



# Public Comment

## Item 1.B

Please contact the City Clerk's Office at (209) 831-6105 with any questions.

To the Honorable Mayor, City Council members, and City Manager of the City of Tracy.

In consideration of the "Vacant, Neglected Buildings" proposal for consideration and addressing on the meeting agenda for March 17, 2026.

Submittal of some basis for rejection or substantial modification follow:

The proposed changes provide specifically for both determinative findings of a criminal misdemeanor violation and administrative remedies. The criminal misdemeanor effect would apply immediately upon enactment as per 9.24.060 for existing conditions. Each such alleged violation is chargeable from day of enactment as a misdemeanor and as a separate offense for each day during which it is committed, continued or permitted 9.24.180(a)(7). Such a two-fisted approach adds to this enactment's overkill and is further affirmed in 9.24.240(b). After one month owners and agents will have 30 misdemeanors.

The proposed regulation applies to all vacant or boarded, and/or neglected buildings privately owned including without limitation: residences, nonresidential, sheds, places of worship, commercial of any kind, agricultural, storage, repair shops, garages, service facilities, hotels, motels, dining places and so forth.

If a building is occupied by a person for legitimate residential purposes it is not deemed to be vacant 9.24.040( c)(1). However, what is the "vacancy" standard for all other buildings? Will ancillary structures detached from a building (otherwise so occupied) be otherwise deemed vacant and also be required to comply generally and even specifically with all of the security standards of 9.24.110? Will not back yard storage facilities be required to be so locked? What if such ancillary units have boards over their openings? Will a boarding permit be required?

A property becomes classified as "vacant" if it is occupied by an unauthorized person "for any length of time". 9.24.080.

"Nuisance" is defined to include a building that is "offensive to others". What kind of an objective standard is that?

A boarded building can become vacant after 30 days (9.24.080) apparently even if it has a valid boarded permit 9.24.050.

Note: vegetation, grasses and trees of all kinds can create risk of fire- not just "weeds" 9.24.100(a).

Are buildings with dissimilar exterior colors (i.e. base vs trim) deemed to create an in-"sufficient appearance of repair to deter unauthorized occupation"?

9.24.130(b)

"Moreover, a property owner(s) shall be responsible to registering all vacant buildings with the Community and Economic Development Department of the City within thirty (30) days of the vacancy and or thirty (30) days after the effective date of this ordinance." (9.24.140(a). Is it believed that Tracy citizens are aware of such a pending requirement?

Do all the units of a triplex have to be occupied or actively listed for lease to avoid registration as vacant?

If registration is required will the director be actively and periodically conducting inspections for all of the points under 9.24.140(b)(3)?

In this day and age, obtaining finances, submitting building plans for approval, awaiting approval, securing competent contractors able to complete substantial repair work within the time periods mandated seems most unrealistic.

Is it made understood that the listed steps in a notice of violation must all be taken timely? Or can one select alternates among them?

Pursuant to 9.24.240, will one "fail ...to obey such notice" of violation if one does not take each and all of the steps under 9.24.180(a)? Will one "neglect ...to obey such notice" of violation if one does not take each and all of the steps under 9.24.180(a)? Will one "refuse ...to obey such notice" of violation if one does not take each and all of the steps under 9.24.180(a)? 9.24.240

If an agent or owner of a vacant building does not opt to board up the windows will the City require any specific interior window coverings? What colors? In order to portray an appearance of occupancy?

Thank you for your consideration.