

CODE ENFORCEMENT OVERVIEW

March 25, 2025

Presentation by Sr. Code
Enforcement Officer Ruben Vargas

OUR TEAM

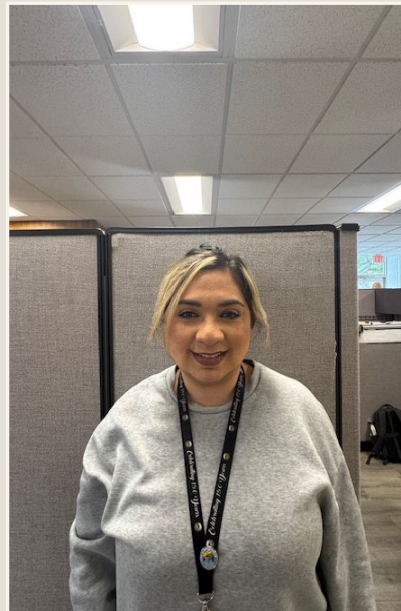
RUBEN
VARGAS

Sr. Code Enforcement Officer



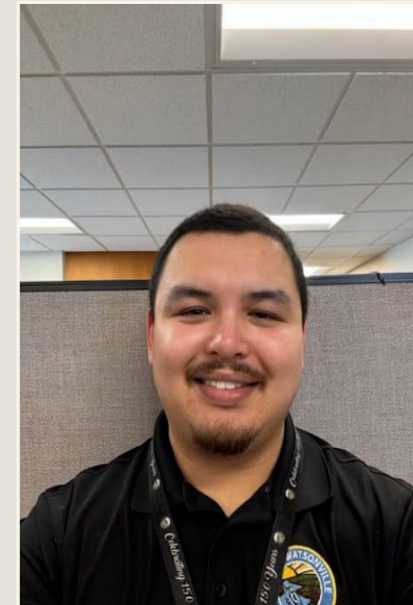
CLAUDIA
LEONOR

Code Enforcement Officer II



ANTHONY
MONTERO

Code Enforcement Officer



WHAT IS CODE ENFORCEMENT

Code Enforcement is the process by which local governments ensure compliance with State and local laws, codes, and ordinances related to:

- Building
- Zoning
- Housing

ADOPTED CODES

- California Building Code
- California Health and Safety Code
- Watsonville Municipal Code
- International Property Maintenance Code (to be adopted)

WHY IS CODE ENFORCEMENT IMPORTANT

Code Enforcement plays a crucial role by ensuring:

- Buildings and properties are safe and meet certain standards.
- Residents and businesses live and work in a safe and healthy environment.
- Maintaining the overall property values in our community.

CODE CASES

Fiscal Year	Open cases	Closed cases	Staff
2021/22	421	413	3
2022/23	327	317	2
2023/24	539	522	3
2024/25	261	237	2.5

PROPERTY MAINTENANCE

- Unkept properties
- Graffiti
- Neglected/overgrown landscaping
- Storage of in-operable vehicles



BUILDING CODE VIOLATIONS

- Non-permitted Additions
- Structural Hazards
- Hazardous Wiring
- Faulty Plumbing



ZONING VIOLATIONS

- Unpermitted structures or uses
- Signage
- Inadequate setbacks



HOMELESSNESS

- Accumulation of personal belongings
- Trash and debris
- Human and Animal feces



STREET VENDORS

- Flower Vendors
- Food Vendors
- Cell phone Stands



FIRE DAMAGED HOMES

- Secure premises (board-up all openings)
- Removal/Cleanup of debris
- Obtaining building permit



BOAT AND RECREATIONAL VEHICLE STORAGE

- Parking on the front yard setback
- Going over the curb
- Parking on unimproved surfaces



ENFORCEMENT STEPS

NOTICE OF VIOLATION	<ul style="list-style-type: none">▪ Municipal Code requires that we issues a warning (Notice of Violation).▪ Property owner given timelines to comply with Ordinance/Code.
ADMINISTRATIVE CITATIONS	<ul style="list-style-type: none">▪ If compliance not attained by due date. An Administrative Citation is issued and a new timeline given.▪ Additional Citations may be issued for continued non-compliance.
RECORDATION OF NOTICE OF VIOLATION	<ul style="list-style-type: none">▪ A Notice of Code Violation is recorded against the property to ensure prospective buyers are aware of violations.

← ↻ 🔒 https://www.watsonville.gov/FormCenter/Community-Development-4/Code-Enforcement-Complaint-Form-43

ESS Watsonville | Officia... Hub - Code Enforce... Complaint/Violatio... GIS MUNIS Reports Assessor's Office

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Code Enforcement Complaint Form

Date
mm/dd/yyyy

Address of Violation*

Address 2 **City*** **State*** **Zip Code***

Nature of Complaint*

Photograph (optional)
Choose File No file chosen
You may upload an image of the code violation

Please tell us about the code violation you witnessed. You must provide the address of the suspected violation, your name and contact information for Staff to address your complaint. The City will not respond to anonymous complaints. All contact information is kept confidential and will not be shared.

Your First Name* **Your Last Name*** **Email Address*** **Phone Number***

protected by reCAPTCHA
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Submit

* indicates a required field

ONLINE COMPLAINTS



Submit complaints online
at: www.watsonville.gov

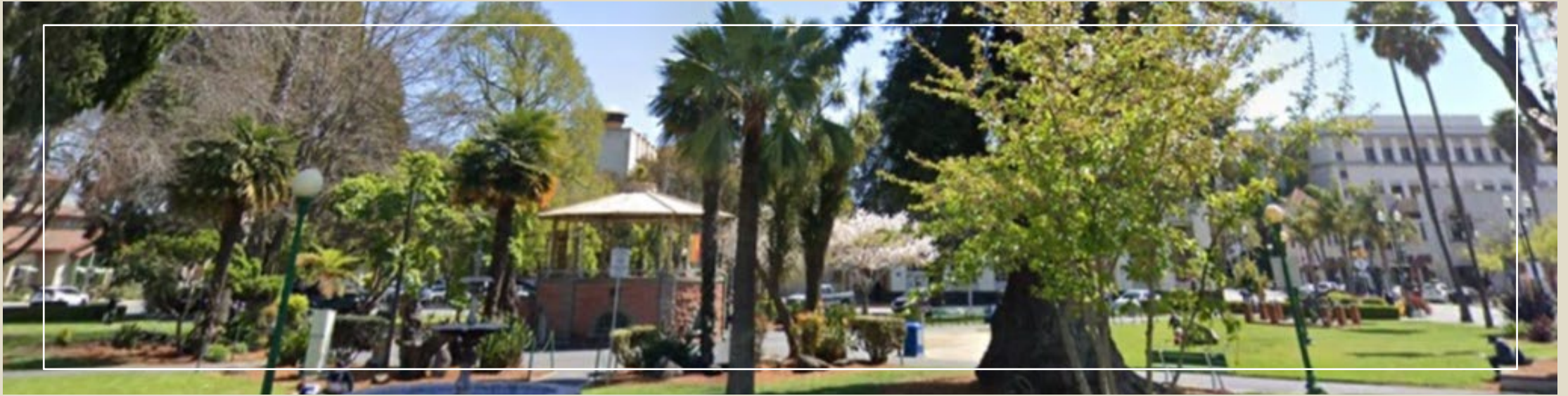
**DOWNLOAD SeeClickFix
TO SUBMIT REQUESTS**

SEE it, CLICK it and we'll FIX it.



NEXT STEPS

- Identify City Council code enforcement priorities
- Possible Future Study Session:
 - City Council priorities
 - Reactive versus proactive code enforcement and staffing levels
 - New ordinances and other tools



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THANK YOU