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MAR 24 1975
LAURENCE D. HENNING, CLERK
By *Barbara H. Jones*
Deputy

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ORDINANCE NO. 718

(Ordinance Adopting the 1973 Edition of the Uniform Housing Code by Reference)

The Board of Supervisors of the County of Yolo, State of California, DO ORDAIN AS FOLLOWS:

SECTION 1. Repeal of Chapter 6, Title 6.

Chapter 6 of Title 6 of the Yolo County Code is hereby repealed.

SECTION 2. Amendment to Code.

The Yolo County Code is hereby amended to add Chapter 6 of Title 6 to this Code to read as follows:

Section 6-6.01 Adoption of 1973 Edition of Uniform Housing Code

(a) There is hereby adopted by this Board of Supervisors of the County of Yolo the 1973 Edition of the Uniform Housing Code, by reference thereto. Said Code is published by the International Conference of Building Officials, 5360 South Workman Mill Road, Whittier, California.

(b) That said Uniform Housing Code is hereby adopted in its entirety save and except for such portions as are hereinafter deleted, modified, amended, and added.

(c) Three copies of said Code have been and now are filed in the Office of the Clerk of the County of Yolo, and additional copies are available to the public through the office of the Building Official of this County.

Section 6-6.02 Purpose.

The purpose of so adopting said Uniform Housing Code by reference thereto is to provide that minimum requirements for the protection of life, limb, health, property, safety, and welfare of the general public and the owners and occupants of residential dwellings. The further purpose is to designate the officers of this County charged with the responsibilities for

1 enforcement of said Code, and to establish a local Housing Code
2 Advisory and Appeals Board to hear appeals and perform other duties
3 more particularly set forth hereinafter.

4 Section 6-6.03 Created

5 There is hereby created in this County the Housing
6 Code Advisory and Appeals Board, hereinafter referred to as the
7 Board.

8 Section 6-6.04 Membership

9 The Board shall be composed of nine (9) members
10 who are not employees of the County of Yolo. The Building
11 Official shall serve as secretary to said Board.

12 Section 6-6.05 Membership: Terms: Composition

13 The composition of the Board shall be one person
14 skilled in the building trades, one person skilled in fire preven-
15 tion and control, one person who is a registered architect or
16 engineer whose professional work is connected with the building
17 and construction trade, one person who is an active licensed re-
18 estate salesman or broker, and five members of the general public,
19 one appointed from each supervisorial district of this County. >

20 The Board shall be appointed by the Yolo County
21 Board of Supervisors. The term of office shall be three (3) years
22 except for the initial appointees. The terms of office of the
23 initial appointees shall be as follows:

24 1) The person skilled in the building trades
25 and two of the public members selected by lot shall serve for one
26 year.

27 2) The real estate salesman or broker and
28 two of the public members selected by lot shall serve for two
29 years.

30 3) The architect or engineer, the person
31 skilled in fire prevention and control, and one (1) of the public
32 members selected by lot, shall serve for three (3) years.

1 After said initial appointment, in the event of a
2 vacancy in office by reason of expiration of term or termination
3 of the term of office of a member with the technical skills of a
4 real estate broker, architect or engineer, or person skilled in
5 fire prevention or control, said office shall be filled by the
6 appointment of a person of like technical skills.

7 In the event of a vacancy in office caused by
8 expiration of term or termination of term of office of a public
9 member, said office shall be filled by the appointment of a mem-
10 ber of the public from the same supervisorial district of this
11 County.

12 Appointments to the Board to fill vacancies which
13 occur prior to the expiration of the term of office shall be for
14 the unexpired term only.

15 At the first meeting after adoption of this Code
16 lots shall be cast; two lots with the number "1" which shall
17 signify the first term of office as one year; two lots with the
18 number "2" which signify the first term of office as two years;
19 and one lot with the number "3" which signify the first term of
20 office as being three years. All subsequent terms of office shall
21 be for three years.

22 Section 6-6.06 Compensation

23 Each member of the Housing Code Advisory and
24 Appeals Board shall receive transportation compensation at regular
25 County rates, for travel within the scope of his duties.

26 Each member of the Housing Code Advisory and
27 Appeals Board shall receive compensation at the rate of \$25.00 per
28 meeting of the Board actually attended; provided, however, that
29 after July 1, 1975, no member of the Board shall receive compensa-
30 tion for more than two meetings per calendar month actually
31 attended.

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1 Section 6-6.07 Rules

2 The Board may adopt reasonable rules and regula-
3 tions for conducting business and shall render all decisions and
4 findings in writing. Appeals to the Board shall be processed in
5 accordance with the provisions contained in Chapter 12 and Chapter
6 13 of this Code. Copies of all rules or regulations adopted by the
7 Board shall be delivered to the Building Official who shall make
8 them accessible to the public for a nominal charge.

9 Section 6-6.08 Organization

10 The members of the Board shall elect a Chairman
11 and a Vice Chairman to serve terms of one year from January 1 to
12 December 31 of each year. The Chairman shall be authorized to
13 appoint subcommittees as necessary for the efficient administra-
14 tion of the duties of the Board.

15 Section 6-6.09 Duties

16 The duties of the Board shall be as follows:

17 (a) To hear appeals as provided for hereunder.

18 (b) To propose new ordinances or amendments to
19 this Code to the Board of Supervisors.

20 (c) With the advice of the Building Official,
21 promulgate written rules and regulations pertaining to the enforce-
22 ment and implementation of this Code. Said rules and regulations
23 shall become effective when ratified, approved and adopted by the
24 Board of Supervisors.

25 (d) To advise the Board of Supervisors in the
26 interpretation of the provisions of this Code.

27 Section 6-6.10 Building Permits

28 Chapter 3, Section 301 of the Uniform Housing Code
29 is amended to read as follows:

30 Section 301. Building Permits

31 Whenever a building is substandard, no person
32 firm or corporation shall commence or undertake any work upon said

1 building, such as erection, construction, enlargement, alteration,
2 repair, removal, improvement, conversion, or demolition, without
3 first obtaining a separate building permit for such work from the
4 Building Official in the manner and according to the applicable
5 conditions prescribed in Chapter 3 of the said Uniform Building
6 Code, and upon payment of fees as set forth therein.

7 Section 6-6.11 Voluntary Inspections

8 Chapter 3, Section 304 of the Uniform Housing Code
9 is added to read as follows:

10 Section 304. Voluntary Inspections.

11 The Building Official shall inspect buildings
12 and structures used as places of human habitation to determine
13 conditions thereof upon request of the owner of such premises, or
14 the mortgagee or beneficiary of a deed of trust upon said premises,
15 and shall charge for same at the rate of \$20 per hour of time
16 spent, or fraction thereof.

17 Section 6-6.12 Further Definitions.

18 Chapter 4, Section 402 of the Uniform Housing Code
19 is added to read as follows:

20 Section 402 Further Definitions.

21 "Place of Human Habitation" shall mean any
22 structure, shelter, or building used or designed for human habita-
23 tion, and includes all fences and appurtenances attached thereto,
24 and includes all buildings on the same property that are supple-
25 mental of such habitation.

26 "Building Official". Whenever the term "Build-
27 ing Official" is used in this Code, it shall mean the Director of
28 the Department of Public Health.

29 "Apartment Complex" shall mean any series of
30 buildings or portions thereof designed, built, rented, leased, let
31 or hired out to be occupied, as the homes or residences of three
32 or more families living independently of each other, and doing

1 their own cooking in said building or buildings, and shall inc
2 flats and apartments.

3 Wherever the term "Board" is used in said
4 Code, it shall mean and refer to the Housing Code Advisory and
5 Appeals Board of Yolo County.

6 Wherever the term or expression "City Council"
7 is used in this Code, it shall mean the Board of Supervisors of
8 the County of Yolo.

9 Wherever the term "City" is used in this
10 Chapter it shall be deemed to mean "County".

11 Wherever the term or expression "City Attor-
12 new" is used in this Code, it shall mean the County Counsel of the
13 County of Yolo.

14 The term "enforcement agency" as used herein
15 shall be deemed to refer to the Department of Public Health of
16 this County.

17 Section 6-6.13 Notice and Order

18 Chapter 11, Section 1101, is amended to read as
19 follows:

20 Section 1101. Notice and Order

21 (a) Commencement of Proceedings. Whenever
22 the Building Official has inspected or caused to be inspected any
23 building and has found and determined that such building is a sub-
24 standard building, he shall commence proceedings to cause the
25 repair, rehabilitation, vacation, or demolition of the building.

26 (b) Notice and Order. The Building Official
27 shall issue a notice and order directed to the record owner of the
28 building. The notice and order shall contain:

29 1) The street address and a legal des-
30 cription sufficient for identification of the premises upon which
31 the building is located.

32 2) A statement that the Building Official

1 5) Statements advising (i) that any
2 person having any record title or legal interest in the building
3 may appeal from the notice and order or any action of the Building
4 Official to the Housing Code Advisory and Appeals Board, provided
5 the appeal is made in writing as provided in this Code, and filed
6 with the Building Official within 30 days from the date of service
7 of such notice and order; and (ii) that failure to appeal will con-
8 stitute a waiver of all right to an administrative hearing and
9 determination of the matter.

10 (c) Service of Notice and Order. Service of
11 the first notice and order shall be made upon the record owners and
12 posted on the property.

13 (d) If such building is encumbered by a
14 mortgage or deed of trust of record, and the owner of such build-
15 ing shall not have complied with the order of the Building Official
16 on or before the expiration of the time set for completion of work
17 or demolition ordered by the Building Official, the mortgagee or
18 beneficiary under such deed of trust may, within 15 days after
19 the expiration of said period, comply with the requirements of the
20 order of the enforcement agency.

21 (e) If the order of the Building Official
22 shall not have been complied with on or before the time specified
23 therein, the Building Official may institute such appropriate
24 action or proceeding to correct or abate the condition as would
25 be taken to correct or abate any nuisance or any violation of any
26 other provision of this Code, or, as an alternative procedure, he
27 may institute proceedings for the abatement of such nuisance before
28 the Housing Code Advisory and Appeals Board.

29 (f) All of the notices required herein shall
30 be given in the following manner: The Building Official shall post
31 conspicuously at least one copy of the notice on the building
32 alleged to be unfit and shall send another copy by registered or

1 NOTICE TO ABATE NUISANCE

2
3 The owner of the building situated at _____
4 _____ is hereby notified to appear before
5 the Housing Code Advisory and Appeals Board of the County of Yolo
6 at its meeting to be held _____, 19____, at
7 _____ (place of meeting) _____, at the hour of _____
8 o'clock ____ m., or as soon thereafter as he may be heard, and
9 show cause, if any he has, why said building should not be condemned
10 as a public nuisance and said nuisance be abated by reconstructing
11 or properly repairing said building or by razing or removing same
12 in accordance with the provisions of Ordinance No. _____.

13 Dated _____.

14
15 _____
16 (Name of Enforcement Agency)

17 BY _____
18 (Name of Officer)

19 (i) Affidavit of Posting. The officer or
20 employee of the enforcement agency giving such notice shall file
21 an affidavit of posting and mailing in the manner required by
22 Section 1015 of Title 25 of the California Administrative Code,
23 but the failure of any owner or other person to receive such notice
24 shall not affect in any manner the validity of any proceedings
25 taken hereunder.

26 Section 6-6.14 Appeal from Board to
27 Board of Supervisors

28 Chapter 13 of the Uniform Housing Code is hereby
29 amended to add Section 1306, to read as follows:

30 Section 1306. Appeal from Board to
31 Board of Supervisors

32 The decision of the Board is final, subject to

1 appeal to the Board of Supervisors of Yolo County.

2 Any person entitled to notice under the provisions
3 of this ordinance may appeal the decision of the Board by filing
4 with the County Clerk within 15 days after the date of the decision
5 a request that the matter be set for an appeal hearing by the
6 County Board of Supervisors.

7 The Clerk shall notify the appellant of the date
8 of hearing, and give appellant no less than 15 days' notice of said
9 hearing date. The Clerk shall serve said notice by certified mail
10 to the address given by the appellant in his notice of appeal.

11 The County Clerk shall notify the Building Official
12 of the filing of said request and the Building Official shall trans-
13 mit to the Board of Supervisors the records of the Board pertaining
14 to the order being appealed. The filing of such an appeal shall
15 automatically defer the effective date of any order until the Board
16 of Supervisors has ruled on the appeal.

17 The decision of the Board shall be presumed to be
18 correct and the appellant shall have the burden of proof in the
19 appeal hearing before the Board of Supervisors. In the event
20 that the Board of Supervisors sustains the order of the Board,
21 the period for commencement and completion of the abatement as
22 specified in the Board resolution shall start from the date of such
23 action by the Board of Supervisors.

24 The Board of Supervisors may continue its hearings
25 on such appeal from time to time. It may hear evidence from compe-
26 tent persons as may be desired. It may return the matter to the
27 Board for further information or for further hearings. The Board
28 of Supervisors may modify as it determines proper any order of the
29 Board. Any order so modified shall be returned to the Board and
30 thereafter in that case the Board and the Building Official shall
31 act upon that modified order in the same manner as orders which
32 the Board itself might issue.

1 Section 6-6.17 Limitation on Time for Action

2 Chapter 13 of the Uniform Housing Code is hereby
3 amended to add Section 1307, to read as follows:

4 Section 1307. Limitation on Time for Action

5 Any action or decision to attack, review, set
6 aside, void or annul any decision of the Board of Supervisors
7 hereunder, or to determine the reasonableness, legality or validity
8 of any act of said Board of Supervisors, shall not be maintained
9 by any person unless such action or proceeding is commenced within
10 sixty (60) days after the date of such decision. Thereafter all
11 persons are barred from any such action or proceeding or any
12 defense of invalidity or unreasonableness of such decision or of such
13 proceedings, acts or determinations.

14 SECTION 3. Violation. Any person violating the provisions
15 of this Ordinance or the Uniform Housing Code shall be deemed guilty
16 of a misdemeanor, and, upon conviction thereof, shall be punished
17 by a fine of not more than \$500, or by imprisonment of not more
18 than five (5) days nor more than six (6) months, or by both such
19 fine and imprisonment.

20 SECTION 4. If any section, subsection, sentence, clause
21 or phrase of this Ordinance is for any reason held to be unconsti-
22 tutional or invalid such decision shall not affect in any way the
23 validity of the remaining portions of this Ordinance. The Board
24 of Supervisors hereby declares that it would have passed this Ord-
25 nance and every section, subsection, sentence, clause or phrase
26 thereof, irrespective of the fact that any one or more sections,
27 sentences, clauses or phrases be declared unconstitutional or
28 invalid.

29 SECTION 5. This Ordinance shall become effective thirty
30 (30) days after adoption, and prior to the expiration of fifteen
31 (15) days, it shall be published in The Daily Democrat,
32 a newspaper of general circulation, printed and published in the

1 County of Yolo, State of California, this 24th day of March,
2 1975, by the following vote:

3 AYES: Duncan, Stephens, Edmonds, Marchand.

4 NOES: Barton.

5 ABSENT: None.

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Betsy A. Marchand
CHAIRMAN OF THE BOARD OF SUPERVISORS
COUNTY OF YOLO, STATE OF CALIFORNIA

ATTEST:

LAURENCE P. HENIGAN, CLERK

BY *Barbara A. Rodgers*
DEPUTY

(SEAL)

Sec. 2-2.1010. Subcommittees.

(a) The Housing and Community Development Advisory Committee may appoint subcommittees from time to time to investigate, report, and make findings in conjunction with any subject pertaining to the matters within the jurisdiction of the Committee.

(b) Such subcommittees may consist of any number of persons so determined by the chairperson. The members may be Committee members or other persons designated by the chairperson, but the majority of the members of the subcommittee shall be members of the Housing and Community Development Advisory Committee.

(§ 1, Ord. 755, eff. April 1, 1976, as amended by § 10, Ord. 871, eff. April 24, 1980, and § 10, Ord. 930, eff. April 8, 1982)

Sec. 2-2.1011. Absences.

Any member of the Housing and Community Development Advisory Committee who is absent from any two (2) consecutive regular meetings of the Committee within one year shall be referred to the Board, with or without a recommendation by the Committee, unless a valid excuse is delivered to the chairperson of the Committee or Community Development Agency staff prior to or at the time of the meeting.

(§ 1, Ord. 755, eff. April 1, 1976, as amended by § 11, Ord. 871, eff. April 24, 1980, and § 11, Ord. 930, eff. April 8, 1982)

Sec. 2-2.1012. Abolishment of other housing committees.

All other citizen advisory committees having duties related to housing and which have been created by resolution or minute order of the Board are hereby disbanded and terminated, and the minute order or resolutions creating them are repealed.

(§ 1, Ord. 755, eff. April 1, 1976)

Article 11. Hospital Advisory Board

Sec. 2-2.1101. Created.

There is hereby created in the County a board to be known as the Hospital Advisory Board.

(§ 1, Ord. 548)

Sec. 2-2.1102. Membership.

The Hospital Advisory Board shall consist of eleven (11) members selected as follows:

(a) Ten (10) rotating members, appointed by the Board of Supervisors, to be selected as follows:

(1) Two (2) members to be selected from each supervisorial district in the County;

(2) Seventy-five (75%) percent of the membership shall consist of medical providers and consumers who use the facilities and services of the Yolo General Hospital; and

(3) Notwithstanding the foregoing criteria, each person serving as a member of the Hospital Advisory Board on September 27, 1984, shall be permitted to complete his or her term of office as established pursuant to Section 2-2.1103 of this article; and

(b) One permanent physician member who shall be a member of the Executive Committee of the Medical Staff of Yolo General Hospital. The Executive Committee shall be the appointing authority for its representative and shall be responsible for advising the Clerk of the Board of Supervisors in writing of the name of its representative and of any change in its representative.

(§ III, Ord. 548, as amended by § 1, Ord. 576, § 1, Ord. 739, eff. January 7, 1976, § 1, Ord. 753, eff. March 10, 1976, § 1, Ord. 829, eff. March 8, 1979, § 1, Ord. 877, eff. May 8, 1980, and § 1, Ord. 986, eff. September 27, 1984)

Sec. 2-2.1103. Membership: Terms.

(a) Of the ten (10) rotating members initially appointed to the Hospital Advisory Board, five (5) shall serve a two (2) year term, and five (5) shall serve a one-year term. Successive appointments shall be for two (2) year terms.

(b) Membership shall be effective upon appointment by the Board of Supervisors. However, all initial terms shall commence on February 1 following appointment, and thereafter all terms shall commence on February 1 and end on January 31.

(c) No rotating member shall serve for more than two (2) consecutive full terms. An initial one-year term shall not be counted as one of the two (2) consecutive full terms.

(d) Failure to attend three (3) consecutive meetings by any Hospital Advisory Board member without good cause shall be construed as an indication of insufficient interest in the Hospital Advisory Board's activities, and the remaining Hospital Advisory Board members

shall review the case and recommend appropriate action to the Board of Supervisors. The Board of Supervisors shall consider the recommendation of the Hospital Advisory Board and, without the necessity for further evidence of good cause, may terminate the appointment of said member and appoint a successor.

(§ IV, Ord. 548, as amended by § 2, Ord. 576, § 2, Ord. 739, eff. January 7, 1976, § 2, Ord. 753, eff. March 10, 1976, and § 2, Ord. 829, eff. March 8, 1979)

Sec. 2-2.1104. Membership: Organization.

The members of the Hospital Advisory Board shall elect a chairman and vice-chairman, and at each March meeting thereafter such offices shall be filled by election for the next succeeding twelve (12) month term. The Hospital Administrator shall be secretary of the Hospital Advisory Board and shall make provisions for such necessary clerical assistance or supplies as may be necessary.

(§ V, Ord. 548)

Sec. 2-2.1105. Meetings.

Meetings of the Hospital Advisory Board shall be held at least quarterly at the Yolo County General Hospital or at such other facility as the chairman shall determine. Special meetings may be held on the call of the chairman, subject to at least three (3) days' written notice in advance. A quorum shall consist of a majority of the active members. The Clerk of the Board of Supervisors shall be notified of the date and time of each meeting.

(§ VI, Ord. 548, as amended by § 3, Ord. 739, eff. January 7, 1976, and § 3, Ord. 753, eff. March 10, 1976)

Sec. 2-2.1106. Duties.

The duties and responsibilities of the Hospital Advisory Board shall be as follows:

- (a) To act in an advisory capacity to the Board of Supervisors and the County Administrative Officer;
- (b) To review, evaluate, or recommend improvements in the professional medical and health programs of the Yolo County General Hospital;
- (c) To study, review, or recommend programs for the improvement of facilities;
- (d) To review, evaluate, and make recommendations on matters referred by the Board of Supervisors or the County Administrative Officer;
- (e) To submit all recommendations in writing; and

(f) To file a copy of the minutes of meetings with the Board of Supervisors and the County Administrative Officer.

(§ II, Ord. 548)

Article 12. Library Advisory Board

Sec. 2-2.1201. Created.

There is hereby created in the County a board to be known as the Library Advisory Board.

(§ I, Ord. 558)

Sec. 2-2.1202. Membership.

The Library Advisory Board shall consist of eight (8) members as follows:

(a) Five (5) rotating members, selected by the Board of Supervisors, one from each of the supervisorial districts, who shall be residents of the district from which appointed; and

(b) Three (3) permanent membership agencies, which shall be the appointing authorities for their representatives, and which shall be responsible for advising the Clerk of the Board of Supervisors in writing of the names of their representatives and any change in their representatives. The three (3) permanent members shall be from the following:

- (1) The City of Winters;
- (2) The City of Davis; and
- (3) The City of West Sacramento.

(§ III, Ord. 558, as amended by § 1, Ord. 830, eff. March 8, 1979, § 1, Ord. 876, eff. May 8, 1980, and § 1, Ord. 1049, February 12, 1987)

Sec. 2-2.1203. Membership: Terms: Vacancies.

The terms of rotating members of the Library Advisory Board shall be four (4) years and shall commence on February 1 and end on January 31. A vacancy on the Library Advisory Board shall exist upon the death, resignation, or termination of residence within the city or area of the supervisorial district from which appointed. Vacancies shall be filled for the unexpired term by the appointing authority. Each member shall serve until the appointment and qualification of his successor; provided, however, no member shall serve more than two (2) consecutive terms. A one-year term shall not be counted as one of the two (2) consecutive terms.

(§ IV, Ord. 558, as amended by § 2, Ord. 830, eff. March 8, 1979, § 1, Ord. 979, eff. August 9, 1984, and § 2, Ord. 1049, eff. February 12, 1987)