

**ROSEVILLE**  
**REQUEST FOR COUNCIL ACTION**

Date: 7-11-11  
Item No.: 12.c

Department Approval

City Manager Approval



Item Description: **Community Development Department Request to Perform an Abatement for Unresolved Violations of City Code at 590 Highway 36 West.**

**BACKGROUND**

- The subject property is a single-family detached home.
- The current owner is Mr. Robert Ethan.
- The home was in foreclosure, its status now is unknown.
- At the February 14, 2011 Public Hearing, Council delayed action on this abatement request for 120 days (until June 14) in order to allow the property owner more time to correct the violations. A reinspection on June 17, 2011, revealed that corrections have not been completed.
- Current violations include:
  - Numerous house maintenance issues, outside storage of junk, debris, and brush, and an unlicensed vehicle in the driveway (violation of City Code Sections 407.02.J & K, 407.02.D., 407.03.H, and 407.02.O).
  - 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.

**FINANCIAL IMPACTS**

City Abatement:

An abatement would encompass the following:

- 29 • Building maintenance – repair and paint outside staircase, window trim and doors,  
30 siding, and shed:
    - 31 ○ Approximately - \$4,500.00
  - 32 • Removal of junk and debris:
    - 33 ○ Approximately - \$700.00
  - 34 • Impound vehicle:
    - 35 ○ Approximately - \$0.00
- 36 Total: Approximately – \$5,200.00
- 37

38 In the short term, costs of the abatement will be paid out of the HRA budget, which has allocated  
39 \$100,000 for abatement activities. The property owner will then be billed for actual and administrative  
40 costs. If charges are not paid, staff is to recover costs as specified in Section 407.07B. Costs will be  
41 reported to Council following the abatement.

42 **STAFF RECOMMENDATION**

43 Staff recommends that the Council direct Community Development staff to abate the above referenced  
44 public nuisance violations at 590 Highway 36 W.

45 **REQUESTED COUNCIL ACTION**

46 Direct Community Development staff to abate the public nuisance violations at 590 Highway 36 W by  
47 hiring general contractors to: repair and paint outside staircase, window trim and doors, siding, and  
48 shed; remove junk and debris; and impound vehicle.

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

51 Prepared by: Don Munson, Permit Coordinator

Attachments: A: Map of 590 Highway 36 W

# 590 Highway 36

