



Request by Council Member Speake

Time limits for temporary fencing and boarded windows on unoccupied developed properties

Joanne Coletta

Planning & Development Director

The Ask...

The City Council provide direction on whether staff should explore an amendment to the Corona Municipal Code to set time limits for temporary fencing and boarded windows on unoccupied developed property.





Background

- City Council Future Agenda Item Request on March 19, 2025.
- Council agreed to have further discussion.
- Reason for request:
 - Explore changes to prevent a repeat of the unoccupied building conditions seen at:
 - 1111 W. 6th Street (Wells Fargo Building)
 - Northeast corner of Main Street and Parkridge Ave. (commercial center). *(Buildings on both sites demolished in 2025)*

Standard City Requirement For Unoccupied Buildings

Corona Code Compliance Enforcement	Corona Municipal Code Chapter 8.32 Property Maintenance Regulations
<p><u>Recommend that property owners:</u></p> <ul style="list-style-type: none"> ❖ Secure the property to deter transient activity, loitering, and illegal dumping (commonly recommend using temporary fencing). ❖ Regular clean up of the property from debris and graffiti. ❖ Replace or board up broken windows and doors to prevent access into the building. ❖ Remove dead vegetation from landscaped areas. 	<p><u>Unoccupied buildings/premises are not a nuisance if:</u></p> <ul style="list-style-type: none"> ❖ Locked and secured from intrusion. ❖ Windows are not broken or boarded up with material approved by the Planning & Development Dept. ❖ Property is actively maintained (removal of trash, debris and graffiti). ❖ On-site landscaping and exterior building materials are maintained.
Corona Police Department	<ul style="list-style-type: none"> ❖ Complies with code regulations. ❖ Criminal activity is prevented. ❖ Temporary fencing permitted for vacant lots, agricultural areas, or similar uses for security purposes [CMC Section 17.70.060(K)].
<ul style="list-style-type: none"> ❖ Request boarded windows and doors on calls for service for theft and vandalism. 	

Concerns & Issues

With Time Limits on Temporary Fencing and Boarded Windows

Concern	Issue
Without the continuous use of reasonable security measures, unoccupied properties are exposed to activities that would create nuisances.	<ul style="list-style-type: none">• Illegal dumping.• Homeless camps and increased risk of structure fires.• Loitering.• Property damage.• Graffiti.• Intrusion into buildings.• Illegal activities inside breached buildings.• Increase calls for service to Code Compliance and the Police Department.• Frequent contact with the property owner to address violations.
Balancing enforcement with the property owner.	<ul style="list-style-type: none">• Limiting reasonable security measures is counterproductive to Code Compliance's enforcement in requiring property to be secured to deter nuisances and unlawful activity.
No building permit is required for temporary fencing using panel stands not affixed to the ground and boards covering windows.	<ul style="list-style-type: none">• Some type of permit would be required to monitor imposed time limits.• Determining how often a property can use temporary fencing and boarded windows to secure an unoccupied building (one-time permit vs. annual permit).
Market constraints or circumstances associated with the property may not result in the occupancy of the property even if the methods of reasonable security are limited.	<ul style="list-style-type: none">• The city does not control the leasing of the building or the sale of property.

Questions for the City Council to Consider

1. Does the City Council want to continue to allow fencing as security for unoccupied property?
2. Does the City Council want to limit the amount of time fencing and boarded windows/doors can be used?
3. If yes to #2, how long can temporary fencing and boarded windows/doors be used? Is this a one time use or would the time restart each calendar year?
4. If fencing is not an option, what other reasonable security would be appropriate?
5. Does the City Council want to require a permit for temporary security fencing and boarded windows/doors?

Staff Time

Approximate Time Allocated to Research	
Task	Estimated Total Hours (spread out with other work assignments)
Research of approximately 10 cities in the surrounding area. <ul style="list-style-type: none">• Contact Code Enforcement staff from other agencies.• Review applicable ordinances from other agencies.• Compile research.	20 hours
Draft proposed options for consideration by the City Council.	5 hours
Prepare presentation materials for City Council.	5 hours
Total	30 hours

The Ask...

The City Council provide direction on whether staff should explore an amendment to the Corona Municipal Code to set time limits for temporary fencing and boarded windows on unoccupied developed property.

