



# CITY OF STOCKTON

NSS UPDATE RELATED TO ESTABLISHING A  
COMMERCIAL VACANCY REGISTRATION

Legislation Environmental Committee

February 3, 2025

Agenda Item 3.1



# Background

- Request from the City Council Legislation/Environmental Committee
- The City Attorney's Office has drafted an addition to Title 15 of the Stockton Municipal Code (SMC) to establish this program
- **Goal:** Create a new registration program for vacant commercial buildings
- **Registration Trigger:** Buildings must be registered after 30 days of vacancy
- **Vacancy Definition:** Greater than 50% of units unoccupied for over 180 days



# Addressing Staffing Challenges

## September 2022:

- Faced with 9 vacancies in Code Enforcement

## Actions Taken:

- Enhanced Code Enforcement Officer job specifications
- Implemented a "deep class" specification
- Increased recruitment efforts by partnering with the PD's recruitment team

## Current Status:

- Reduced vacancies to 3
- Currently staffed with 17 Code Enforcement Officers

## Future Needs:

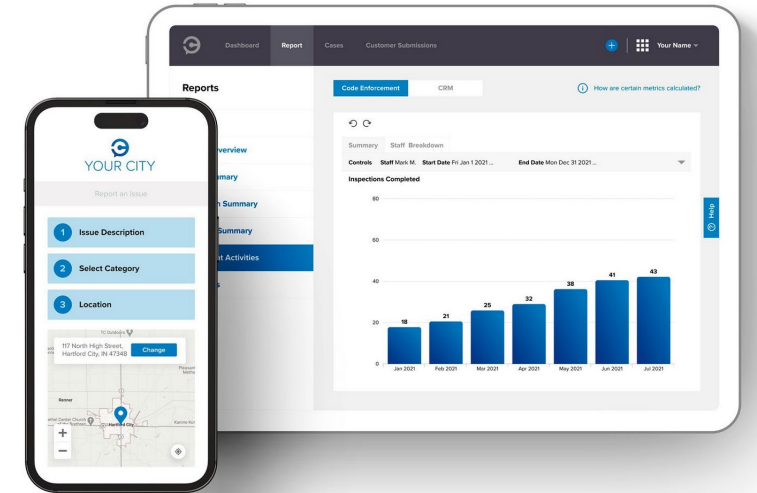
- Anticipate increased staffing needs with the launch of the Commercial Vacant Property (VP) Registration and Monitoring program
- Positions have been requested in the next budget cycle to address this need



# Technology - Comcate

## Comcate Features:

- Automated case management
- Violation tracking and management
- Tablet compatibility for field use
- Photo/video attachments
- Automated scheduling and reminders
- Parcel-based violation tracking
- Automated reports and notices



## Implementation Timeline:

- **2023:** Comcate acquired; Phase 1 launched
- **2024:** System went live; new case entry and migration
- **2025:** Phase 2 - Graffiti Team integration, CRM, & billing enhancements



# Technology - City Detect

## City Detect:

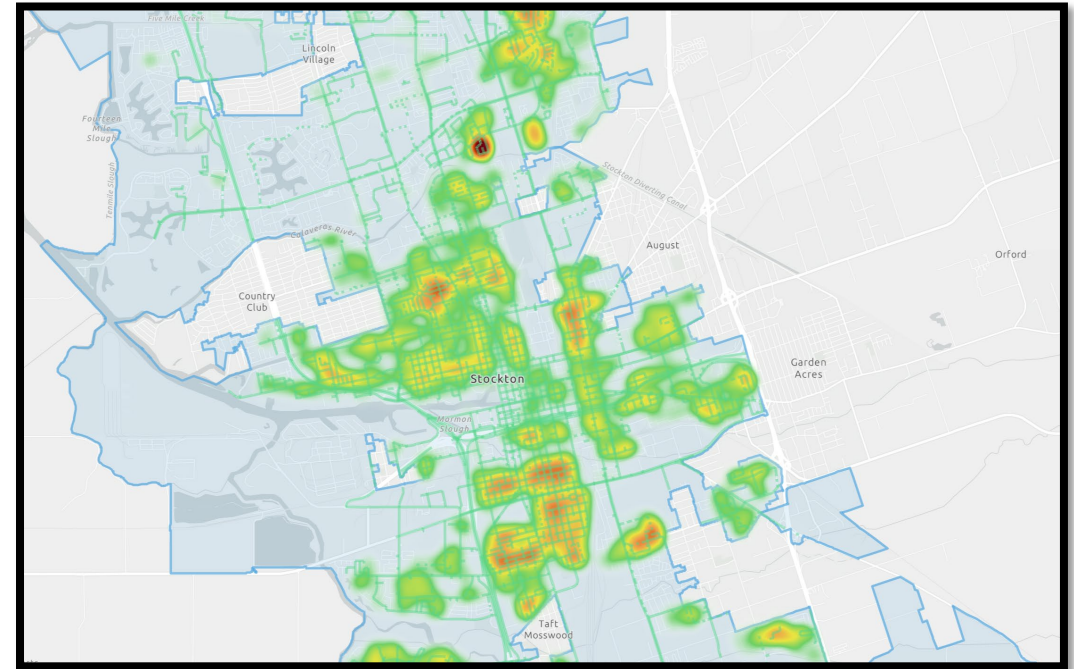
- Cameras capture images
- AI identifies violations
- Generates reports

## Addressing Commercial Vacancy:

- Identifies characteristics of VP
- Facilitates proactive intervention

## City Detect Timeline:

- **January 2024:** Pilot program conducted
- **June 2024:** City Council approved multi-year contract
- **December 2024:** System calibration and RISE program development
- **January 2025:** Educational letters issued for blight violations

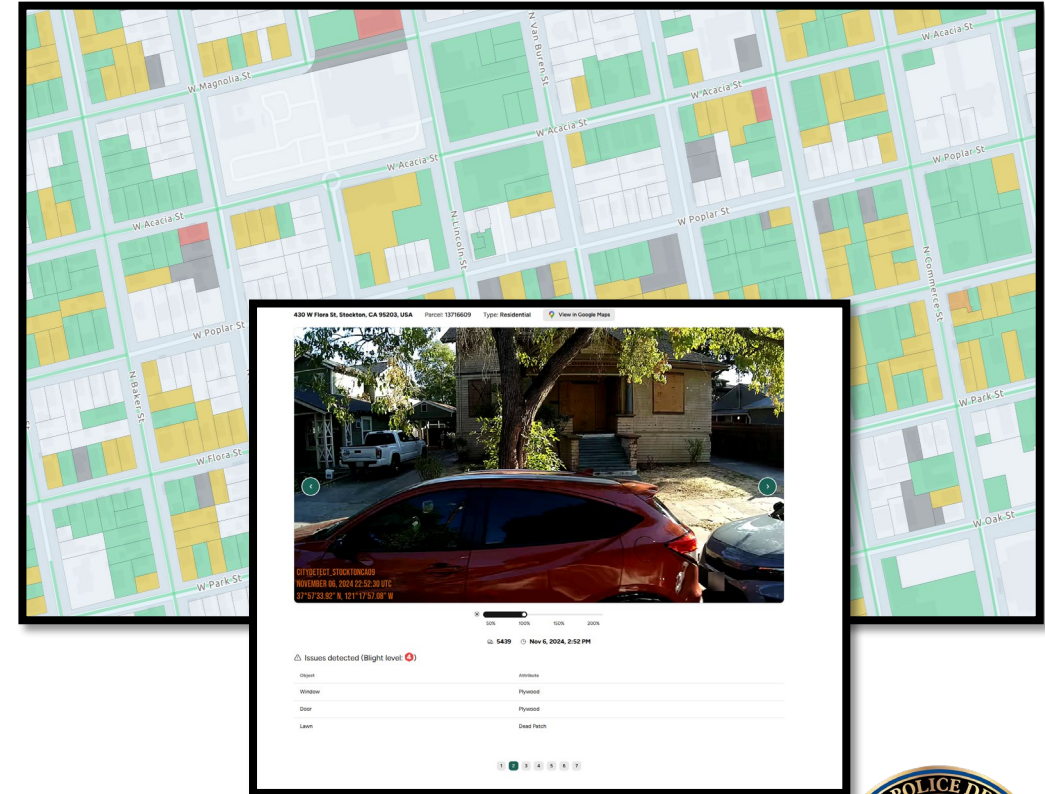




# Technology – City Detect

## RISE Program (Revitalizing and Improving Stockton through Education):

- Utilizes City Detect data to send educational letters
- Provides violation information and corrective actions
- Encourages voluntary compliance
- Initial focus on blight violations
- 6-month grace period for voluntary compliance
- Future expansion to other violation types
- Goal: Voluntary Compliance through Education



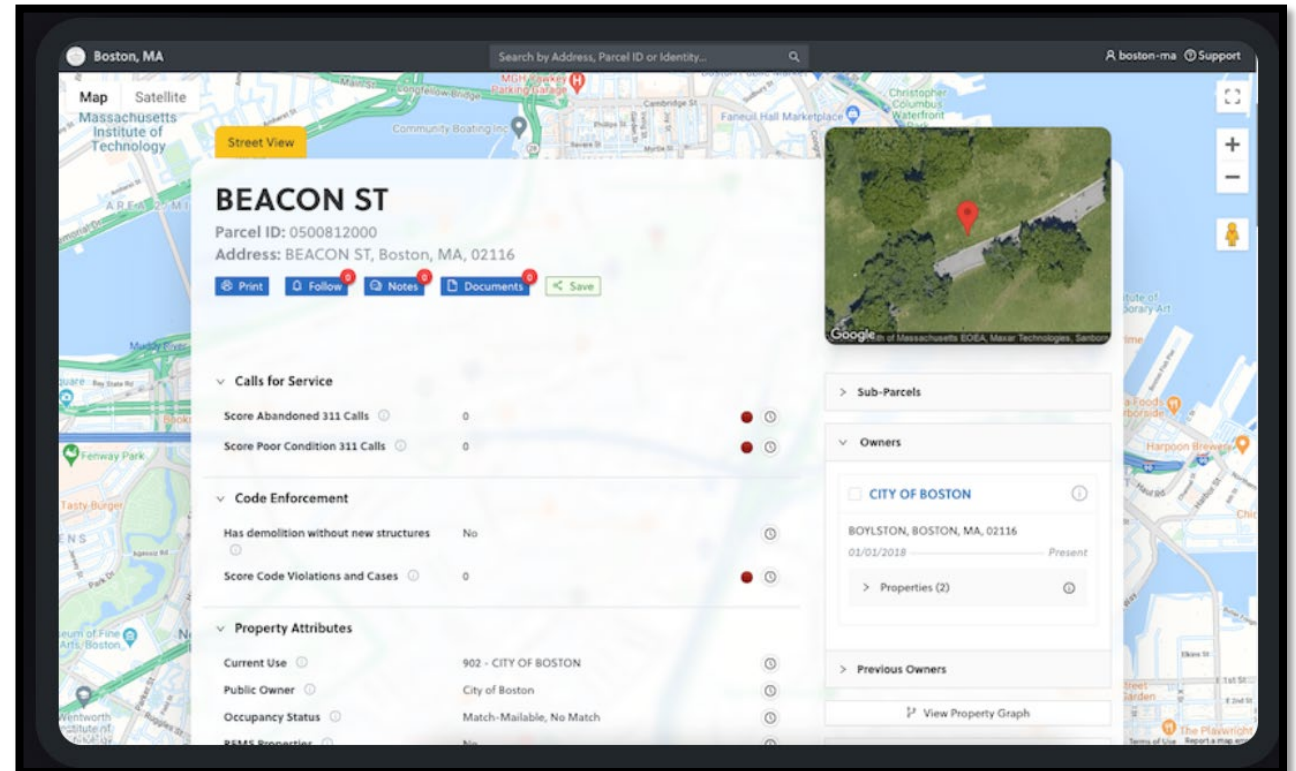
# Technology - Tolemi

## Tolemi:

- Connects City, State, & Federal data.
- Identifies vacant properties
- Integrates with City Detect
- Nightly data updates and alerts
- Identifies all rental properties
- Prioritizes outreach to high-risk properties

## Slate Registration

- Online portal to register properties.
- Facilitates compliance and fee payments.
- Flags outstanding issues
- Triggers proactive outreach
- Supports inspections and task management



# Code Changes

## **International Property Maintenance Code (IPMC) Adoption:**

- Collaborating with the City Attorney's office and Building Department to adopt the IPMC.
- IPMC adoption will update Stockton's codes to current standards and streamline existing codes.
- Currently in the final revision stage.
- Anticipate presenting the IPMC adoption request to City Council in the next few months.

## **Vacant Commercial Building Registration:**

- Following IPMC adoption, staff will work with the City Attorney's office to finalize the draft addition to Title 15, Chapter 15.34 of the Stockton Municipal Code
- This addition will require commercial property owners to register vacant buildings (with specific exemptions).





# Progress, Plans, and Needs for Code Enforcement

## Progress to date:

- Improved staffing
- Technology upgrades
- Software identified for vacant property registration
- IPMC adoption progress

## Ongoing Efforts

- Staffing and retention
- Technology Utilization
- Vacant Property Identification with Tolemi
- IPMC Adoption
- Commercial vacant property Ordinance

## Future Focus:

- Secure additional staff
- Expand Tolemi Contract
- Present IPMC and VP ordinance to Council

