

Community Development Department

July 19, 2005



TO: Gary Keefe, City Administrator
FROM: Arleen T. Pelster, AICP, Community Development Director
SUBJECT: Graffiti at 305 and 309 North K Street

At the City Council meeting of June 21, 2005, the Council asked if a complaint regarding graffiti, boarded-up windows, and general disrepair at 305 and 309 North K Street had been resolved. Staff responded that, as of the most recent inspection, compliance with City codes had not been achieved. The Council directed staff to refer the complaint to the City Attorney's office for further action.

As of the date of preparation of this memorandum, all graffiti at the property has been covered with paint. Broken windows are boarded-up in accordance with the requirements of the Building Code. The City's nuisance abatement ordinance provides that windows may not remain permanently boarded-up, but until such time as replacement of glass is imminent, boards must remain in place for safety purposes. Because rehabilitation of the property is underway, the property owner is in the process of seeking compliance with City codes. All other exterior aspects of the property are in compliance with City codes.

The property owner has advised staff that rehabilitation work continues to progress on the interior of the residential units, which is the highest priority. Work to rehabilitate the exterior of the units and property is anticipated to be completed by the end of this year. The property owner has arranged for weekly inspection of the property and plans to remove any future graffiti as soon as possible.