials (cast-off, second-hand materials) not originally intended for use for constructing or maintaining a fence.

CORRECTIVE MEASURES: Remove existing prohibited materials, and replace with approved permanent material such as wood, chain link, stone, rock, concrete block, masonry brick, brick or decorative wrought iron or other material approved by the Urban Design Manager.

18) Fence: Maintenance requirements -
15.156.020 (C)

VIOLATION: Improper maintenance of existing fence causing potential hazard and a public nuisance causing blight to the neighborhood.

CORRECTIVE MEASURES: All fences, walls, trellises and gates must be maintained in good condition. Deteriorated materials must be repaired, replaced or removed (if applicable).

19) Fence: Swimming pool fencing -

15.64.070

VIOLATION: Swimming pool is not properly fenced and/or is unfenced (including self-latching gate) to prevent access to the pool from other than from within the building.

CORRECTIVE MEASURES: Repair fence to eliminate access opening AND/OR Construct new fence with minimum height of five feet with no openings or projections or other facilities that would make such fence conducive to climbing by a child. If vertical members are supported by top and bottom rails connected to posts, the space between each vertical member shall not exceed five inches AND/OR Install self-latching device to gate to maintain gate closure at all times.

20) Semi-trucks: Parked on private property - 10.44.020

VIOLATION: Residential Districts Commercial semi-trailer truck with GVWR of 10,000 pounds parked Off-Street on residential property.

CORRECTIVE MEASURES: Discontinue parking commercial semi-trailer truck on your residential property. Commercial vehicles having a gross vehicle weight rating of 10,000 pounds or more are prohibited from parking on private property within a residential district including street frontages contiguous to schools, colleges, universities, and hospitals.

21) Noise: Mechanical Device - 8.68

VIOLATION: Operating or permitting the use of any mechanical device, apparatus or equipment in such a manner that exceeds the maximum noise level standards set forth in the Sacramento City Code.

CORRECTIVE MEASURES: Minimize excessive or unnecessary noise to a reasonable level. Control the level of noise in a manner that promotes the use, value, and enjoyment of property, conduct of business, sleep and repose and reduces unnecessary and excessive sound in the environment.

22) Noise: Portable gas power leaf blowers - 8.68.180

VIOLATION: Operating or permitting the use of a portable gasoline powered leaf blower outside the permitted hours.

CORRECTIVE MEASURES: Allowable hours are permitted between 9:00 AM to 6:00 PM Monday through Saturday and between the hours of 10:00 AM to 4:00 PM on Sunday.

23) Trailer coach/Motor home: Setback area - 15.140.020 (B)

VIOLATION: Unlawful to permanently keep or maintain, and/or store on residential property any travel trailer or motorhome within the setback area of a dwelling.

CORRECTIVE MEASURES: Except for loading and unloading, travel trailer must be removed from the setback areas and parked on an approved surface.

24) Trailer coach/Motor home: Occupied - 15.140.020

VIOLATION: Unlawful to occupy a trailer, auto coach, trailer coach or travel trailer for longer than forty-eight (48) hours outside of a permitted auto and trailer camp.

CORRECTIVE MEASURES: Discontinue occupancy of trailer, auto coach, trailer coach, travel trailer or motorhome.

25) Garage/Yard Sales: Continuous sales - 5.88.200

VIOLATION: Continuous or ongoing garage/yard sales occurring at the property.

CORRECTIVE MEASURES: Garage/yard sales may occur once per calendar year and not to exceed two consecutive days.

26) Vacant Lot: Registration - 8.136.030

VIOLATION: Failure to maintain appropriate registration status for the property with the Vacant Lot Program.

CORRECTIVE MEASURES: Ensure all necessary registration fees are paid and current registration information has been provided to the City as required, including contact information for the property owner and a local representative.

27) Vacant Lot: Required Signage - 8.136.060 (C)

VIOLATION: Failure to display the required minimum signage of four (4) feet by four (4) feet at the property with contact information for the property owner or local contact with letters not less than six (6) inches high.

CORRECTIVE MEASURES: Install required signage on the property in a place clearly visible from the public right-of-way.

28) Graffiti Prohibition - 8.24.040 A

VIOLATION: Prohibition. No property owner shall permit his or her property that has been defaced with graffiti to remain so defaced for more than ten (10) calendar days after receiving notification from Code Compliance.

CORRECTIVE MEASURES: Remove all graffiti on the property within 10 calendar days from receiving this notice.

29) Other:

VIOLATION:

CORRECTIVE MEASURES: