

ROSEVILLE
REQUEST FOR COUNCIL ACTION

Date: 4-23-12
Item No.: 12.b

Department Approval

City Manager Approval



Item Description: **Community Development Department Request to Perform an Abatement for Unresolved Violations of City Code at 1770 Stanbridge Avenue.**

BACKGROUND

- The subject property is a vacant owner-occupied single family home.
- The current owner is BAC Home Loans Servicing, 400 National Way, Simi Valley, CA 93065-6414.
- Current violations include:
 - Fencing around the swimming pool in disrepair, with some sections fallen (a violation of City Code Section 407.02.J & K).
 - Danger to children – not maintaining safety fences around swimming pool (a violation of City Code Section 407.03.J).
 - Junk and debris in swimming pool (a violation of City Code Section 407.02.D).
- A status update, including pictures, will be provided at the public hearing.

POLICY OBJECTIVE

Property maintenance through City abatement activities is a key tool to preserving high-quality residential neighborhoods. Both Imagine Roseville 2025 and the City’s 2030 Comprehensive Plan support property maintenance as a means by which to achieve neighborhood stability. The Housing section of Imagine Roseville suggests that the City “implement programs to ensure safe and well-maintained properties.” In addition, the Land Use chapter (Chapter 3) and the Housing and Neighborhoods chapter (Chapter 6) of the Comprehensive Plan support the City’s efforts to maintain livability of the City’s residential neighborhoods with specific policies related to property maintenance and code compliance. Policy 6.1 of Chapter 3 states that the City should promote maintenance and reinvestment in housing and Policy 2.6 of Chapter 6 guides the City to use code-compliance activities as one method to prevent neighborhood decline.

23 **FINANCIAL IMPACTS**

24 City Abatement:

25 An abatement would encompass the following:

- 26 • Repair safety fencing around the pool: \$1,600.00
- 27 • Remove junk and debris from pool: \$ 500.00

28 Total: Approximately - \$2,100.00

29

30 In the short term, costs of the abatement will be paid out of the HRA budget, which has allocated
31 \$100,000 for abatement activities. The property owner will then be billed for actual and administrative
32 costs. If charges are not paid, staff is to recover costs as specified in Section 407.07B. Costs will be
33 reported to Council following the abatement.

34 **STAFF RECOMMENDATION**

35 Staff recommends that the Council direct Community Development staff to abate the above referenced
36 public nuisance violation at 1770 Stanbridge Avenue.

37 **REQUESTED COUNCIL ACTION**

38 Direct Community Development staff to abate the public nuisance violations at 1770 Stanbridge
39 Avenue by hiring general contractors to repair safety fencing around the pool, and remove the junk and
40 debris from pool.

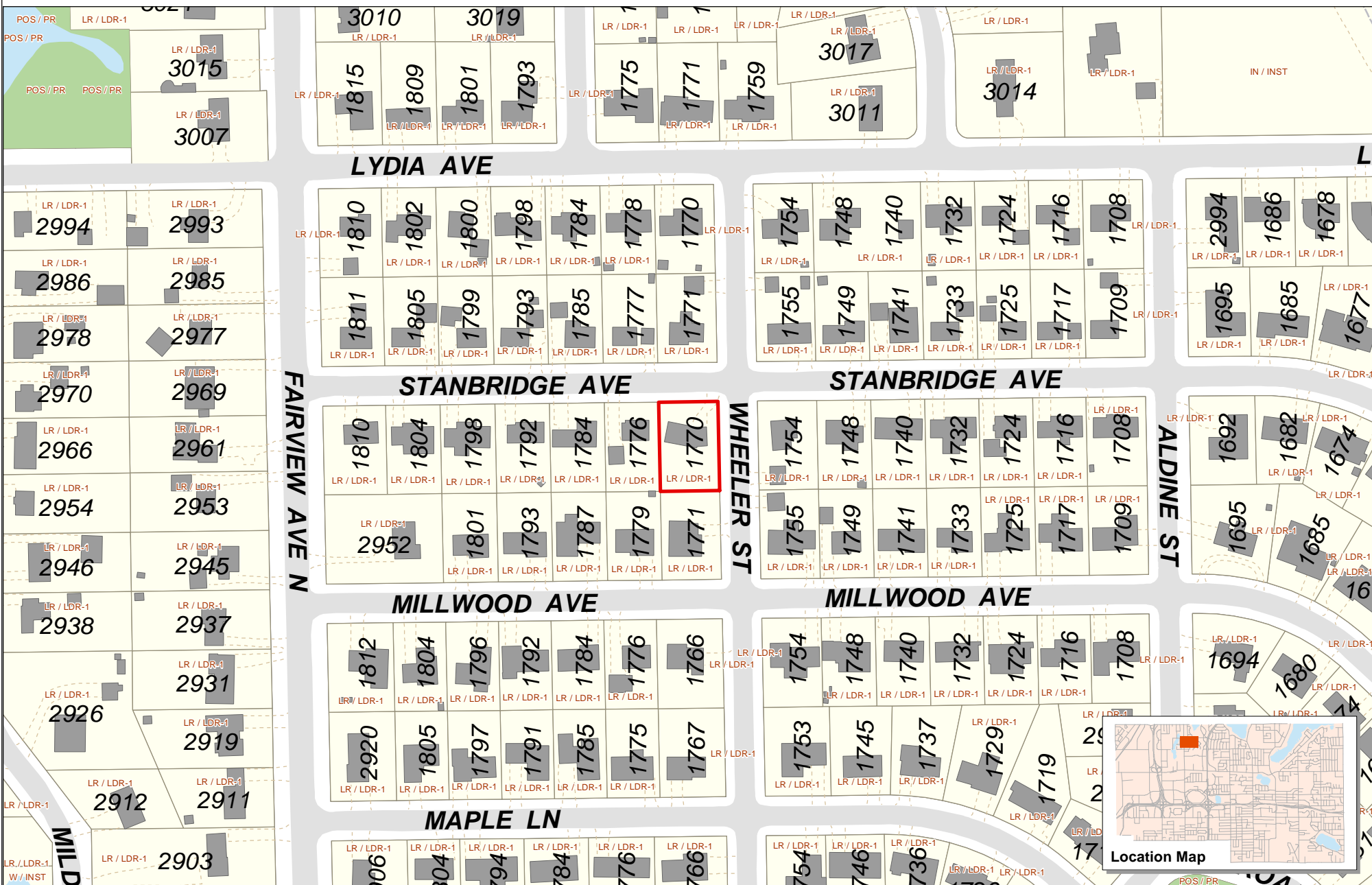
41 The property owner will then be billed for actual and administrative costs. If charges are not paid, staff
42 is to recover costs as specified in Section 407.07B.

43

Prepared by: Don Munson, Permit Coordinator

Attachments: A: Map of 1770 Stanbridge
B: Photo

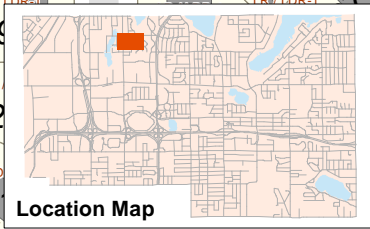
1770 Stanbridge Ave



FAIRVIEW AVE N

WHEELER ST

ALDINE ST



Location Map



Prepared by:
Community Development Department
Printed: April 3, 2012



Site Location

LR / LDR-1 Comp Plan / Zoning Designations

Data Sources

* Ramsey County GIS Base Map (3/1/2012)
For further information regarding the contents of this map contact:
City of Roseville, Community Development Department,
2660 Civic Center Drive, Roseville MN

Disclaimer

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