

Los Banos Municipal Code Sections

Section 4-6.03 (c) Accumulation of trash, litter or other combustible or noncombustible material within public view.

Section 4-6.03 (e) Overgrown vegetation.

Section 4-6.03 (f) Dead, decayed, diseased or hazardous trees, other vegetation potentially dangerous to the public.

Section 4-6.03 (j) Broken or discarded furniture and household equipment visible to the public.

Section 4-6.03(k) Accumulation and storage, in excess of ten days, of abandoned, wrecked, dismantled or inoperable vehicles in view of the public.

Section 4-6.03 (s) No mechanical work on motor vehicles on public right-of-way or the performance of such work in rear area of residential properties visible from public right-of-way or neighboring properties in excess of three weeks.

Section 4-6.03 (x) Garbage cans, refuse containers visible from a public street on days not assigned for trash pickup. .

Section 4-14B.060 (b) Penalties after 3rd false alarm within 12 month period.

Section 9-3.2013 Parking or storage of vehicles prohibited on unpaved surfaces.

Section 9-3.2805(t) No more than two-thirds of the window space is to be covered with window signs.

Section 9-3.3803 (A) Four garage/yard sales in a 12 month period not exceeding 2 consecutive days each.

Section 9-3.3803 (E) (ii) No signage may be placed upon any City pole, sign or any other public facility.

Section 10-3.110 Property owner or responsible party have responsibility to secure and prevent unlawful entry into vacant or uninhabited buildings

Section 10-3.113 Unlawful dumping upon public/private property or city street, sidewalk or alley.

Section 10-3.134 (a) Unlawful to apply graffiti upon any property within the City. **(b)** Unlawful to maintain, permit or allow any graffiti to remain upon such property visible to the public.

Section 11-1.103 Business license/permit required.

Section 11-8.04 Unlawful removal or possession of a shopping cart.

Abandoned Vehicle Abatement (AVA) Program Los Banos Municipal Code Title 5 Chapter 1. Removal of abandoned vehicles that create a public nuisance and health or safety hazard to the community.

California Health and Safety Code Section 17920.3 Substandard buildings posing a safety hazard.

OUR MISSION STATEMENT...

The Los Banos Police Department Code Enforcement Division is committed to the beautification of our neighborhoods and the entire community by providing responsive services to citizens. It is our mission to address concerns of unsafe, unhealthy, and unsightly conditions within our community. With this idea in mind, we will work to provide a clean, safe, and healthy environment and improve the overall quality of life in Los Banos.

WHEN DOES CODE ENFORCEMENT GET INVOLVED...

Code Enforcement initiates action after receiving a complaint or observing a violation. In all cases, the property owner/tenant is notified of any existing violations. If a property owner/tenant does not take action to correct the violation, the property may be declared a public nuisance and will be subject to abatement by the city. Property owners will be held responsible for all costs incurred by the city to abate the violations on their property.

FOR QUESTIONS OR TO REPORT A VIOLATION CONTACT:

Los Banos Police Department - Code Enforcement Division
945 5th St. Los Banos, Ca. 93635
209-827-7070 ex 2546
codeenforcement@losbanos.org

You may also file an anonymous complaint online at:
[www.losbanos.org/Police Department/Code Enforcement/Complaint Form](http://www.losbanos.org/Police%20Department/Code%20Enforcement/Complaint%20Form)

*"Pride in Service,
Integrity in Action."*



LOS BANOS POLICE DEPARTMENT

Code Enforcement Division



"A Code Enforcement guide to help show pride in our community by keeping it Safe and Beautiful"

Los Banos Businesses....

SINGLE WINDOW COVERAGE:

No more than two-thirds of commercial window space shall be covered by window signs at any time.



FALSE ALARMS:

False alarms in excess of three (3) per calendar year constitute a public nuisance and are subject to imposition of a fee upon the owner or occupant of the property.



SHOPPING CARTS:

It is unlawful to remove or possess a shopping cart from the business premises or parking lot. Business owners are required to take measures to prevent the unlawful removal and are responsible for the recovery of their carts.



BUSINESS LICENSE/PERMITS:

All businesses and vendors within the city are required to obtain a city business license prior to engaging in any business transactions.



COMMERCIAL ADVERTISEMENT:

Temporary signage, including banners, flags, A-Frames, or other inflated objects require review and approval by the Community & Economic Development Department and may only be displayed for 10 days maximum and limited to one such display 4 times per calendar year upon approval. Banana flags are prohibited.



RESIDENTIAL BUSINESSES:

A home occupation may be allowed for office use only by the occupant as a secondary use of the dwelling. Advertising signs, displays, sale of stock or commodities, customers or employees are not permitted. A business license must be issued by the city.



ILLEGAL DUMPING:

Property owners and tenants are responsible for clean-up of garbage, trash, vegetation, or junk dumped on their property or from their own garbage container.

GRAFFITI:

The business or property owner where graffiti exists should report the graffiti and remove or cause the removal of the graffiti as soon as possible.



WEED ABATEMENT:

Tall, dry grass and dead vegetation is a fire hazard and must be maintained on commercial properties and vacant lots.

Los Banos Residents....

INOPERABLE/ABANDONED VEHICLES:

Vehicles parked on public/private property and in public view must have current DMV registration and be legally able to operate on the road. Inoperable vehicles create an eyesore and pose a health and safety hazard.



PERSONAL PROPERTY, TRASH, DEBRIS:

All exterior property areas must be maintained in a clean and safe condition, free from any accumulation of trash, dirt, broken or discarded furniture and other debris visible from public right-of-way.



GARAGE/YARD SALES:

Yard sales are limited to 4 per 12 month period not exceeding 2 consecutive days each. Sales must be registered in advance by contacting the Community & Economic Development Department at City Hall or at www.losbanos.org.



UNSECURED/ABANDONED BUILDINGS:

The owner of any property is responsible for providing reasonable security measures to prevent unauthorized entry into any vacant or uninhabited building on their property.

OVERGROWN VEGETATION:

Overgrown grass, weeds, trees and other vegetation is a fire hazard as well as an attractive nuisance and should be maintained by the property owner and/or occupant.



TRASH CANS:

Containers may not be placed at the street curb or in an alley before 6:00 p.m. on the day prior to the day of the scheduled collection and must be removed no later than 11:59 p.m. on the day of the scheduled collection. Containers must be stored out of public view except on the day of the scheduled collection.



LAWN PARKING:

Automobiles, boats, trailers and recreational vehicles may not be parked on lawn or any other unimproved surface and must not encroach upon the public right-of-way.

MECHANICAL WORK:

Vehicle repair or dismantling may not be performed upon any public street or sidewalk. The performance of mechanical work on private property visible from public right-of-way or neighboring properties may not be performed for periods in excess of three (3) weeks.



SUBSTANDARD BUILDINGS:

Property owners must ensure that buildings on their property are kept up to building code standards as to not pose a threat to the health and safety of the occupants or general public.