SIDEWALKS continued
SIDEWALK, CURB/GUTTER AND DRIVEWAY PERMITS
New construction and/or replacement of sidewalk, curb and gutter or driveways within the public right-of-way require a permit. (PUBLIC WORKS DEPT.)

STORMWATER/DRAINAGE SYSTEM (GUTTERS)
It is a violation to pour any oil, paint, grease or other than clean water into the City storm drain or street gutters. (PUBLIC WORKS DEPT.)

STREET OPENING PERMITS
A permit is required for any excavation in or under the surface of any street, alley, or sidewalk. (PUBLIC WORKS DEPT.)

TREE TRIMMING, PLANTING OR REMOVAL
Normal pruning or trimming of trees on private property is permitted. Excessive/improper trimming is a violation. A permit is required for the removal of trees on private property of any species more than 6 inches in diameter at 4.5 feet above grade. Pruning and/or removing any tree on public property is strictly prohibited. (URBAN FORESTRY DIVISION)

VEHICLES (BOATS, RVs AND TRAILERS)
No person who owns or has possession, custody or control of any vehicle shall park such vehicle upon any street or alley for more than a consecutive 72-hour period. Inoperative vehicles or vehicles without current and valid registration shall not be parked unless the owner has a valid permit and proper storage. (POLICE DEPT. TRAFFIC DIVISION)

SEWER
BACKWATER VALVES
If your property is at risk of damage from a sewage backup in the City sewer main, a sewer backwater valve is required. For more details, visit the City Web site at www.monterey.org/publicworks/backflow.html. (PUBLIC WORKS DEPT., BUILDING SAFETY & INSPECTION DIVISION)

SEWER.BACKUPS
If you have a sewer overflow caused by an obstructed sewer line within your property, such as when sewage backs up into a shower stall when a sink is drained or a toilet is flushed, call a licensed plumber immediately. If you have an uncontrollable sewer overflow such that sewage is flowing onto your floors or into the street, call 911. A City crew will respond and determine whether the blockage is in the private lateral or in the City’s sewer main. If the blockage is in the private lateral then the property owner will be so notified and advised to contact a local plumber and a vendor to clean the spill. Owners are responsible for all costs associated with cleaning and cleanup if the backup is due to a clogged lateral or could have been prevented by a properly installed backwater valve device as required by City Code. (PUBLIC WORKS DEPT., STREETS DIVISION)

SEWER SYSTEMS
Maintenance of the sewer lateral from the residence to where it connects to the City sewer main is the responsibility of the property owner. (PUBLIC WORKS DEPT., STREETS DIVISION)

SIDEWALKS
SIDEWALK/DRIVEWAY MAINTENANCE
It is the property owners’ responsibility to properly maintain frontage sidewalks on their property and to keep them free of debris and trip hazards including lift or debris hazards caused by street trees. Property owners may be held liable to persons injured or property damaged as a result of their failure to periodically inspect and properly maintain their frontage sidewalks. (PUBLIC WORKS DEPT.)

YARD/GARAGE SALES
Yard/garage sales are allowed to take place in residential neighborhoods and no permit is required. There is no restriction on the number of sales a person can hold. However, if it is noticed that a particular residence is holding frequent yard/garage sales over an extended period, it could eventually be determined that the resident is conducting a commercial business. Because commercial businesses are generally not permitted in residential areas, this type of use would not be allowed. Posters advertising garage sales are permitted but may NOT be posted on utility poles, trees or where they might interfere with a driver’s line of sight and must be taken down after the garage sale is over. (CODE ENFORCEMENT DIVISION)

EMERGENCY Police, Fire or Medical 911
FIRE DEPARTMENT
Non Emergency 646-3900
Information/Admin. 646-3900
Stations 1 - Pacific & Madison 646-3905
Station 2 - 582 Houlton 646-3906
Station 3 - 401 Dela Vina 646-3907

POLICE DEPARTMENT
Non Emergency/24 Hours 646-3914
Abandoned Vehicles on street 646-3973
Animal Control Division 646-3820
Confidential Tip Line 646-3840
General Information 646-3830
Public Information Officer 646-3827
Traffic Division 646-3818

CITY ADMINISTRATION
Building Safety & Inspection 646-3890
City Attorney’s Office 646-3915
City Clerk’s Office 646-3935
City Manager’s Office 646-3865
Code Enforcement Division 646-3750
Housing & Property Mgt. 646-3995
Parks Division 646-3860
Parking Division 646-3953
Planning Division 646-3885
Personnel (Job Info) 646-3751
Public Works Dept. 646-3920
emergencies/weekends/weekdays 646-3914
Revenue Division 646-3944
Solid Waste Management 646-5602
Streets Division, weekdays 646-3927
Urban Forestry Division 646-3860
Web site 646-3900
Suggestion Hotline (voicemail) 646-3799

OTHER
California American Water (800) 794-7350
County_mouse 647-7719
County Health Department 647-7650
Monterey City Disposal Services 372-9777
Monterey Peninsula Unified School District 645-1200
Monterey Peninsula Water Pollution Control Agency (sewer service) 372-3367
Pacific Gas & Electric (800) 743-5000
Water Management District 656-5601

Citizen’s Guide to Residential Ordinances
Your guide to key City ordinances pertaining to residential property. Inside, discover how you can help keep your neighborhood safe and beautiful.

www.monterey.org | City TV cable Ch. 25

Your City – Your Community
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• discover volunteering in local government
• check out City Job opportunities
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• visit the Web site or read the City Focus to find out what’s happening in your community

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This guide is designed to help the citizens of Monterey better understand the City’s codes and requirements that relate to residential property owners. Learning and understanding the codes can help foster and preserve a safe, healthy and attractive neighborhood environment.

Here we list various categories regulated by the City Code. We hope you will read each one and become familiar with the standards and regulations. If you have any questions after reading this material, check with one of the departments or divisions referenced at the end of each category. Telephone numbers are listed on the back panel.

There are many ordinances/codes in Monterey that affect residential property. Most of these have been enacted to protect and preserve the basic character and quality of life of our residential neighborhoods. These ordinances/codes address community issues, solve problems and manage nuisances. The City also has an interest in ensuring that businesses do not operate where they are obviously inconsistent with the residential character of a neighborhood.

If you have comments or suggestions regarding these articles, we would be happy to hear them.

ANIMAL CONTROL
- Animals running at large are prohibited.
- Dogs must be on a leash throughout the City, as well as on the beach.
- Owners are responsible for the removal and disposal of their animal’s waste.
- It is mandatory for dogs older than four months to be licensed.
- There is a limit of three animals/owner per household without a pet permit.
- Owners must maintain the area where animals are kept in such a way as to be relatively free of animal waste odor.
- Owners shall not allow animals to disturb any person by barking or howling.
- The City will not trap wild animals.

BUILDING/STRUCTURES
No building or structure regulated by the Building Codes shall be erected, constructed, altered, repaired, moved, improved, converted or demolished unless a separate permit for each building or structure has first been obtained. Review the PERMITS section for more details. Please note: Check with the Planning Division before starting any project prior to approval or permit may be necessary.

HOME OCCUPATIONS/BUSINESS LICENSES
Home occupations are subject to regulations as set forth in the Zoning Ordinance. Home occupations are defined as limited business activity conducted in a residential unit that is incidental to the principal permitted use of the premises (Planning Division review is required)

JUNK, TRASH AND DEBRIS
No owner, agent, lessee or other person occupying or having charge or control of any building, lot or premises shall permit weeds, rubbish, waste (including vomit or animal waste) or refuse to remain upon the premises, sidewalks, streets or alleys.

LANDSCAPING AND WEADEMENT
Weed abatement must be conducted annually to ensure that landscaping is maintained so that it does not create a fire hazard nor is dangerous to health, safety and welfare.

RESIDENTIAL PARKING PERMITS
In residential areas approved by the City Council, residential parking permits may be obtained by completing an application available from the Parking Division. Residents must provide written proof of residency (rental agreement, property tax bill or utility bill) and current DMV registration for each vehicle.

RESIDENTIAL PROPERTIES INSPECTIONS (Exterior Inspections Only)
Inspections require that a report be obtained through the Building Safety & Inspection Division prior to the close of escrow, transfer of title for sale or exchange of any residential property, on all single-family dwellings and apartment buildings.

You're Safe & Beautiful
Keep it Safe & Beautiful
- Tips for homeowners
- Tips for City staff
- Tips for business owners