

**REGULAR MEETING AGENDA  
LODI IMPROVEMENT COMMITTEE**

**May 8, 2012**

**6:00 P.M.**

**CARNEGIE FORUM – COUNCIL CHAMBERS  
305 W. PINE STREET  
Lodi, California**

For information regarding this Agenda please contact:  
JOSEPH WOOD  
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**NOTE:** All staff report or other written documentation relating to each item of business referred to on the agenda are on file in the Office of Community Development Department, located at 221 W. Pine Street, Lodi, and are available for public inspection. If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 U.S.C. Sec. 12132), and the federal rules and regulations adopted in implementation thereof. To make a request for disability -related modification or accommodation contact the City Clerk's office as soon as possible and at least 24 hours prior to the meeting date.

**6:00 p.m. Regular Meeting**

**Roll Call**

**Minutes April 17, 2012 – Special Meeting**

**Treasurer's Report**

**Announcements/Presentations**

**Agenda Items:**

- A. Review of Property Maintenance Ordinance
- B. Follow up on Issues from Previous Meetings

**Department Reports**

- Community Development
- Police Department
- Public Works

**Comments by the Public on Non-Agenda Items (5 minute limit per speaker)**

**Comments from Board members on Non-Agenda Items (5 minute limit per speaker)**

**New Business**

Topics for Upcoming Meetings

**Adjournment**

Pursuant to Section 54954.2(a) of the Government Code of the State of California, this agenda was posted at least 72 hours in advance of the regularly scheduled meeting (or 24 hours in advance of a special meeting) at a public place freely accessible to the public 24 hours a day.

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Joseph Wood  
Neighborhood Services Manager



**MEMORANDUM, City of Lodi, Community Development Department**

**To:** Lodi Improvement Committee  
**From:** Joseph Wood, Neighborhood Services Manager  
**Date:** May 7, 2012  
**Subject:** Staff Report for Regular Meeting of May 8, 2012

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**I. Treasurer's Report**

No funds at this time.

**II. Announcements/Presentations**

**III. Agenda Items:**

**A. Review of the Property Maintenance Ordinance**

As you may recall, this issue is being brought before the LIC at the request of Mayor Mounce. Several months ago, she was contacted by a Lodi resident that was frustrated that a neighbor had allowed their front yard to go to dirt. The resident had originally contacted the City Attorney to inquire whether there was any City code that prohibited this. I recall consulting with him on this issue and we had come to the conclusion that while the current Property Maintenance Ordinance does address issues such as dead or dying vegetation, it does not address a yard that is void of vegetation completely.

I have searched through Property Maintenance/Landscaping Ordinances from cities across the United States, and have found that most have the same language as the City of Lodi, which prohibits the "Accumulations of dirt, litter or debris" on private property and declare it a Public Nuisance. However, this is interpreted more as a pile of dirt, litter or debris that has been placed or has accumulated or gathered upon a property rather than just the natural grade of a yard.

In my research, I did manage to find a few jurisdictions that have adopted regulations that apply to this issue. The following are brief excerpts from those codes and the cities that they were taken from:

*City of Costa Mesa, California*

**Landscaping.** *For R-1 [zoned] properties, all unpaved areas visible from the public right-of-way shall be landscaped and the landscaping shall be maintained in a healthy condition free of dying, dead, diseased, decayed, discarded and/or overgrown vegetation.*

*City of Fort Collins, Colorado*

***No Dirt Yards.*** *At least 80% of a yard area [visible from the public street or sidewalk] must be covered with ground cover plants or other landscaping material, such as mulch, gravel, stone or paving bricks, or grass.*

*City of Sacramento, California*

***Landscaping Ordinance Summary-*** *Front and side yard setback area's outside of a legal fence must be:*

- *Landscaped - The landscape may include grass, annuals, perennials, groundcover, shrubs, trees, and any design elements such as planters, rocks, mulch, or similar elements when integrated as part of the landscape. However, only living vegetation may be used as a primary ground cover.*
- *Irrigated - Can be a hose, watering can, drip irrigation, underground sprinklers or other functional means.*
- *Maintained - All landscaping materials shall be mowed, trimmed, and/or maintained as often as necessary to prevent overgrowth and blight. No junk, debris, or other similar materials shall be stored in the landscaped setback area.*

The City of Lodi's Property Maintenance Ordinance was based upon the findings from the Lodi City Council that such regulation was necessary to:

1. Control or eliminate conditions which are detrimental to health, safety and welfare;
2. Preserve the quality of life and alleviate certain socioeconomic problems created by physical deterioration of property; and
3. Protect property values and further certain aesthetic considerations for the general welfare of all residents of the City of Lodi.

Any amendment to the Property Maintenance Ordinance would still need to meet those criteria. Based upon discussion and direction by the Committee, I can prepare a response and/or a recommendation to the Mayor.

## **B. Follow up on Issues from Previous Meetings**

### **Main Street Project**

Brad Doell from the Lodi Professional Firefighters Assn did respond that they are interested in picking this project up again and that they have secured the use of a lift to access the higher reaches of the building. However, with the very recent loss of one of their brother firefighters Joe Hanson, they've that to deal with for now. He will follow up with me once that has settled.

### **Celebration on Central**

The next Celebration on Central event scheduled for Sunday, May 20<sup>th</sup> has been postponed. No date has been set as of this time, but we are expecting that it will be late-summer, early-fall.

#### **IV. Department Reports**

##### **A. Community Development Department**

- **Planning Commission**
- **Neighborhood Services Division**
- **Building Division**

##### **B. Police Department**

- **District/Watch Commander**
- **Community Improvement Unit/Code Enforcement**

##### **C. Public Works**

#### **V. New Business**

##### **A. Looking Ahead**

- **May 8 - Review and comment on the Nuisance Ordinance**
- **June 12 – McDonalds/Lodi Avenue Nuisance Issues**
- **June 16 – Goal-setting Session**
- **July 10 – Gang Forum/Gang Intervention Program presentation**