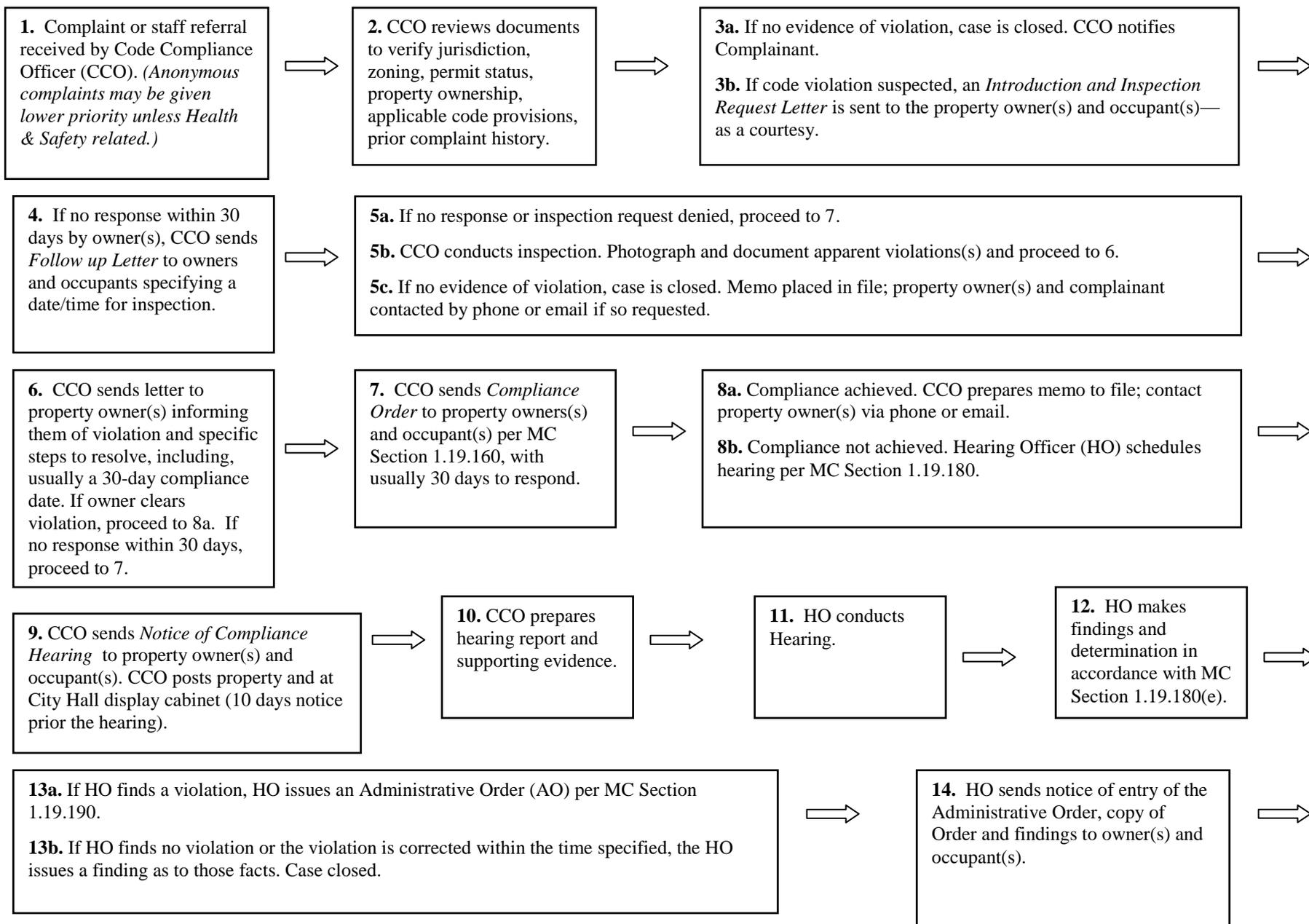


Pacific Grove Administrative Code Compliance Procedures



15a. Property owner fails to comply. Case held for the 90 day appeal period pursuant to MC Section 1.16.

15b. Property owner submits evidence but City Manager disputes compliance, proceed to 17. Owner may dispute City Manager's decision by requesting a HO hearing.

15c. Property owner submits evidence of compliance in accordance with the schedule. If City Manager agrees *Compliance Report* submitted to Hearing Panel. Case closed.



16a. If Compliance Dispute, Compliance Hearing scheduled upon request per MC Section 1.19.250.

16b. If no hearing request, case referred to City Attorney for enforcement pursuant to MC Section 1.16.



17a. HO holds hearing and finds compliance.

17b. If non-compliance, staff requests City Council to impose lien on Property.

Post Hearing Process

1. If fines or cost imposed by HO are not paid within 90 days, a lien against the real property may be imposed.



2. Person subject to lien may protest to City Council.



3. Council's decision adopted by resolution.



4. If Council imposes lien, City Attorney files lien with County Recorder's office.



5. When lien is satisfied, City will produce Notice of Satisfaction for lienee to record.