

PBPG Neighborhood Code Compliance Priority list Proposed:

1. Priority I: Imminent Health and Safety Hazards and Environmental Protection.
  - a. Disturbance of Coastal Bluffs
  - b. Disturbance of historical and archaeological resources
  - c. Illegal grading of Environmentally Sensitive Lands
  - d. Leaking Sewage
  - e. Live, exposed electrical wires
  - f. Uninhabitable living conditions
  - g. Unstable structures and signs
2. Priority II Serious Code Violations
  - a. Building, electrical, plumbing and mechanical violations
  - b. Disabled access
  - c. Encroachments in the public right-of-way that are hazardous or block visibility
  - d. Non-permitted demolition
  - e. Non-Permitted grading
  - f. Over height fences or walls that are hazardous or block visibility
  - g. Substandard housing conditions
  - h. Garages illegally converted to living space
3. Priority III Significant Code Violations and/or Conditions Adversely Impacting Quality of Life
  - a. Condominium conversions
  - b. Graffiti
  - c. Illegal encampments with structures
  - d. Illegal dwelling units
  - e. Illegal uses
  - f. Mobile Home Park Routine inspections
  - g. Noise that disturbs at least three (3) separate households
  - h. Non-permitted construction
  - i. Residential care facilities
  - j. Vacant, unsecured structures
4. Low Priority
  - a. Elimination of off-street parking
  - b. Encroachments in the public right-of-way
  - c. Excessive storage
  - d. News racks
  - e. Setback violations
  - f. Signs
  - g. Vehicle repair in residential areas
5. No Code Compliance Action
  - a. Basketball hoops
  - b. Flag poles
  - c. Garages used for storage
  - d. Lighting onto adjacent property
  - e. Noise that disturbs two (2) or fewer separate households

- f.* Non-permitted accessory structures (unless safety hazard)
  - g.* Outdoor merchandise displays
  - h.* Odors
  - i.* Recreational vehicles/boats on private property/Operational vehicles parked in front yard
  - j.* Satellite and radio antennae
  - k.* Over height fences (unless safety hazard)
  - l.* Garage sales
  - m.* Billboards
  - n.* Removal of required landscaping
6. Not under NCCCD Jurisdiction and/or Unregulated by the City
- a.* Aircraft noise
  - b.* Animal feces
  - c.* Blocking or private views
  - d.* Covenants, Conditions & Restrictions (CC&Rs)
  - e.* Dirty or worn carpets
  - f.* Distribution of handbills
  - g.* Elevators
  - h.* Illegal dumping
  - i.* Illegal encampments without structures
  - j.* Insect swarms
  - k.* Mold/mildew
  - l.* Property line dispute
  - m.* Rats/rodents
  - n.* Refrigerators (abandoned)
  - o.* Non-removal of trash and recycling containers after collection
  - p.* Rubbish
  - q.* Shopping carts (abandoned)
  - r.* Train noise
  - s.* Trash on vacant lots
  - t.* Weeds and brush