



Existing Lake Elsinore Municipal Codes Related to Homelessness

- Regulation of Solicitation (Chapter 8.13)
- Vehicle Solicitation (Chapter 10.72)
- Camping on Private Property (Chapter 8.70) – Updated 2015
- Shopping Carts (Chapter 8.38) – Updated 2016
- Parks and Beaches (Chapter 8.40) – Updated 2016
- Unattended Donation Boxes (Chapter 5.34) – Update 2015
- Nuisance Abatement (Chapter 8.18) – Updated 2015

Key Nuisance Provisions for Businesses (Chapter 8.18):

B. Buildings or structures that are abandoned, partially destroyed, unsafe or substandard, or left in an unreasonable state of partial construction. An “unreasonable state of partial construction” is defined as any unfinished building or structure in the course of construction which has not requested or had conducted an inspection under a valid building permit within the prior six months, and where the appearance and other conditions of the unfinished building or structure detracts from the appearance of the immediate neighborhood or reduces the property values in the immediate neighborhood.

C. Unpainted buildings and those having dry rot, warping or termite infestation. Buildings on which the condition of the paint has become so deteriorated as to permit decay, checking, cracking, peeling, chalking, dry rot, warping or termite infestation so as to render the buildings unsightly and in a state of disrepair.

D. Buildings, structures, or fences in violation of the City’s zoning regulations as set forth in LEMC Title 17 or building regulations as set forth in LEMC Title 15.

E. Land uses in violation of the City’s zoning regulations as set forth in LEMC Title 17.

F. A violation of any condition of approval, permit or authorization issued by the City.

G. Broken windows.

H. Building exteriors, walls, fences, driveways, sidewalks, and walkways which are defective, unsightly, or in such condition of deterioration or disrepair so as to threaten depreciation of the values of surrounding property or is materially detrimental to nearby properties or improvements.

I. The accumulation of dirt, litter or debris in vestibules, doorways, or the adjoining sidewalks of a building.

J. Lumber, junk, trash, salvage materials, rubble, broken asphalt, concrete, water containers, scrap metal or other debris stored on a property and visible from a public street, alley or adjoining property.

K. Attractive nuisances dangerous and inviting to children, including, but not limited to, abandoned, broken, or neglected equipment and machinery; hazardous pools, ponds, and excavations; abandoned wells, shafts or basements; abandoned refrigerators or motor vehicles; any structurally unsound fence or structure; or any other lumber, trash, garbage, rubbish, refuse, fence, debris, or vegetation which may prove a hazard for inquisitive minors.

L. Abandoned, discarded or unused furniture, stoves, sinks, toilets, cabinets, or other household appliances or fixtures or equipment stored so as to be visible at ground level from a public street or alley or from adjoining property.

M. Construction or automotive equipment, supplies, materials, or machinery of any type or description parked or stored on property, except while excavation, construction or demolition operations covered by an active building permit are in progress on the subject property or an adjoining property, or otherwise as allowed by this code or a permit issued by the City.

N. Signs in disrepair or without required permits.

O. Maintenance of property so out of harmony or conformity with the maintenance standards of adjacent properties as to cause diminution of the enjoyment, use or property values of such adjacent properties.

Q. Property maintained in relation to others so as to establish a prevalence of depreciated values, impaired investments, and social and economic maladjustments to such an extent that the capacity to pay taxes is reduced and tax receipts from such particular areas are inadequate for the cost of public services rendered therein.

R. Maintenance of property in such condition as to be detrimental to the public health, safety, or general welfare or in such manner as to constitute a public nuisance as defined in California Civil Code Section 3480, including, but not limited to, anything dangerous to human life or detrimental to human health, or any habitation that is overcrowded with occupants or that lacks adequate ventilation, sanitation or plumbing facilities, or that constitutes a fire hazard.

S. Dead, decayed, diseased, overgrown or hazardous trees, weeds and vegetation, cultivated or uncultivated, which is likely to harbor rats or vermin, or constitute an unsightly appearance, or is detrimental to neighboring properties or property values.

W. Any landscaped setback areas which lack appropriate turf or plant material so as to cause excessive dust, allow the accumulation of debris, or to threaten depreciated values of adjacent or neighborhood properties.