

Is your property up to code?

The city of Davis Code Compliance program was implemented with the goal that all property owners and tenants maintain their property's appearance and value. Investigation and enforcement usually are triggered by a complaint from a neighbor or other Davis resident.

While there are many types of possible code violations, the most common violations in the city are those that are in public view.



Below is a list of the most common code violations in the Davis community.

- Uncontrolled grass or weeds in public view lacking regular maintenance
- Cars parked on the lawn or other unimproved surface
- Dry grass and weeds that present a fire hazard
- Construction materials and basketball hoops placed on the street or sidewalk
- Garbage/trash scattered around the property
- Indoor furniture in the front of the property in public view (indoor couches in front yard)
- Dilapidated or inoperative vehicles parked on private property and in public view
- Construction activity without required zoning approvals and/or building permits
- Loud noise from parties

The Davis City Council recently revised the Nuisance and Noise Ordinances to improve the overall efficiency of the Code Compliance Program. The result will allow the City to be more responsive in addressing problem areas, such as overgrown landscaping, trash, furniture or a car in the yard and loud parties.

Recent ordinance changes

- Reducing the time a tenant or owner has to correct a minor violation on issues that should take only minutes to correct. An example of this type of violation would be trash, furniture, or a car on the front lawn.
- Adding Administrative Citation Authority to the Code Compliance program for certain recurring and/or common violations, such as cars parked on lawns or on sidewalks, loud parties, or uncontrolled weeds. The fines are \$100 for a first violation; \$200 for a second violation of the same ordinance within one year and \$500 for each additional violation of the same ordinance within one year.
- Establishing a policy with guidelines to fine property owners for violations by their tenants. The fine would consist of an

City Codes
IN FOCUS

SEE CODES, PAGE 3

Davis police officer Debra Barros writes a noise citation at a party last year.

Proposed Covell Village development on your ballot as Measure X

The Covell Village applications were approved by the City Council in June 2005. This proposed development project will not be built unless the approval is ratified by the voters on November 8. The Covell Village applications are the first submitted to the voters under the requirements of Measure J, the Citizen's Right to Vote on Future Use of Open Space and Agricultural Lands Ordinance.

The Measure J election, which requires a majority vote, will determine whether the Council's approval of the Covell Village applications will go into effect. Below are facts about the main components of the proposal. The entire texts of the development proposal and project requirements are on the City's web site at www.cityofdavis.org/covell.

Housing types

Covell Village is proposed to contain approximately 1,864 housing units.

Market-priced housing

- 750 ownership units, including 150

senior-only homes

- 24 co-housing townhouses
- 34 work-live units
- 262 market apartments, including 50 in the Village Center. Some of these units may be built as condominiums or converted after construction.

Affordable housing

- 244 apartments for low-income households (currently up to \$48,000 per year). Twenty-one of the units will be reserved for clients of the Yolo Community Care Continuum.

2005 Vote
IN FOCUS

- 150 homes for purchase by moderate-income households (currently \$48,320 to \$72,480 for a four-person household).

■ 400 homes for "middle income" households. The middle-income units will have four tiers of 100 units each. The lowest tier will be targeted to households with incomes up to \$80,500 per year, with a purchase price not to exceed \$342,000. The highest tier will be targeted to households with incomes up to \$119,600 per year, with a purchase price not to exceed \$614,000.

- All of these income limits and purchase prices will be adjusted to reflect local incomes at the time the homes are sold.

Traffic and roadways

The Environmental Impact Report (EIR) for

the Covell Village project analyzed the impact of the future trips from the project.

■ The EIR identified impacts to the following Intersections: Covell and Pole Line Road, Covell and L Street, Pole Line and Picasso, Pole Line and Donner Avenue, Pole Line and Moore Boulevard. All of these intersection impacts would be mitigated as a requirement of the project approvals.

■ The EIR identified impacts to the following roadway segments: Pole Line south of Covell and Covell between F Street and Pole Line, Pole Line between Covell and Moore. Impacts to Covell and parts of Pole Line Road would not be mitigated.

SEE COVELL VILLAGE, PAGE 3

