

# CODE ENFORCEMENT

## FREQUENTLY ASKED QUESTIONS

### INFORMATIONAL GUIDE



#### CODE ENFORCEMENT OFFICE

21130 HACIENDA BLVD.  
CITY OF CALIFORNIA CITY,  
CALIFORNIA  
93505-2293

(760) 373-7445

Web Addresses:

<http://www.calcitypd.org>  
<http://www.CaliforniaCity.com>

#### INTRODUCTION

The Code Enforcement Division of California City works closely with the City's Police Department and has been given the responsibility to enforce laws related to safety, health, public welfare, neighborhood enhancement and quality of life.

The Code Enforcement office is located at the Police Department, 21130 Hacienda Boulevard, California City, California 93505-2293, (760) 373-7445 or visit the California City Police Department's website and click on Code Enforcement at <http://www.calcitypd.org>.

#### COMMON ISSUES

The most common issues that the Code Enforcement Division responds to:

- Dangerous and abandoned buildings.
- Fire hazards.
- State Housing Law violations.
- Zoning requirements.
- Un-permitted construction activity.
- Illegal businesses.

#### HOW DO I SUBMIT A COMPLAINT?

If you suspect a violation, how do you go about getting it resolved or reporting it? You make contact with the property owner directly and request that he or she resolve the condition, or, you may report violations to the Code Enforcement Division by filling out a complaint form. The fastest way to initiate a Code Enforcement investigation is to submit a complaint form. Complaint forms are available at the Police Department, located at 21130 Hacienda Boulevard or City Hall, located at 21000 Hacienda Boulevard or visit the California City Police Department's website and click on Code Enforcement at <http://www.calcitypd.org>. The form and instructions are available for your convenience.

#### HOW DO I CONTACT A CODE ENFORCEMENT OFFICER?

The Code Enforcement Offices are located at the Police Department at 21130 Hacienda Boulevard. You may request to speak to a Code Enforcement Officer or you may call (760) 373-7445.

#### SUBSTANDARD HOUSING

#### WILL THE CITY RESOLVE A DISPUTE BETWEEN ME AND MY LANDLORD?

The Code Enforcement Division ensures that rental units are safe to live in. The City will not act as referee for landlord-tenant disputes that involve conditions unrelated to habitability or safety. For example, a dispute involving the color of carpeting would not affect the habitability of the rental unit. Generally these disputes are best resolved between the renter and property owner.

For information about your rights, responsibilities and suggestions on ways to resolve housing complaints between tenants and landlords, the State of California, Department of Consumer Affairs, 400 R Street, Suite 3090 Sacramento, CA 95814-6200 or call **TOLL FREE** at (800) 952-5210, has published several guidelines: LT-3, LT-6 and LT-8. Additional assistance may be available through the Greater Bakersfield Legal Assistance Center, 615 California Avenue, Bakersfield, CA (661) 325-5943.

When contacting your landlord about problems related to your rental unit, it is recommended that you send a letter and keep a copy for your records.

If you have contacted your landlord and he or she is unwilling to make the property habitable, within the limits of his or her responsibility, you can submit a complaint to the Code Enforcement Division.

#### PROPERTY MAINTENANCE

As California City residents and property owners, we have an interest in maintaining the reputation of an attractive, safe, healthy and wholesome community. One way we can do this is by being aware of the property maintenance standards that help insure that the high living quality of our neighborhoods is maintained. The City takes pride in its neighborhoods. Property maintenance standards have been developed to ensure that our neighborhoods remain attractive. Well-kept neighborhoods help to maintain or increase property values, discourage crime and graffiti, encourage quality development and preserve the quality of life in our City. Do Your Part!

● Typical problems related to property maintenance:

- Hazardous/nuisance.
- Overgrown vegetation/weeds.
- Inoperative vehicles/yard parking.
- Storage of junk or trash.
- Auctions, garage/yard sales.

#### REGISTRATION OF CERTAIN STRUCTURES

Pursuant to Section 5-1.1A05 of the California City Municipal Code (CCMC), the person responsible for registering an abandoned, accessible, or distressed property shall pay a registration fee of \$40.00.

#### AUCTIONS; GARAGE/YARD SALES HOW MANY SALES CAN I HAVE?

According to the California City Municipal Code (CCMC), Section 9-2.2A06 (f) (1), auctions; garage/yard sales may be held a total of four (4) times a year.

#### HOW MANY DAYS CAN I HAVE THE SALE?

According to the California City Municipal Code (CCMC), Section 9-2.2A06 (f) (1), the duration of auctions; garage/yard sales shall be not more than three (3) days.

### **WHAT CAN I SELL?**

Only merchandise belonging to the owner may be sold.

### **DO I NEED A CITY PERMIT?**

Yes. A City permit is required and you may obtain the permit at City Hall, 21000 Hacienda Boulevard, Monday through Friday, 8:00 a.m. to 5:00 p.m., excluding holidays.

### **IS THERE A FEE AND CAN I PUT UP SIGNS?**

Yes. (1) Two temporary signs are permitted to announce auctions; garage or yard sales, provided: (i) The sign must be obtained from the City; and (ii) Signs shall be written in erasable marker or a paper sign may be attached with invisible tape to ensure reusable sign is not damaged. The sign shall include receipt number and address where the sale is taking place. (2) These types of sale signs may be installed within rights of way adjacent to City streets, but not within medians of City streets, on street sign poles, or utility poles, if the following requirements are met: (i) A refundable deposit is posted with the City pursuant to the City's Master Fee Resolution Sec 9-6. The fees to rent temporary signs to announce auctions; garage or yard sales is \$5.00 from the City plus a \$50.00 deposit. Signs are removed on the day the sale ends or if the signs are not removed, the City shall remove the signs and forfeit the deposit. The signs shall not be erected more than five days prior to the sale. The bottom edge of the signs shall be no less than 12" nor more than 36" from the ground. (3) Any other sign advertising this type of sale will be remove. (CCMC Sec 9-2.2A09 [g]).

### **OTHER ADVERTISING OPTIONS**

A person wishing to advertise an auction; garage or yard sale could do so in the local newspaper for a fee. The Mojave Desert News accepts ads for these types of sales up to their deadline of Monday noon, by calling (760) 373-4812, or 1 (800) 541-4460 or email at: [classified@desertnews.com](mailto:classified@desertnews.com)

### **ILLEGAL DUMPING**

Unfortunately, illegal dumping is a problem that continues to occur despite hefty penalties such as fines, arrest, and orders to abate. If the dumping is done by a business, revocation of business license is almost guaranteed in addition to other penalties. What is really unfortunate is that there are plenty of legal alternatives to illegal dumping. Legally, when trash is dumped on private property, the property owner becomes responsible to remove it. At this time, due to State budget reductions, the City is not able to assist private property owners in removing dumped materials from their property.

### **I SEE SOMEONE DUMPING TRASH RIGHT NOW. WHO DO I CALL?**

This is a crime in progress, you should call the Police

Department at (760) 373-8606 and provide as much information as possible such as, a description of the vehicle, license plate number and description of people involved, and items being dumped.

### **WHY HASN'T ANYTHING BEEN DONE YET? I TURNED IN A COMPLAINT LAST WEEK. WHY HASN'T THE CITY DONE ANYTHING YET?**

It's likely that the Code Enforcement Division has already started investigating your complaint. Part of an investigation involves researching property ownership, title, occupants, past or current permits, prior Code Enforcement actions, etc. The investigation may also involve working closely with other Departments and/or Agencies. A significant portion of Code Enforcement investigations are performed "behind the scenes" by exchanging correspondence with the violator, sending legal notices, etc.

When the violator fails or refuses to correct the violation, the Code Enforcement Division initiates a formal legal process to compel compliance, which may extend the amount of time to resolve the violation. For non-hazardous situations, it is requested that you wait a minimum of 30 days after filing the complaint before checking on the status of a complaint to allow us time to initiate an investigation, contact the property owner and attempt resolution of the violation.

### **WHAT DO I DO IF I RECEIVE A LETTER?**

For non-hazardous violations: The first letter you should receive is mailed to you as a courtesy. It is intended to merely advise you that a violation of an applicable law has been observed. After receipt of the letter, you may:

- Correct the problem.
- Contact the Code Enforcement Officer assigned to your case.

Please contact the Code Enforcement Divisions' Officer assigned to your case at the earliest convenience to clear up any of the following:

1. The information in the letter is incorrect.
2. You are not responsible for the violation.
3. The violation no longer exists.
4. You don't understand some part of the letter.

Once the allowable time specified on your first letter has expired, and if you have not corrected the violation, you may be subject to additional enforcement action.

If it is determined that a hazardous violation exists or that you or the property has been the subject of previous enforcement within the preceding 12 months, you will be notified by an official "Notice of Violation and Order to Abate." This notice will state

specific Code sections for which you are in violation, the remedies available to you, and any fines, charges and/or penalties that you will be assessed.

If you receive an official "Notice of Violation and Order to Abate," you should contact the Code Enforcement Officer assigned to your case as soon as possible. You may appeal a "Notice of Violation and Order to Abate" on the basis that you:

- Are not responsible for the violation.
- Contest the existence of a violation.

### **ENFORCEMENT**

The Code Enforcement Division utilizes a variety of strategies in order to gain compliance with standards. These strategies include, but are not necessarily limited to:

### **ADMINISTRATIVE REMEDIES**

- Levying of fines.
- Withholding, suspending or revoking City issued permits or licenses.
- Nuisance abatement.

### **CIVIL REMEDIES**

- Injunction.
- Placing property in a receivership.

### **CRIMINAL REMEDIES**

- Fines.
- Arrest.
- Probation.

### **HELPFUL TELEPHONE NUMBERS**

Code Enforcement	(760) 373-7445
Police Department	(760) 373-8606
Animal Control	(760) 373-1115
Fire Department	(760) 373-4841
City Hall	(760) 373-8661
City Clerk	(760) 373-7140
Building Department	(760) 373-7152
Building Official	(760) 373-7162
Planning Department	(760) 373-7141

### **IS YOUR NEIGHBORHOOD INTERESTED IN THE NEIGHBORHOOD WATCH PROGRAM?**

**"A GOOD NEIGHBOR IS ONE OF THE MOST EFFECTIVE CRIME PREVENTION TOOLS EVER INVENTED."**

To learn more about Neighborhood Watch, contact the California City Police Department at (760) 373-8606 or visit us online at <http://www.calcitypd.org>.