

How to file a complaint...

Reports of alleged violations can be filed with the Code Enforcement Division by mail, telephone, e-mail, or through our website at www.discovercorona.com. All reports are prioritized based upon the nature of the violation. Initial response time can vary between 24 hours and 10 days. When reporting a suspected violation, please provide the following information:

- ◆ *The address, if possible, or description of the property location (i.e. northwest corner, adjacent address, etc.).*
- ◆ *A detailed description of the problem. See the "Violations to Avoid" section of this brochure for examples.*
- ◆ *Your name, address and phone number. This information may be important in order to gain additional information from you. All personal information is kept strictly confidential. The City of Corona will not share your information unless required to by law. Anonymous complaints are also accepted.*

If the conditions you have reported are found to be in violation of the property maintenance code, the City will issue a warning notice to the person(s) responsible to give them an opportunity to correct the situation. If they do not, the City may take legal or administrative abatement action to obtain compliance. This legal process may take between 30 to 120 days depending on the nature of the violation. With voluntary cooperation, this time may be reduced to as few as ten (10) days.

Who to Contact

**City of Corona
Community Development Department
Code Enforcement Division
735 Corporation Yard Way
Corona, Ca 92880**

Tel: (951) 739-4970

Fax: (951) 736-2428

E-mail: CodeEnf@ci.corona.ca.us

City Website: www.discovercorona.com



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City Of Corona Community Development Code Enforcement Division

*“Promoting and Sustaining
Quality Development”*

Property Maintenance Regulations



Introduction

Since 1987, the City of Corona has had a comprehensive Property Maintenance Ordinance dealing with the maintenance of private property. The Ordinance was designed to set minimum standards for the maintenance of real property and to prevent unsafe and unsightly conditions. Properties which do not meet these minimum standards are considered to be in violation and a public nuisance.

Our Code Enforcement staff conduct both proactive and reactive inspections to ensure compliance with these standards. It is the goal of the Code Enforcement Program to draw the property owner's attention to any existing code violation which could have a negative impact on their property, neighborhood, and the City of Corona as a whole. Through voluntary compliance and a spirit of personal responsibility, the majority of these violations are corrected. The success of this program rests upon each resident, business owner and property owner, acting as a good neighbor by properly maintaining his/her property. Only through compliance with the municipal codes and knowing how to take action when violations occur can we work together to achieve the quality of life everyone wants to enjoy in Corona.

Please take a few moments to familiarize yourself with the following summary of the Corona codes to ensure that your property is being properly maintained.



Violations to Avoid

Section 8.32.030 CMC

BUILDINGS AND STRUCTURES

1. Deteriorated wood or stucco siding materials, roofs, foundations or floors, peeling paint or lack of paint causing dry rot, warping or termite infestation.
2. Abandoned and unsecured buildings, broken doors and windows or buildings left in a state or partial construction.
3. Buildings that are designed for human occupancy that are left vacant for more than 90 days where the premises and building are not being actively maintained.
4. Fences or walls in a hazardous condition or in a state of disrepair.
5. Substantial deterioration of porches, landings, patios, stairways, or guardrails.
6. Broken or defective decorative elements of a building, structure, parking lot, or landscape area.
7. Storage or scattering of trash, debris, or other abandoned items in the interior of a vacant building creating a fire hazard or health hazard.
8. Signs constructed or maintained in violation of the zoning or building code.

YARD AND LANDSCAPE AREAS

1. Overgrown grass, weeds, trees, or other plant materials to such a degree that it creates a fire hazard, harboring place for vector, or tendency to depreciate the appearance and property values of surrounding properties.
2. Overgrown vegetation providing a harboring place for vagrants or other persons.
3. Debris and litter not stored in trash receptacles.
4. Storage of abandoned, broken, wrecked, inoperative, or discarded household or office furnishings, housewares, appliances, electronic equipment or devices, machines and tools, cardboard, newspapers, magazines, scrap metal, tin, wire, aluminum, plastic or glass containers, or similar objects except in approved refuse containers.
5. Storage of usable building materials for more than 180 days, except during construction or remodeling under a valid building permit or as may be permitted by the zoning code, and provided they are stored in a neat and orderly manner.
6. Attractive nuisances such as hazardous swimming pools, ponds, iceboxes, refrigerators, neglected machinery, excavations, stagnant water, or abandoned wells which could be dangerous to children or other persons.

7. Storage or scattering of materials, equipment, or other items on residentially zoned property which is not typically associated with such use, which is inconsistent with the zoning classification of the property, and which creates a fire hazard or health hazard, or which is otherwise injurious or potentially injurious to public health, safety, and welfare.
8. Packing boxes or similar storage containers stored in yards or unenclosed patios, porches, carports, or storage units and which create a fire hazard or health and safety hazard.
9. Clotheslines or clothes hanging in front yard areas, porches, balconies, fences, walls, trees, bushes, or from any other device which is clearly visible from the public street.
10. Trash or recycling containers stored in clear view of the street and in the front yard or driveway area.
11. Excessive accumulation of grease, oil, or other residues on paved or unpaved driveways or yard areas, or which flows or seeps onto any public street, sidewalk, or public property.
12. Unpaved or deteriorated driveways or parking lots creating drainage problems or that are hazardous to the public health or safety.

VEHICLE, TRAILER, RV, CAMPER AND BOAT PARKING AND STORAGE

1. Storage or parking of abandoned, inoperative, wrecked, or dismantled vehicles or parts outside of an enclosed garage or solid six foot wall or fence in view of public or private property.
2. Storage or parking of buses, tow trucks, dump trucks, grading equipment, tractors, commercial trailers or coaches, or any other commercial vehicle on private property over 25 feet long, 8 feet high, or 90 inches wide in a residential zone.
3. Storage or parking of trailers, campers, boats, vessels, watercraft, or recreational vehicles in the front yard, or in the driveway where such storage or parking prevents routine and useful access to a required garage parking space or other required parking area (a two-car garage parking space is required for most single-family homes). The parking or storage shall not project over the sidewalk or street, or obstruct visibility for traffic. The equipment shall not be in an abandoned, inoperative, wrecked or dismantled condition. Boats and camper shells shall not be stored directly on the ground except in the rear or side yard area.
4. Parking a vehicle in the front yard of a residence except on a City approved driveway or parking space.

Contact the Corona Police Department at (951) 736-2334 to report vehicles on the public street.