

Town of Los Gatos  
 CODE COMPLIANCE BI-ANNUAL REPORT  
 July – December 2018

This Code Compliance report summarizes activities for the second half of 2018 (July 1 through December 31, 2018). A total of 245 violations were reported in the six month reporting period with eight of them determined to not be a violation of Town Code. 153 of these violations were related to the Noise Ordinance (62.4 percent of all violations). Of these 153 violations, gasoline powered leaf blowers continue to be the single most frequent violation in the Town at 141 violations. The rubbish and garbage category was the second highest category with 18 violations.

In the second half of 2018, Code Compliance staff issued nine stop work orders for starting construction prior to obtaining a permit. Most of the stop work orders were for remodels to existing residences.

Table 1 indicates that overall valid violations have increased from 238 to 245 when compared to the previous reporting period. Of the 245 violations reported during the second half of 2018, only eight are still active.

**TABLE 1**

COMPLIANCE ACTIVITY	July - Dec. 2017	Jan. - June 2018	July - Dec. 2018	Change from Jan. - June 2018 to July - Dec. 2018
Total violations reported	221	238	245	2.94%
Violations resolved	207	204	237	16.18%
Violations active (normal processing)	14	19	8	-57.89%
Complaints determined not to be a violation	5	6	8	33.33%

Table 2 shows that the number of citations issued decreased by five. Violations resulting in litigation have decreased and referrals to the Town Attorney have remained the same.

**TABLE 2**

ENFORCEMENT ACTION	July - Dec. 2017	Jan. - June 2018	July - Dec. 2018	Change from Jan. - June 2018 to July - Dec. 2018
Citations issued	35	30	25	-16.67%
Violations resulting in litigation	0	1	0	-100.00%
Referred to Town Attorney	0	1	1	0.00%

Table 3 details the types of complaints filed with the Town. Code compliance received approximately 684 phone calls during the reporting period, a nearly eight percent decrease when compared to the previous reporting period.

**TABLE 3**

VIOLATION TYPE	July - Dec. 2017	Jan. - June 2018	July - Dec. 2018	Change from Jan. - June 2018 to July - Dec. 2018
Unlawful accessory structures	2	0	2	200.00%
Animal complaints	2	3	8	166.67%
Noise complaints	145	139	153	10.07%
Rubbish and garbage	0	6	18	200.00%
Building code violations	8	22	14	-36.36%
Unlawful dwelling units	0	2	2	0.00%
Overgrown weeds, bushes	3	9	7	-22.22%
Lighting complaints	0	2	1	-50.00%
Encroachments, obstruction of right of way	4	2	6	200.00%
Inoperative vehicles (boats, trailers, motorhomes)	0	2	1	-50.00%
Sign violations (A-frames, banners, no permits)	2	1	8	700.00%
Home occupation permit violations	1	0	1	100.00%
Conditional use permit violations	0	0	0	0.00%
Miscellaneous violations	19	16	24	50.00%
<b>TOTAL</b>	<b>221</b>	<b>204</b>	<b>245</b>	<b>16.18%</b>
Total number of phone calls	814	741	684	-7.69%
Total number of website complaints	92	84	102	21.43%