



CITY OF OAKLAND

AGENDA REPORT

TO: Sabrina B. Landreth
City Administrator

FROM: William A. Gilchrist
Director, PBD

SUBJECT: Quarterly Code Enforcement Report

DATE: January 28, 2019

City Administrator Approval

Date:

2/7/19

RECOMMENDATION

Staff Recommends That The City Council Receive An Informational Report On The Code Enforcement Activities Of The Planning And Building Department For July 2018 Through September 2018 Of Fiscal Year 2018-19.

EXECUTIVE SUMMARY

This report will be provided by a PowerPoint Presentation (**Attachment A**) and provides the City Council with current information on the code enforcement activities of the Planning and Building Department (PBD), including code enforcement data by quarter for July 2018 through September 2018 of Fiscal Year (FY) 2018-19. PBD's Code Enforcement Division enforces compliance with building, housing, and zoning codes and regulations. It is important to note that although many departments within the City enforce property-related regulations, such as the City Administrator's Office (CAO), Public Works Department (OPW), Fire Department (OFD), and Police Department (OPD), the data and work activities described in this report only pertain to PBD.

BACKGROUND / LEGISLATIVE HISTORY

Purpose and Origin of Quarterly Code Enforcement Report

The City's FY 2015-17 Policy Budget contains a policy directive to provide an informational report on a quarterly basis to the City Council concerning the code enforcement activities of PBD. The purpose of the report is to update the City Council on the amount and types of code enforcement work occurring and the key initiatives underway to improve the effectiveness of the program.

Item: _____
CED Committee
February 19, 2019

Below are some of the key initiatives the Department has implemented since the last Quarterly Code Enforcement Report presented at the March 13, 2018 Community and Economic Development Committee:

- Staff Coordination – Weekly Code Enforcement staff meetings with OFD, City Attorney's Office and other departments to discuss Department protocols and complex cases.
- Fee Study and Adjustments – PBD is currently in the process of having a new study done in 2019.
- Recruitments – As of October 2018, PBD has hired one Senior Specialty Combination Inspector and two Specialty Combination Inspectors in the Code Enforcement Unit.

ANALYSIS AND POLICY ALTERNATIVES

A primary goal of the City's code enforcement program is to facilitate correction of building, housing, and zoning code violations in a timely, effective, and efficient manner. The length of time to achieve compliance varies tremendously based on several factors such as the complexity of the violation and the cooperation of the property owner. The code enforcement program is primarily complaint-driven, and the number of complaints received can vary over time.

Code Enforcement Definitions

Property Blight: Any property i.e., residential, commercial or industrial properties, that exhibits a lack of maintenance, livability, and appearance that does not promote the health, safety and general welfare of the community. Blight includes: abandoned or unsecured buildings and structures; abandoned construction projects; dilapidated, deteriorated buildings; broken or missing windows, doors, fencing, signs, retaining walls; defaced buildings; overgrown vegetation; trash and debris; unclean, unsanitary property; garbage bins left in public view; open storage; property that creates a dangerous condition i.e., erosion controls; unstable soil conditions; parking and storage of trailers, campers, recreational vehicles, boats, unregistered, inoperative vehicles, appliances, furniture, etc.

Note: Illegal dumping of items on the street and sidewalk is commonly reported to Code Enforcement Services but is the responsibility of the OPW.

Building Maintenance: Regulations controlling the use, occupancy, locations, and maintenance of all residential and non-residential buildings, structures, portions thereof and real property.

Zoning: Regulations related to compliance with residential, commercial, and industrial zones that include, for example, fence height, business in residential areas, persistent noise, excessive signage and other unapproved activity.

Code Enforcement Statistics

The PowerPoint Presentation (***Attachment A***) provides data on Complaints and Inspections, Volume of Inspections, Enforcement Actions for Compliance and Abatement, and lastly Fees Assessed for Quarter 1 of FY 2018-19.

FISCAL IMPACT

This is an informational report. No actions are requested so no fiscal impacts are anticipated.

PUBLIC OUTREACH / INTEREST

There is tremendous public interest in the City's code enforcement program. Department staff communicates regularly with property owners and building occupants to hear feedback on the program and discuss potential improvements.

COORDINATION

This report was prepared in coordination with the CAO. PBD coordinates with many City departments concerning the work described in the report, including the CAO, OFD, OPD, OPW, Housing and Community Development Department (HCDD), and the City Attorney's Office.

SUSTAINABLE OPPORTUNITIES

Economic: This is an informational report so there are no actions requested of the Council and no direct economic impacts. Code enforcement activities have economic benefits by preserving quality of life and ensuring safety for Oakland residents, business owners, and visitors.

Environmental: This is an informational report so there are no actions requested of the Council and no direct environmental impacts. Code enforcement activities have environmental benefits by enforcing codes designed to protect the environment.

Social Equity: This is an informational report so there are no actions requested of the Council and no direct social equity impacts. Code enforcement activities can have social equity implications. For example, with the current complaint-based system, people with access to the system are more likely to submit complaints. Marginalized communities living in substandard housing may be reluctant to submit complaints. PBD coordinates with HCDD to mitigate impact on residents through referral of City Services that educates and directs tenants in finding resolutions that impact living standards.

ACTION REQUESTED OF THE CITY COUNCIL

Staff recommends that the City Council receive this informational report on the code enforcement activities of PBD for July 2018 through September 2018 of FY 2018-19.

For questions regarding this report, please contact William A. Gilchrist, Director of Planning and Building, at (510) 238-2229.

Respectfully submitted,



WILLIAM A. GILCHRIST
Director, Planning and Building Department

Attachment (1):

A - Quarterly Code Enforcement Report