

Code Enforcement &
Community Concerns Update
Rules Committee

September 25, 2024

Background

Community Care Mission

To work in partnership with residents to improve the **quality of life** and **aesthetics** in the community through **education, cooperation** and responsive **enforcement**. We achieve this mission by responding to citizen complaints, enforcing the San Leandro Municipal Code and working to solve problems in a quick and fair manner.



City of San Leandro
Community
Development



City of San Leandro
Public Works



City of San Leandro
Human Services



City of San Leandro
Recreation
and Parks

Cleanup and Beautification Work Plan

- ▶ 1.a Enhance coordination and response to illegal dumping
- ▶ 1.b Set and enforce standards for private property maintenance
- ▶ 1.c Enhance communication and reporting of request for cleanup services
- ▶ 2.a Appropriate \$800k of ARPA funds for beautification efforts



Reporting Concerns

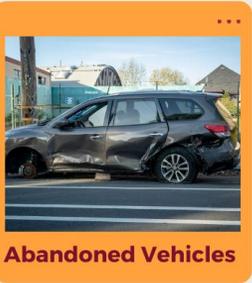
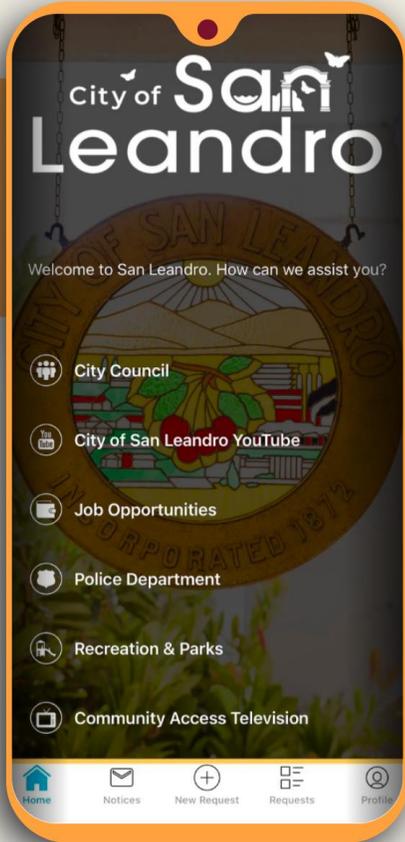


MySanLeandro

Take Action for addressing neighborhood issues and beyond!



Sign Damage/Graffiti



Abandoned Vehicles



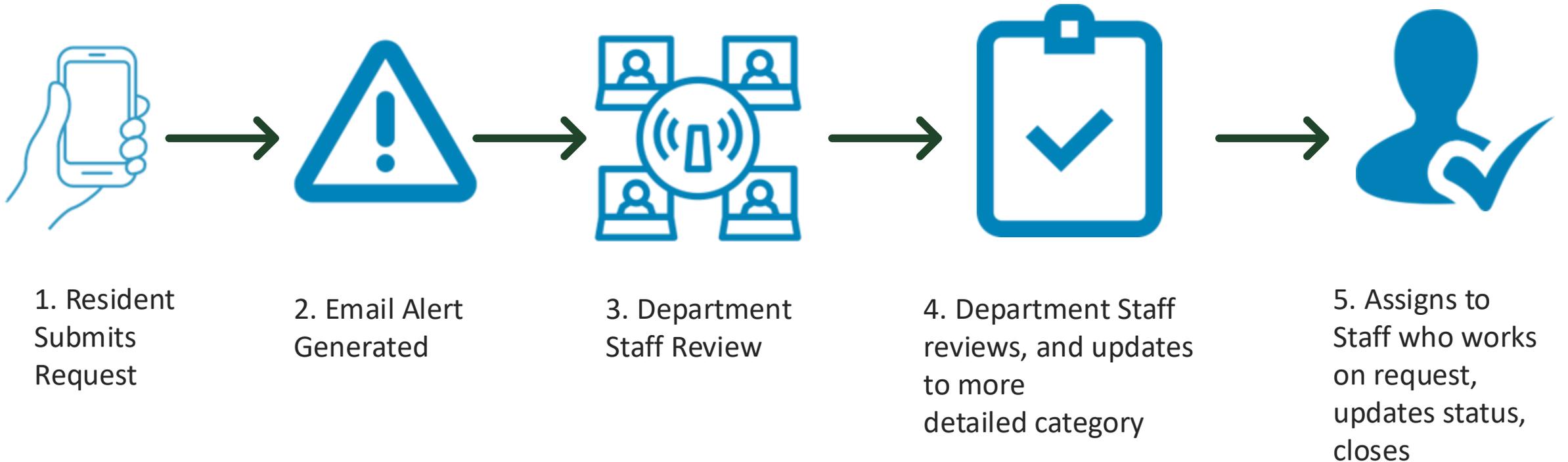
Sidewalk Damage



FOR MORE INFORMATION VISIT
SanLeandro.org/ReportaConcern

MySanLeandro

MySanLeandro System Workflow



Concerns Commonly Reported

Public Works

- Graffiti
- Illegal Dumping
- Potholes
- Sink holes
- Traffic Signals
- Streetlights
- Damaged sidewalks
- Hazardous materials
- Flooding
- Shopping carts

Police

- Criminal Activities
- Noise
- Tobacco Retailing
- Abandoned & Illegally Parked Vehicles
- Animal Control

Community Development

- **Building Code Enforcement**
 - Construction Without Permits
 - Unsafe/Unsanitary Buildings
- **Community Preservation**
 - Community Preservation Ordinance
 - Weed Ordinance
 - Zoning Code
 - Short Term Rentals

Recreation and Parks

- **Urban Forestry**
 - Tree Maintenance
 - Emergency Response - Trees/branches down, hanging limbs)
 - Tree Planting
- **Park Maintenance**
 - Maintenance/Repair
 - Park Rule Violations
 - Safety Concerns
 - Improvements/Enhancement

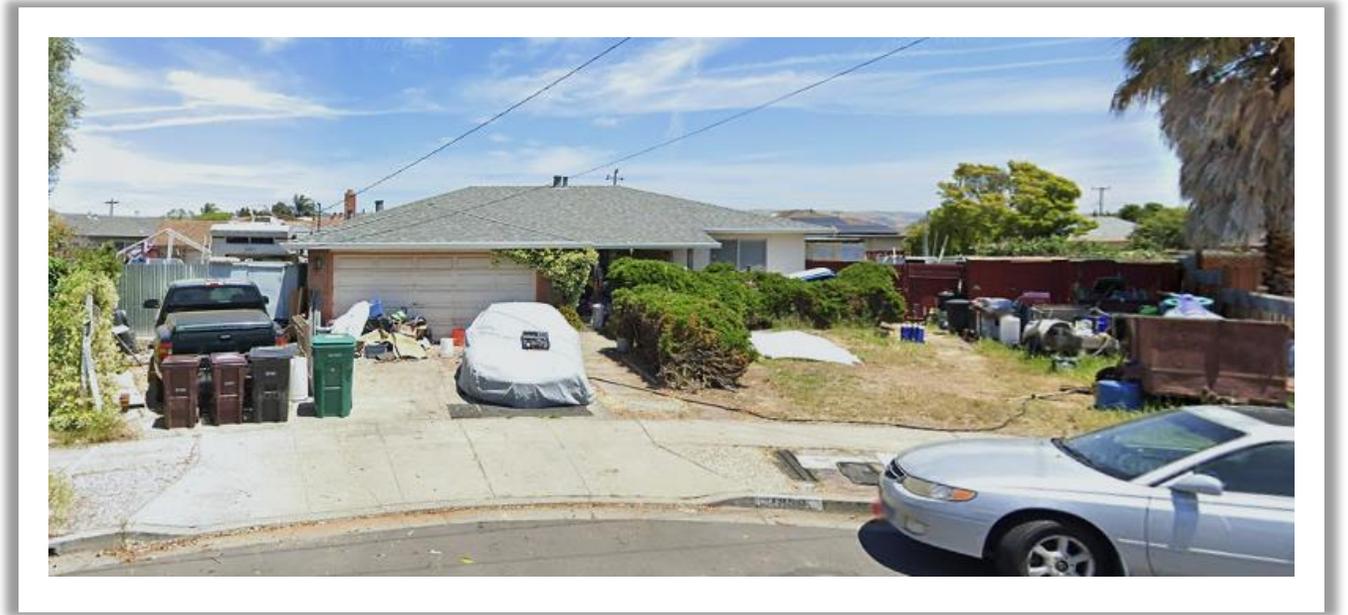
Human Services

- **Homeless Outreach**

Complexity of Requests Varies Greatly



Pothole Repairs



Private Property Concerns

General Response Challenges

Incorrect
Information

No Contact
Information

Jurisdiction

Managing
Expectations

Capacity /
Resource
Limitations

Equity

Safety
Considerations

Digital Divide

Interdepartmental Efforts

Code Amendments & Education

- **August 2024: Enforcement Code Amendments effective**
 - Clear enforceable **property maintenance standards** for commercial and multi-unit properties and vacant lots
 - Updated **mobile food vendor regulations** to align with State law and enable clear enforcement process
 - Clear and enforceable **noise ordinance standards**
- **Education on enforcement process and new Code standards**
 - Outreach / education campaign
 - Videos
 - Flyers
 - Engage HOAs/community groups



A reminder to please **CUT WEEDS** to reduce risk of fire during the dry season. Weeds over 4" in height and vegetation blocking the sidewalk may result in enforcement actions, including fines.

Un recordatorio que por favor **CORTE LAS MALEZAS** para reducir el riesgo de incendios durante la temporada seca. Las malas hierbas de más de 4" de altura y la vegetación que bloquea la acera podrían resultar en acciones por el departamento de cumplimiento de códigos, incluyendo multas.



提醒请**剪除杂草**，以减少旱季发生火灾的风险。超过 4 英寸的杂草和遮挡人行道的植物可能会导致执法行动，包括罚款

Broader Beautification Priorities

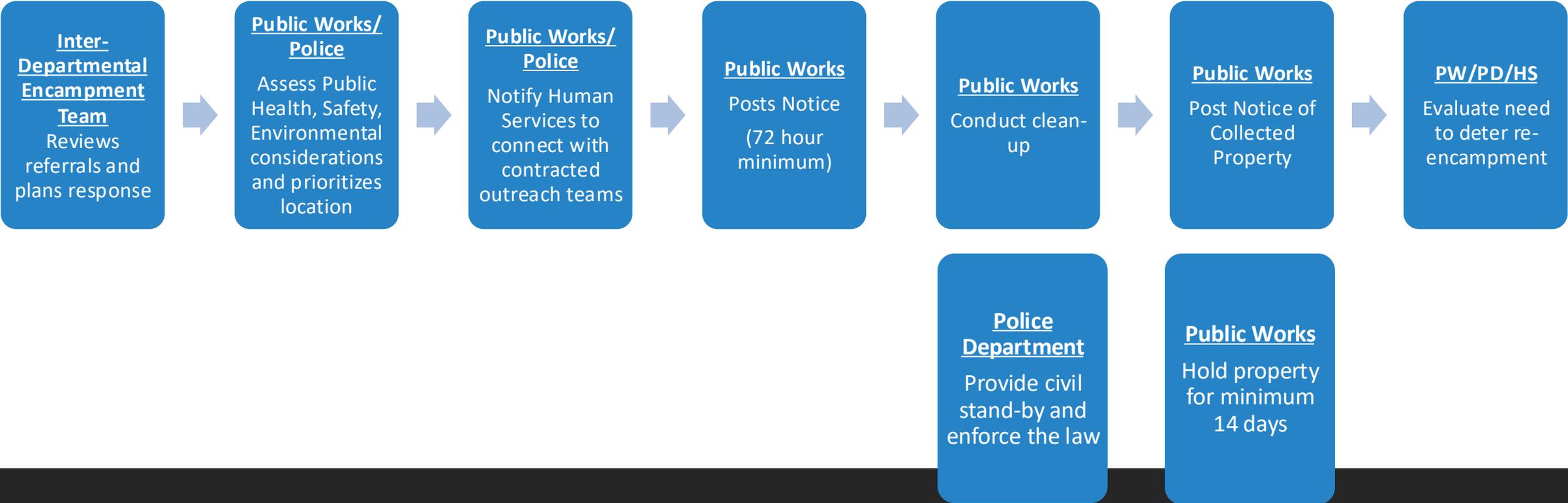
- **ARPA beautification funding (\$800K)**
 - CD will assist PW and generate referrals (dumping/graffiti)
 - Mural and plaza projects
 - Partner with volunteer coordinator on new initiatives
 - Tree and shrub planting
 - Cleanup events
 - Education workshops on sustainable practices
- **Interdepartmental nuisance team**
 - Meets monthly
 - Reps from relevant Depts attend meetings



Encampment Response

Public Property Encampment Response

Type of Concern	Preferred Reporting Channel
Encampment	MySanLeandro



Interdepartmental Response Strategy: Roles



Human Services

- Connects to Outreach Services



Public Works

- Posts Notices to Vacate
- Performs Cleanup Activities



Police Department

- Responds to emergencies
- Enforces laws



Community Development

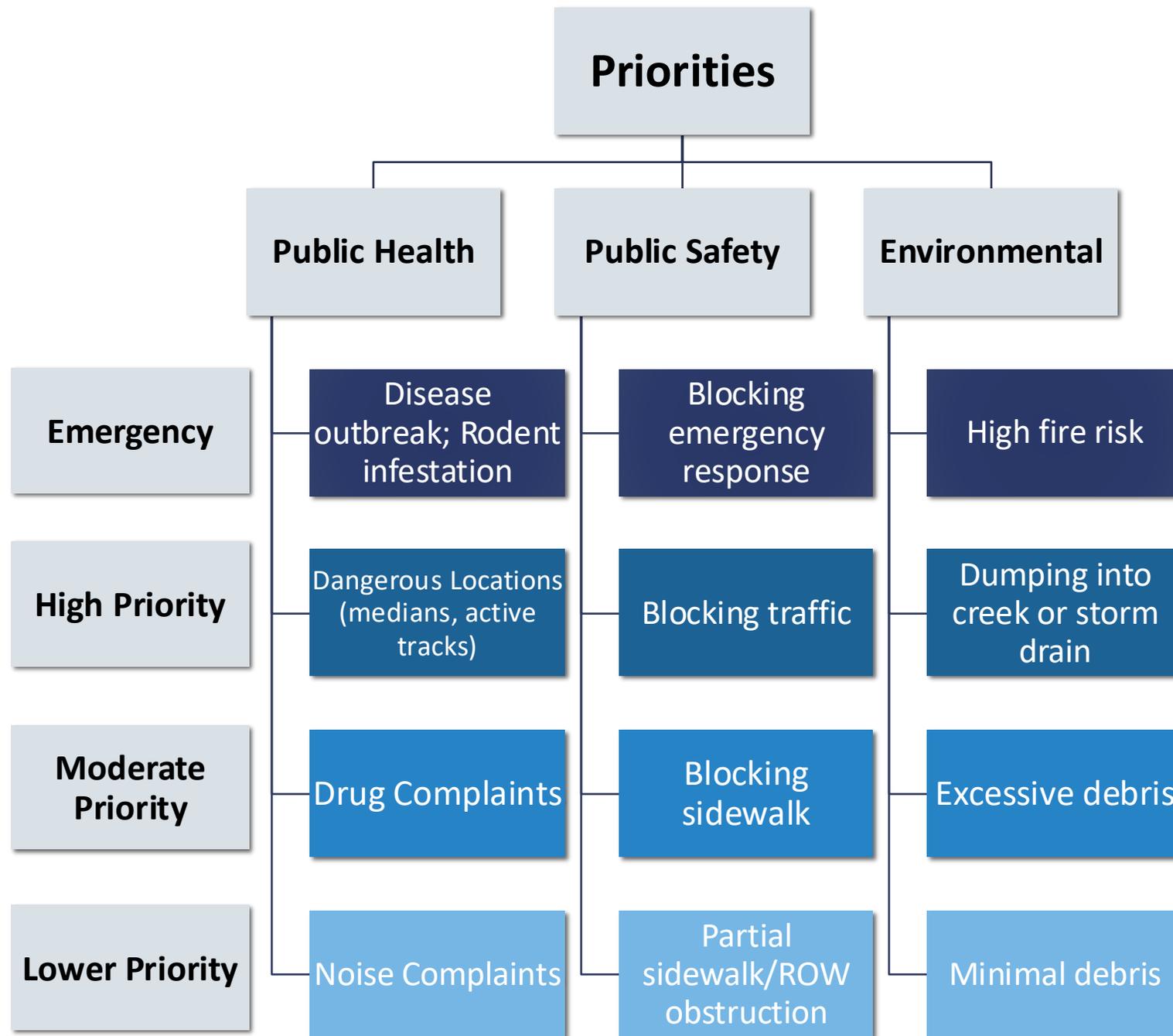
- Business Liaison
- Enforcement on Private Property

Goals

Address the holistic health and safety needs of the community

Connect unsheltered individuals to services

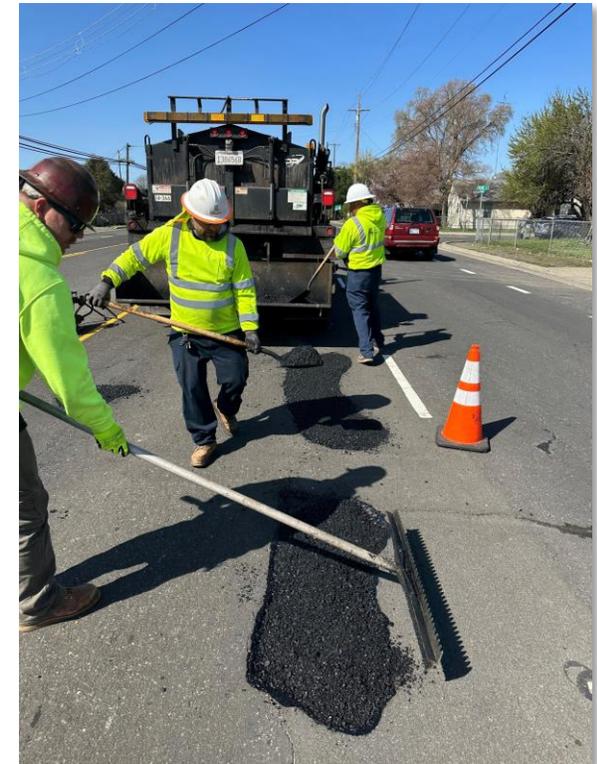
Maintain safety and preserve the San Leandro community



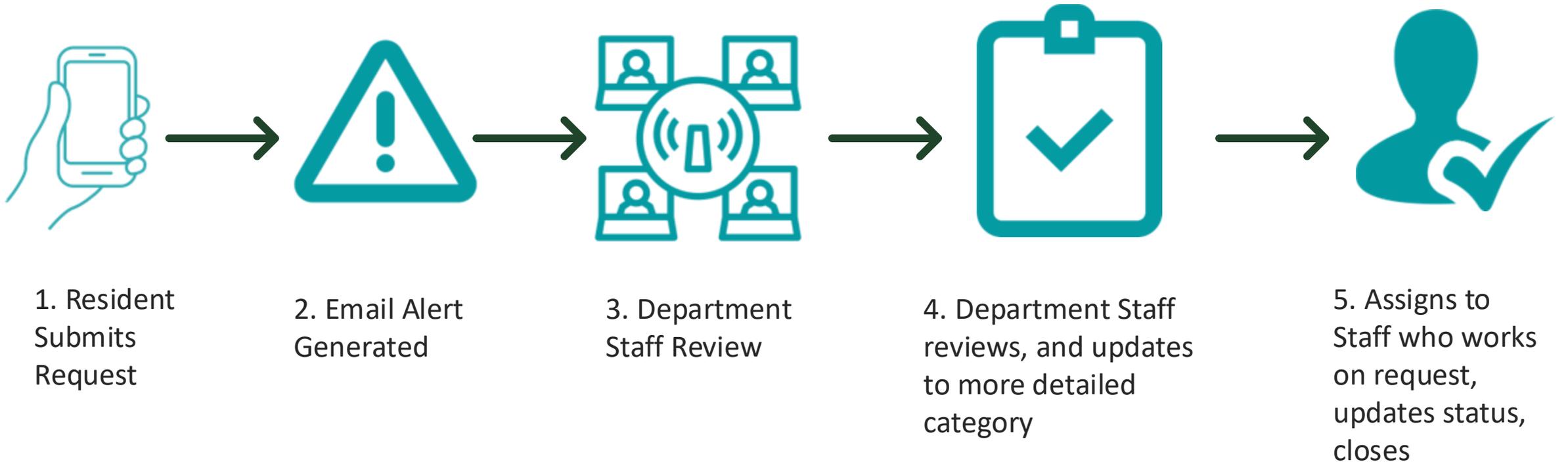
Public Works

Public Works Department Response & Enforcement

Type of Concern	Preferred Reporting Channel	Target # Days to Resolve
Graffiti – Public Right-of-Way	MySanLeandro	2
Illegal Dumping – Public Right-of-Way	MySanLeandro	2
Potholes	MySanLeandro	14
Sinkholes	510-577-2740 (PD Non-Emergency)	1
Traffic Signal Issues	MySanLeandro	1
Street light Outages	MySanLeandro	3
Pole Knock Downs	510-577-2740 (PD Non-Emergency)	1
Damaged Sidewalks	MySanLeandro	21 (initial response)
Shopping Carts – Public Right-of-Way	MySanLeandro	1
Street flooding	MySanLeandro	1
Unpermitted Work – Public Right-of-Way	510-577-3308 (PW Inspection)	2
Unpermitted Grading – Private Property	510-577-3308 (PW Inspection)	2
Stormwater Permit Violations – Private Property	510-577-3308 (PW Inspection)	2

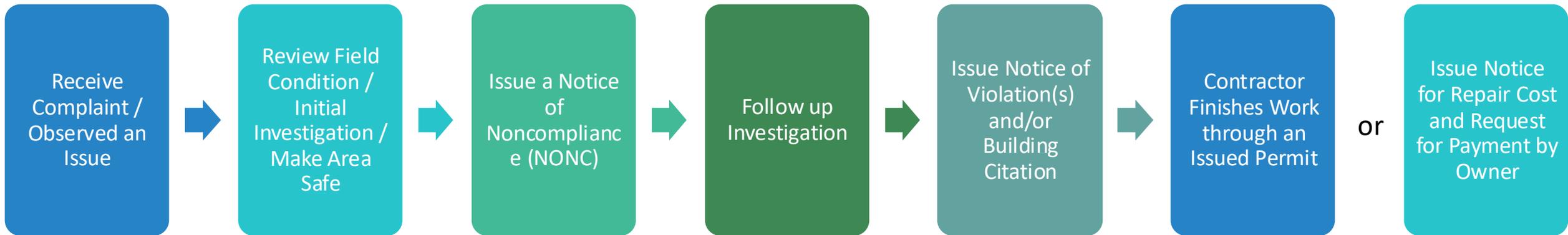


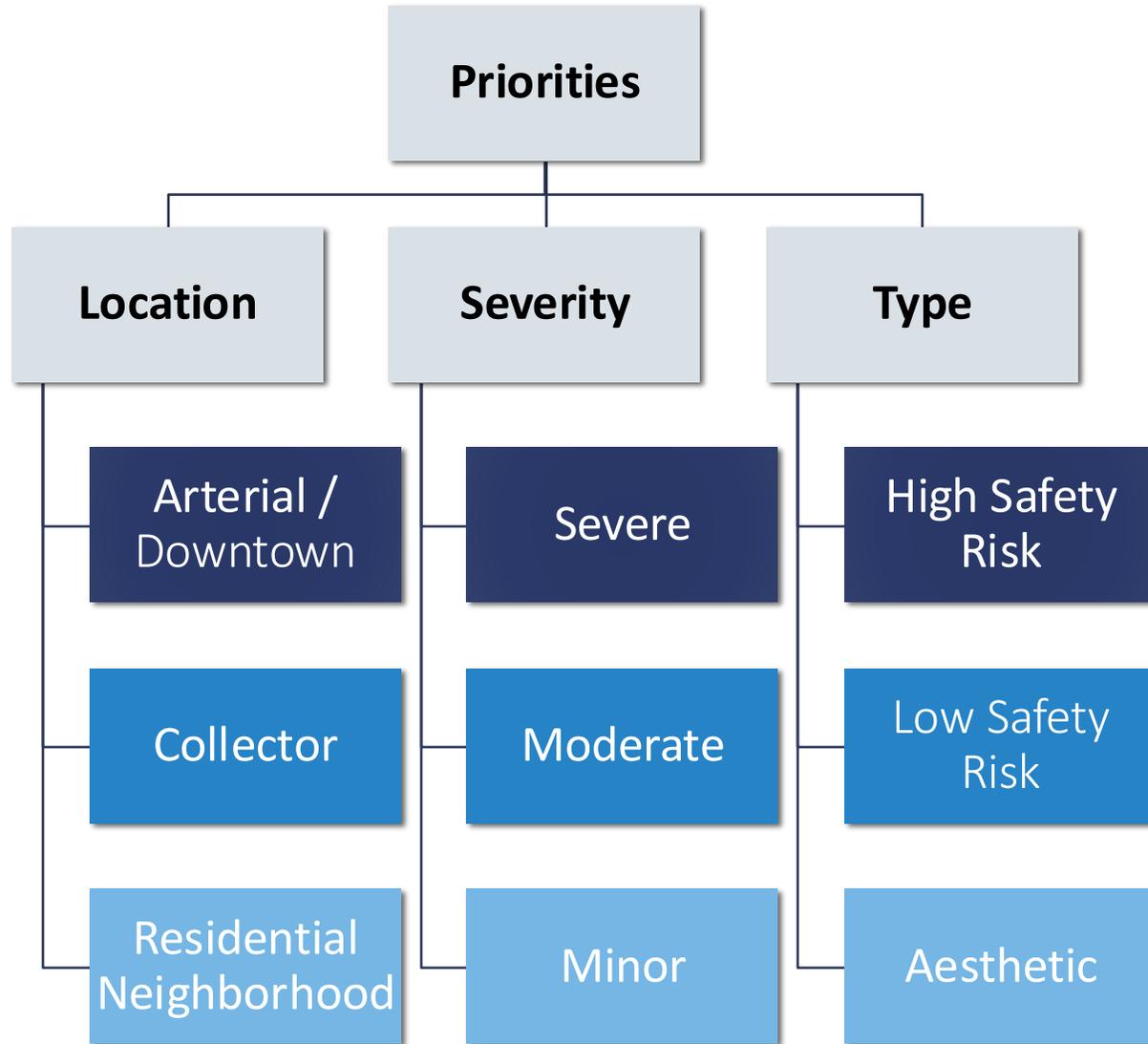
Public Works Response Workflow



Public Works Enforcement Process

Permit violations / Working without a permit



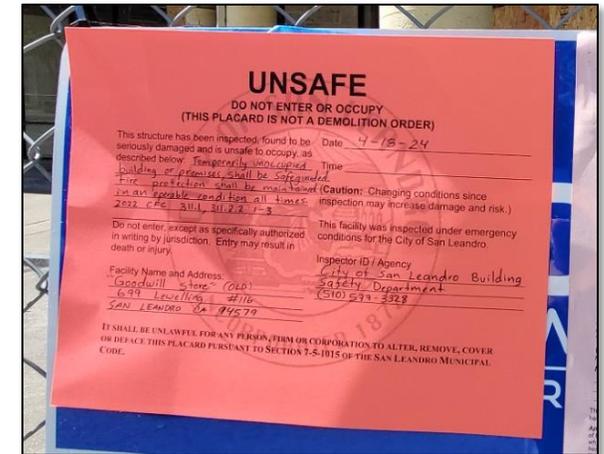


Public Works Prioritization Process

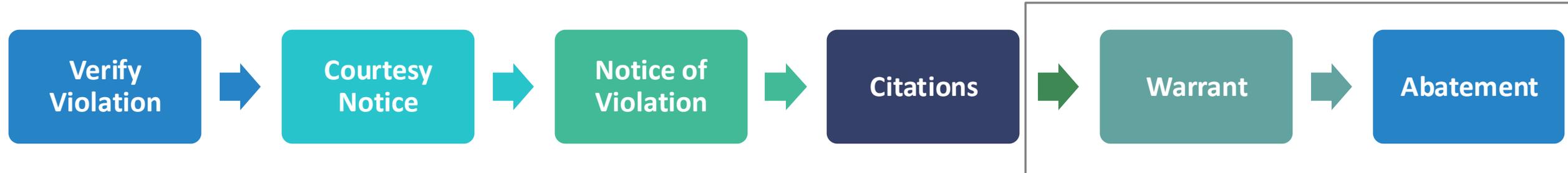
Community Development

Community Development Code Enforcement

Type of Concern	Preferred Reporting Channel
Construction Without Permits - Private Property	MySanLeandro
Unsafe / Unsanitary Buildings	MySanLeandro
Fences / Walls / Hedges - Private Property	MySanLeandro
Garbage Containers in Street View - Non Trash Day	MySanLeandro
Graffiti - Private Property	MySanLeandro
Home Business without Business License	MySanLeandro
Outdoor Storage - Private Property	MySanLeandro
Overgrown Vegetation - Private Property	MySanLeandro
Paving in Front Yard - Private Property	MySanLeandro
Short Term Rental	MySanLeandro
Signage - Private Property	MySanLeandro
Trash, Litter, Junk, Debris - Private Property	MySanLeandro



Private Property Enforcement Process



Judicial Warrant Required -
appropriate to address
dangerous conditions

Key Considerations:

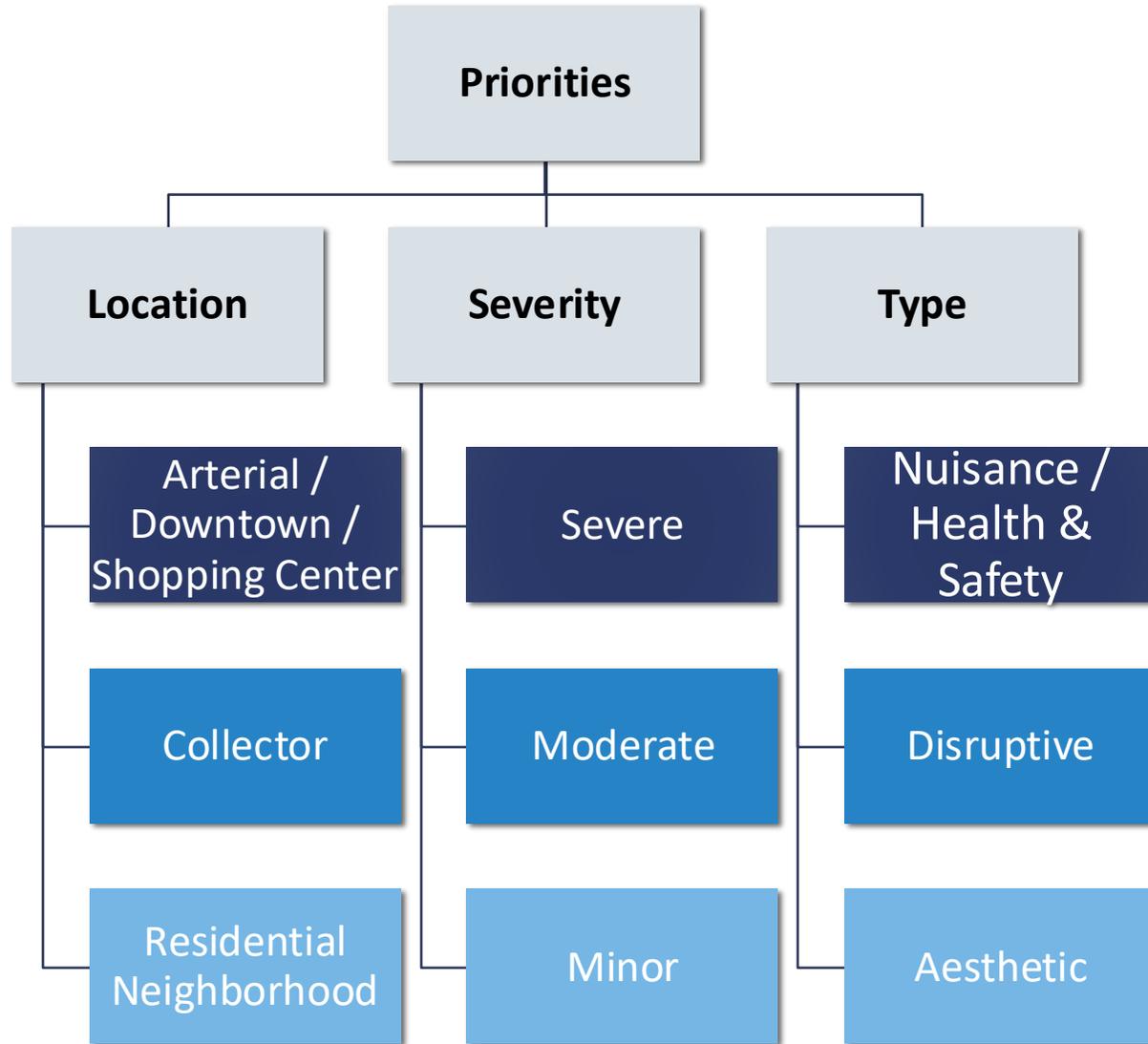
- Education and partnership with residents, businesses, and property owners
- Goal: achieve voluntary compliance with Codes and Ordinances
- Due process required: takes time and City cannot unilaterally fix/abate issues

*Specific timelines vary depending on complexity of case and whether appeals are pursued

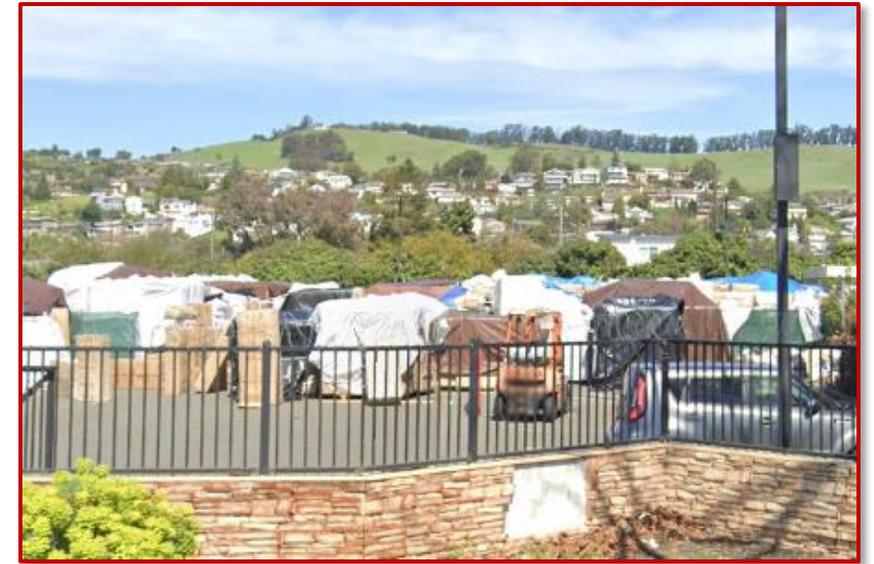
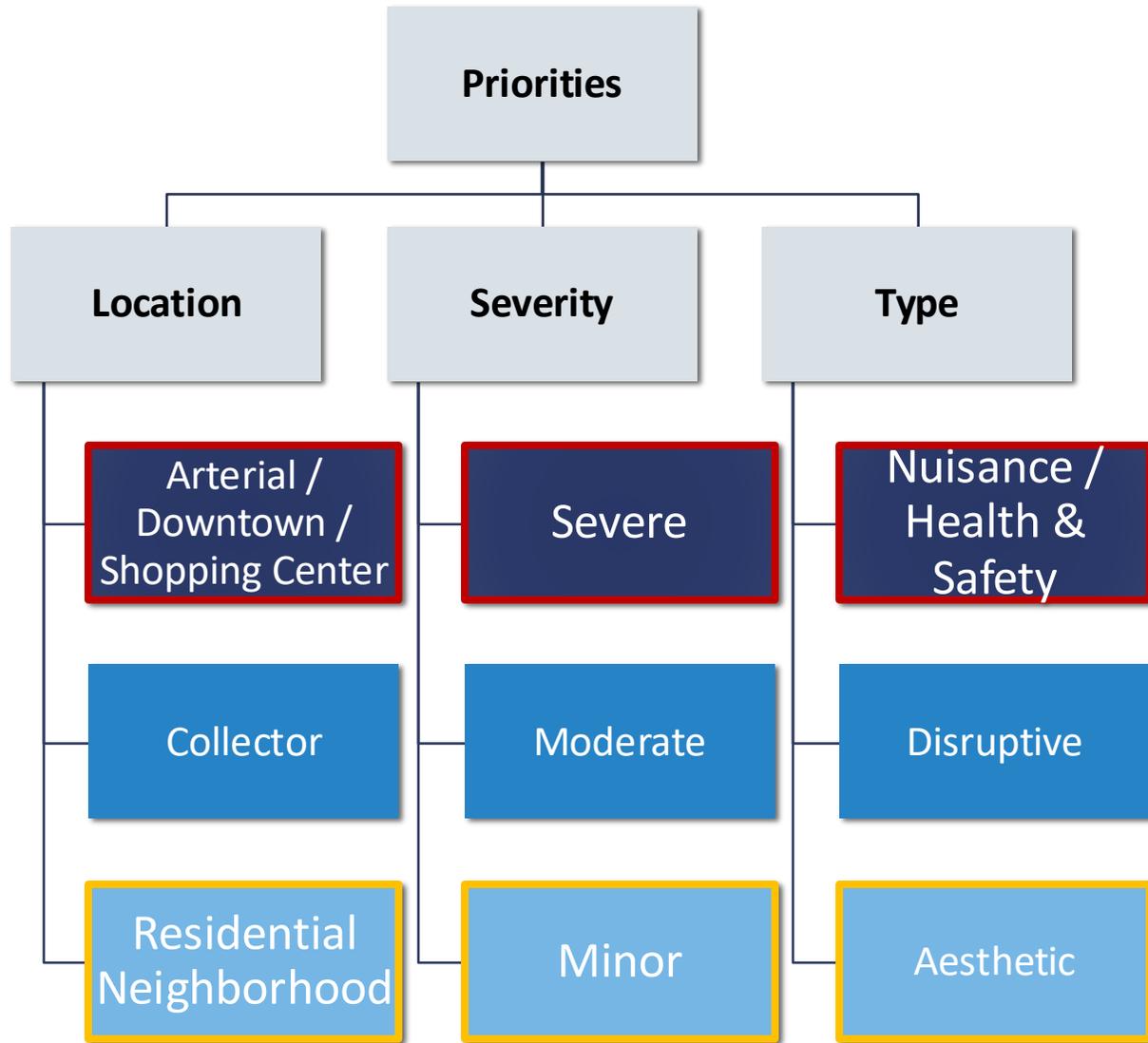
Staffing Plan

- **Baseline Staffing (FY23-24)**
 - 1 Supervisor
 - 2 Officer II (vacant)
 - 1 Officer (contract)
- **Increased Contract Support (FY24-25)**
 - 1 Supervisor
 - 1 Senior Officer (contract)
 - 2 Officers (contract)
 - Year Up Intern





Community Preservation Prioritization Process



VS.



Next Steps

- Targeted proactive enforcement focusing on top concerns and priorities that affect broadest segment of community

Commercial Corridors & Downtown

Cleanliness / Deferred Maintenance

Graffiti

Signage

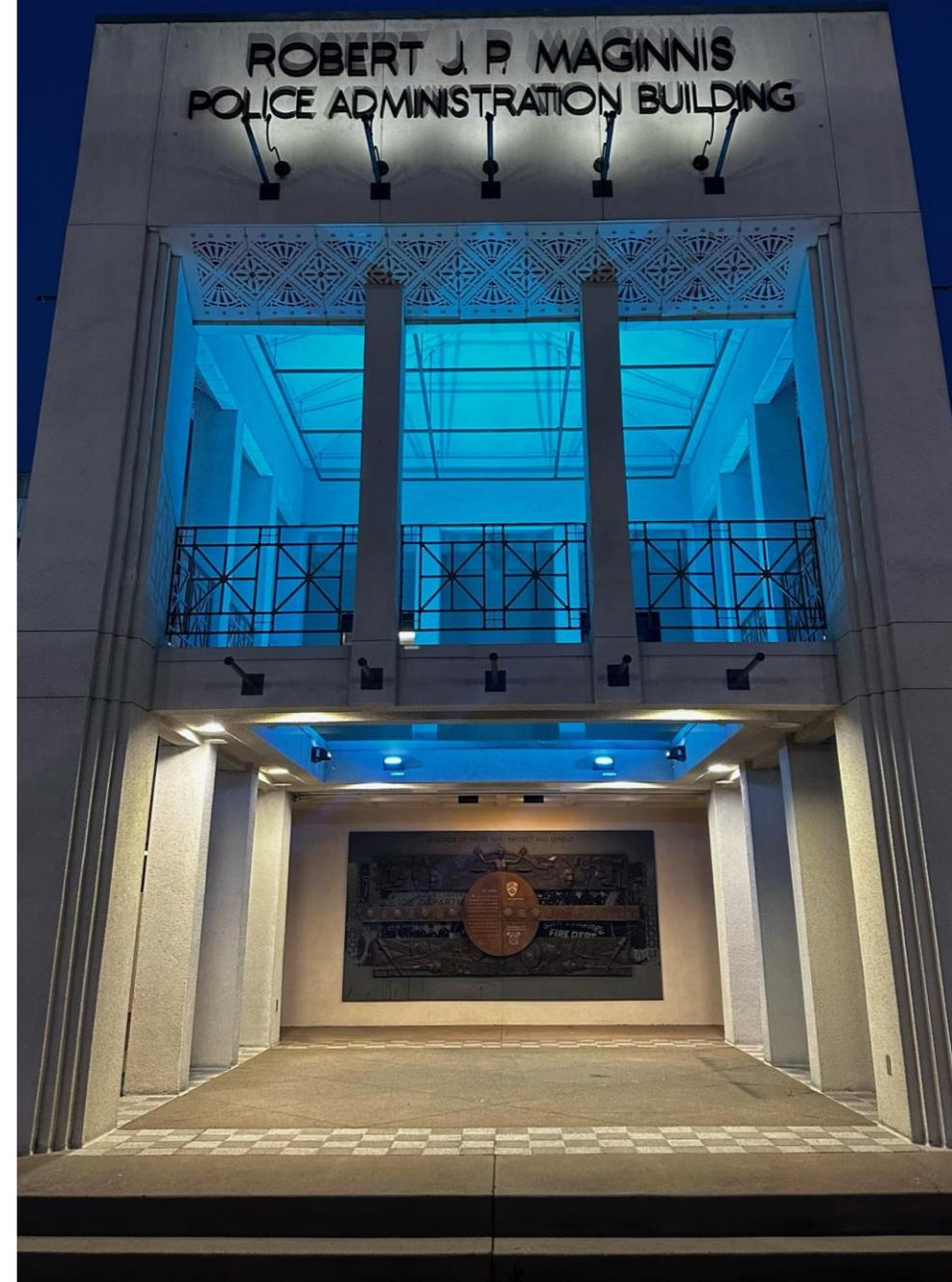
Citywide

Boarded Windows

Vacant lots

- Tradeoffs – proactive efforts may delay lower priority complaint response
- Evaluate code enforcement services and identify opportunities for enhancement
- Evaluate cost-recovery rental housing inspection program

Police Department





Police Department Code Enforcement

Type of Concern	Preferred Reporting Channel
Emergency	9-1-1
Non-Emergency	510-577-2740 (Non-Emergency)
Noise	510-577-2740 (Non-Emergency)
Tobacco Retailer License	510-577-2740 (Non-Emergency)
Abandoned/Illegally Parked Vehicles	MySanLeandro
Animal Control	510-577-0449 (Animal Control)





Police Department Enforcement Process

Verify Violation



Issue Verbal Warning



Document the Contact / Incident



Notice of Violation

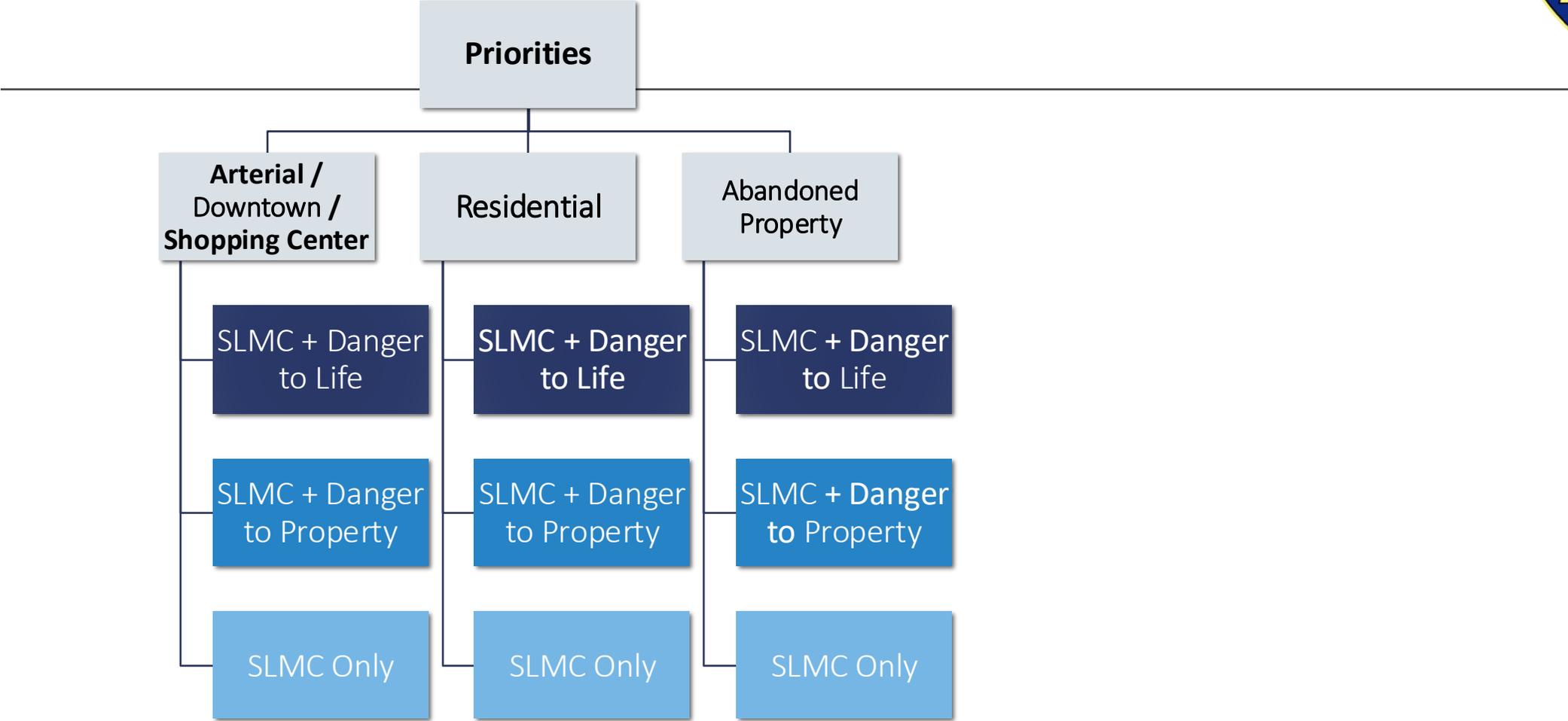


Enforcement Pursuant to SLMC or Penal Code



Send to District Attorney for Review of Alleged Violation

Prioritization



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Rules Committee Questions & Comments
