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# City Code Crier



Rob Winningham, Code Compliance Coordinator, (831) 646-3750

# Neighbor to Neighbor:

- Address problems in person
- Use your neighborhood association
- Involve the City where appropriate

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# Neighbor to Neighbor

This fall, I attended the Laguna Grande, Old Town, and New Monterey neighborhood association meetings. At those meetings, I introduced a grassroots approach to dealing with code compliance issues. This approach is called Neighbor to Neighbor.

This approach emphasizes personal contact at the neighbor level as a way of solving problems. We have found that people can be more receptive to feedback from someone they know, rather than receiving a letter or citation from the City.

For minor issues, the suggested approach is personal contact at the neighbor level.

If this is unsuccessful or if the problem is widespread, the issue may be escalated to the neighborhood association level. For example, the neighborhood association might distribute a flyer letting people know that trash cans are being overfilled.

If this is not successful or if the offender is unreceptive, then the City can step in and take action.

Any imminent life/safety issues should be escalated to public safety.

#### Citywide Trends

The main code compliance issues in Monterey continue to be parking, illegal units, and trash. Of these three, illegal units are the highest priority as they can constitute a life/safety hazard. Life/safety issues will be dealt with before all other issues, so please be patient if you have a lower priority concern.

Illegal units should be reported to our office. Code Compliance, along with the Permit and Inspection Services will investigate the complaint

as soon as possible. Keep in mind that some properties have grandfathered guest houses. Converted garages or subdivided single-family homes represent the greatest hazard as the work is often done by unlicensed contractors or the property owner and may not comply with the current building codes.

For on-street parking issues in neighborhoods, please contact the Monterey Police Department at 646-3914.

The Code Compliance Office does not issue parking citations.

Trash issues continue to be a hot topic. The Monterey City Code prohibits the placing of trash outside of an approved waste receptacle as well as leaving waste receptacles on the street past 7:00 PM on collection day. For more on trash or recycling, please see http://tinyurl.com/n2u4ebg or contact Ted Terrasas at 646-5662



#### Parking Highlight: RVs

Monterey City Code 38-23 (D)(5)(b) states:

Parking in the front yard setback (typically 15' from property line in single family R-1 districts) shall be limited to the driveway apron in front of covered parking

Therefore, RVs may legally be parked on the driveway of a residence. RVs may also be parked on City streets as long as they are moved every 72 hours.

RVs parked on City streets or public lots may not be used for human habitation (MCC 20-85). RVs parked on private property may not be used for human habitation (MCC 38-26(L)(3)).

RVs are not considered commercial vehicles per the Department of Motor Vehicles. Therefore, the City Code sections that deal with commercial vehicle parking on public streets or private property do not apply.

Contact
Thane Wilson at
(831) 646-3728 or
twilson @monterey.org
for more information.





#### Housing Rehabilitation Grant Programs Available

They City of Monterey, in conjunction with the Community Development Block Grant program, is offering Mr. Fix It Grants, Home Safety Grants, and Housing Accessibility Assistance Grant.

To be eligible, the properties must be located within the City limits, be an owner-occupied single-family dwelling and the family income must be no more than 80% of the median income.

The income limits vary based on family size. For example, for a single person, the 80% of median income cutoff is \$39,950. For a family of 5, the 80% median income cutoff is \$61,650.

Examples of eligible repairs under the Mr. Fix It Grants are small plumbing and electrical repairs, repair or replacement of toilets, windows, doors and hardware and repairs or replacements of water and wall heaters.

The Home Safety Grant may be used for items such as fire extinguishers, chimney cleaning, smoke detectors, wheel chair ramps, and hand rails.

The Housing Accessibility Assistance Grant funds may be used for ramps, railings, widening of doors, alteration of plumbing fixtures, and appropriate floor coverings. All work must be performed by licensed contractors and may require permits. The Housing and Property Management Office maintains a list of approved contractors.

These programs are grants, not loans, and therefore do not need to be repaid.

The Housing and Property Management Office has a number of other programs to assist low-income families as well as firsttime home buyers.

Contact Thane Wilson at 646-3728 for more information regarding these programs.

### What's Happening in Your Neighborhood





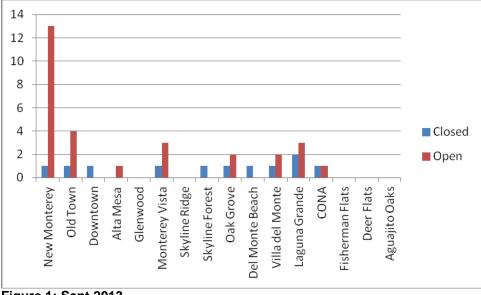


Figure 1: Sept 2013

Correcting minor issues can have a major impact on the character of a neighborhood





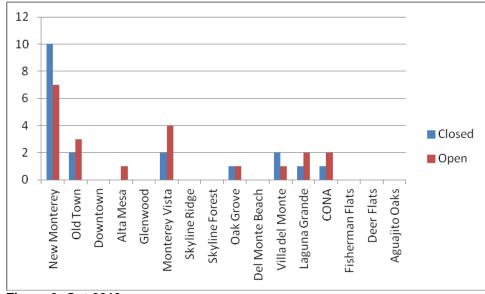


Figure 2: Oct 2013



Residential Rental:

Short-Term

Rental of any residential building for a period of less than a calendar month or less than 30 consecutive days.





#### Lodger Ordinance No Longer Enforceable

Case law regarding attempts by municipalities to limit the number unrelated person living in a dwelling have made Monterey's lodger ordinance unenforceable.

The City's code prohibits the renting of rooms to more than two lodgers in a R-1 zone. This section will most likely be repealed in the near future given the recent developments.

Without the ability to use this code section, there is no avenue, at present, to address associated issues such as the parking impact in residential neighborhoods.

The Permit and Inspection Services and Code Compliance Office are still able to investigate claims of illegal kitchens, illegal garage/room conversions, or any other health/safety concerns.

For these types of concerns, contact John Kuehl, Chief of Inspection Services at 646-5642 or Rob Winningham, Code Compliance Coordinator at 646-3750.

#### Short-Term Rentals Prohibited

Short-term rentals are a problem that continues to grow in Monterey. Short-term rentals have been prohibited under Monterey City Code 38-26(O)(1) since August, 1991.

When the ordinance was enacted, pre-existing short-term rentals were given a 5-year grace period to continue operating on the condition that they register with the City and pay the Transient Occupancy Tax. Since the grace period sunset in 1996, no short-term rentals have been allowed.

While short-term rentals have been prohibited for

many years, a quick search of sites such as vrbo.com, airbnb.com, homeaway.com, and flipkey.com show many rentals available in Monterey.

While short-term rentals may seem benign, they have unintended consequences. For example, they intensify already congested parking, generate noise complaints, consume public safety resources, and negatively impact the local motels and hotels.

In many cases, the accommodations that are being rented out are illegally converted

garages or portions of a home that have been converted into a separate apartment. These accommodations often have bathrooms and kitchens that have not been permitted nor has the Water Management District approved the increased number of fixtures and associated increased water usage.

Short-term rentals are among the more difficult cases for the Code Compliance Office to investigate. City staff is currently trying to educate the public about the issue and is proactively addressing the most flagrant violators.

#### City of Monterey Code Compliance Office

580 Pacific St Monterey, CA 93940

PHONE: (831) 646-3750

FAX: (831) 646-3408

E-MAIL: winningham@monterey.org

We're on the Web! See us at:

http://monterey.org/enus/departments/planspubl icworks/codecompliance. aspx

# **Important Numbers**

<b>EMERGENCY</b>	
Police, Fire or Medical	911
FIRE DEPARTMENT	
Non Emergency	646-3900
Information/Administration	646-3900
Station 1 – 600 Pacific	646-3905
Station 2 - 582 Hawthorne	646-3906
Station 3 - 401 Dela Vina	646-3907
POLICE DEPARTMENT	
Non Emergency/24 Hours	646-3914
Abandoned Vehicles on street	646-3973
Confidential Tip line	646-3840
General Information/Records	646-3830
CITY ADMINISTRATION	
Building Permit & Inspection Services	646-3890
City Attorney's Office	646-3915
City Clerk's Office	646-3935
City Manager's Office	646-3760
Code Compliance Division	646-3750
Environmental Programs	646-5662
Finance Dept.	646-0562
Housing & Property Mgt.	646-3995
Parks Division	646-3860
Parking Division	646-3953
Planning Division	646-3885
Public Works Dept. (normal business hours)	646-3920
Public Works Dept. (after business hours)	646-3914
Streets Division, weekdays	646-3927
Suggestion Hotline (voicemail)	646-3799
Urban Forestry Division	646-3860
Web site	www.monterey.org
City TV	cable channel 25
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OTHER	
California American Water	646-3287
County Assessor's Office	647-7719
County Health Department	755-4500
Monterey Disposal Service	372-7977
Monterey Peninsula Unified School District	645-1200
MRWPCA (sewer service)	372-3367
Pacific Gas & Electric	(800) 743-5000
Water Management District	658-5601