

## **What is Community Improvement?**

Community Improvement is the prevention, detection, investigation, and enforcement of violations of statutes or ordinances regulating public safety, public works, business activities, building standards, land-use, and municipal affairs to preserve the high quality of life expected by Lodi residents.

---

## **Where is Community Improvement located?**

Community Improvement is a City division under the Community Development Department. We are located inside City Hall, 221 West Pine Street, Lodi, CA 95641.

---

## **Can Community Improvement enforce private property?**

Yes. In fact, Community Improvement's focus is private property (excludes civil disputes). Public property is usually directed to Public Works or Lodi PD.

---

## **Does Community Improvement proactively look for violations?**

Community Improvement is primarily reactive to complaints. However, if we observe a violation posing a safety hazard while we are out conducting our daily inspections, we will enforce it proactively.

---

## **Are reporting parties of violations kept confidential?**

Yes. Community Improvement maintains confidentiality of reporting parties.

---

## **What happens after I report an issue?**

1. Once a possible violation is reported, a case is opened by a Community Improvement officer, typically within one business day.
  2. If the violation is not an immediate hazard to the public, a Courtesy Letter is sent out that same day, letting the owner know they have 15 days to address the violation. On or after the 15th day, a Community Improvement Officer will inspect the violation.
  3. If the violation isn't resolved within 15 days, Community Improvement issues a Notice and Order, giving an additional 15 days to resolve the violation.
  4. If the issue is not resolved after 30 days, Community Improvement takes the appropriate steps of action. This may include receiving a judge's permission to handle the violation.
- 

## **Will you notify me once the issue is resolved?**

Due to a high volume of reports, the person who reported the violation to Community Improvement may not be contacted unless we need more information.

---

## **I reported an issue but don't see a change. Is anything happening?**

Issues can take up to 30 days to be resolved. If your issue was reported more than 30 days ago, please contact us to check on its status.

---

### Do most residents correct violations upon receiving a Notice?

Yes. About 80% of cases reported are corrected by voluntary compliance.

---

### Does Community Improvement recognize extenuating circumstances when enforcing the codes?

The role of Community Improvement is to interpret and apply the Municipal Code applicable to each specific case. Community Improvement Officers have the discretion to grant time extensions and work collaboratively with residents on correcting violations.

---

### What are the most common types of violations that Community Improvement handles?

The most common types of violations reported and enforced by Community Improvement are:

---

#### Nuisances

- Accumulation of junk and rubbish
- Overgrown grass, trees or shrubs
- Garbage carts in public view or right of way
- Illegal dumping
- Basketball hoops

#### Zoning

- Inoperable vehicles
- Fowl keeping in residential zones
- Signs
- Accessory structures
- Prohibited home occupations

#### Housing Violations

- Lack of required utilities (water/power)
- Plumbing not in good working order
- Rodent infestation
- Unsafe electrical

### What is the enforcement process if we fail to comply with Community Improvement Notices?

Community Improvement will usually begin with a Courtesy Notice and allow 15 days for correction. On or after 15 days, a Community Improvement Officer will conduct a field inspection to determine if compliance was reached.

- Compliance reached: case closed
- No compliance: A Notice and Order is issued (formal and final written warning that the violation must be corrected within 15 days as noted on the notice to prevent further enforcement action). A copy of the Notice and Order is posted at the front door of the property.
  - Notice and Order follow up: If compliance is reached, case will close.
  - No compliance reached: A fine is issued to the property owner for lack of compliance and for maintaining their property in violation of the Lodi Municipal Code. Community Improvement will then commence a warrant abatement process, which gives the City permission from a judge to go on to the property and correct the violations that remain outstanding.