Costa Mesa

Development Services Department

Building Safety Division-Code Enforcement

2009 *Annual Report*

July 2010

DEVELOPMENT SERVICES DEPARTMENT
BUILDING SAFETY DIVISION

CODE ENFORCEMENT
2009 ANNUAL REPORT

Costa Mesa Code Enforcement's mission is to proactively protect the City's residential and business communities from blighted and deteriorated conditions that negatively impact neighborhoods' property values and encourage social disorder and crime.

Report Summary

In 2009, Code Enforcement performed 17,586 corrective actions throughout the City. Actions included both proactive and reactive responses to violations such as:

- 4,779 abandoned shopping carts
- 1,975 graffiti incidents
- 1,183 sub-standard housing situations
- 631 private properties with deteriorated conditions
- 470 properties with trash and debris
- 305 trash dumpsters visible from public rights-of-way;
- 458 businesses without licenses; and
- 5,782 signs posted in public rights-of-way.

Code Enforcement has prioritized its proactive activities by the City's street system, which is composed of arterials, collectors, and residential streets. The City's arterial streets (for example, Harbor Boulevard, Newport Boulevard, and Bristol Street), are the gateways to our community; therefore, Code Enforcement gives high priority to violations visible from these streets. High priority is also given to graffiti abatement, overflowing dumpsters, trash and debris, excessive signage, abandoned shopping carts, and deteriorated property conditions.

The City's residents and business owners are also an important resource in terms of notifying Code Enforcement of code violations. Of particular importance are immediate health and safety concerns such as algae-filled swimming pools.

The Motel Task Force has also been very active in this time period with 839 visits made to address minor and major violations. In addition, the Police Department made four felony criminal arrests involving prostitution, drugs, and an outstanding warrant, as a result of these investigations.

With the current downturn in the housing market, Code Enforcement Officers are now patrolling foreclosed properties, as time permits, to ensure that they are properly maintained, so as to avoid potential blight.

All these actions, when combined, have maintained, and/or improved the community's appearance and desirability in which to live, work, shop, and play.

History

During the 1980's, City Council created the City's first Code Enforcement program, which primarily focused on enforcing conditional use permits and the provisions of the City's sign regulations. Over time, Council expanded the program's responsibilities to include enforcement of all Municipal Code provisions, with the exception of those delegated to the Police Department.

In September 2000, Council adopted "Property Maintenance" regulations for private property (commonly referred to as Title 20). This code provision gave Code Enforcement the ability to address deteriorated conditions on private property that resulted from a lack of maintenance.

Code Enforcement Staff

The additional responsibilities and new regulations, adopted as a part of Title 20 as well as a continued desire for proactive enforcement, resulted in an increase in the number cases and a need to increase Code Enforcement staff: The four person unit of the 1980's increased, over time, to 13 full- and part-time Code Enforcement Officers and support staff. Due to the recent economic down turn, three of the positions are now vacant with an additional part-time officer to be laid-off in late summer 2010; the 2010 – 2011 budget has no provision to fill the positions. The staff structure, as of July 1, 2010, is as follows:

Chief of Code Enforcement:	**Willa Bouwens-Killeen**
Full Time Officers:	David Crowell (CDBG)* Fidel Gamboa Ron Johnson Tim Sun (CDBG)*
Part Time Officers:	Bob Baumgardner George Nichols Burt Santee**
Clerical Staff:	Rachel Gamboa Betty Garcia (CDBG)*

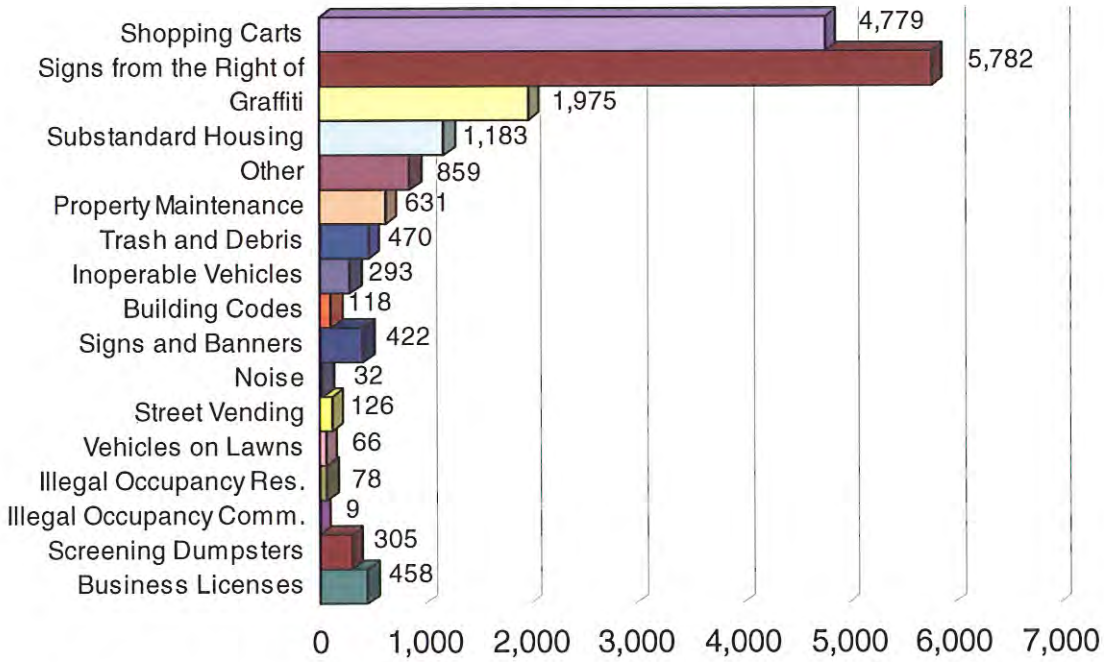
* These positions are either fully or partially funded by the Community Development Grant (CDBG) program.

** Officer Santee's position will be eliminated in late summer 2010.

Summary of Code Enforcement Activities for the 2009 Calendar Year

The following graph depicts a total of 17,586 enforcement activities in 2009. It should be noted that some violations such as illegal blue tarps are categorized as *Other* and *Property Maintenance.*

2009 Calendar Year
Code Enforcement Activities
17,586 Total Activities *



* City Hall public counter traffic not counted

As time permitted, Code Enforcement monitored a running list of about 550 foreclosures per month, up from the 400 foreclosures per month in 2008. These foreclosures attribute to the blighted appearance of some neighborhoods. Where possible, Code Enforcement has worked with the responsible financial institutions to maintain these properties at a minimum standard. Along with foreclosed properties, Code Enforcement saw a number of residents failing to maintain their properties due to financial hardship. Code Enforcement has worked with these individuals to provide information for programs such as "Neighbors for Neighbors" or to connect them with volunteer groups that are interested in assisting residents.

Proactive Enforcement

The majority of last year's 17,586 code violations were generated by the Code Enforcement Officers' Proactive Enforcement Procedure.

Proactive Enforcement Procedure entails a City-wide weekly patrol of all arterial, collector, and residential streets by either the field officers in their assigned area or one of the part-time officers. Once the officer notes a violation, it/they will be logged and

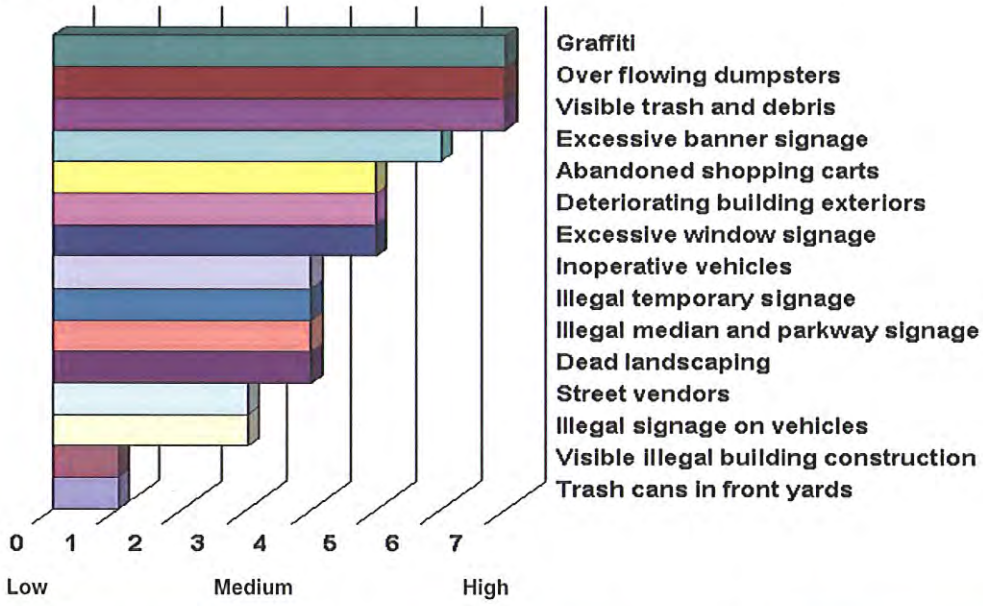
clerical staff sends a violation letter to the property owner on record, usually within one or two business days.

Code Enforcement Officers identify violations based on the Costa Mesa Municipal Code (Title 20), Council direction, citizen's concern, and knowledge of what leads to blight.

The following three graphs depict the proactive priorities by street type (Arterial, Collector, and Residential). It should be noted that some categories are more prevalent depending on the make up of the residents and businesses that occupy the properties along these routes.

Arterial Streets
Code Enforcement's Priorities

Arterial streets are the main routes within the City that provide access to major businesses and services. They allow easy access from one end of the City to the other. These gateway streets give residents and visitors a sense of what type of community exists within the City limits.

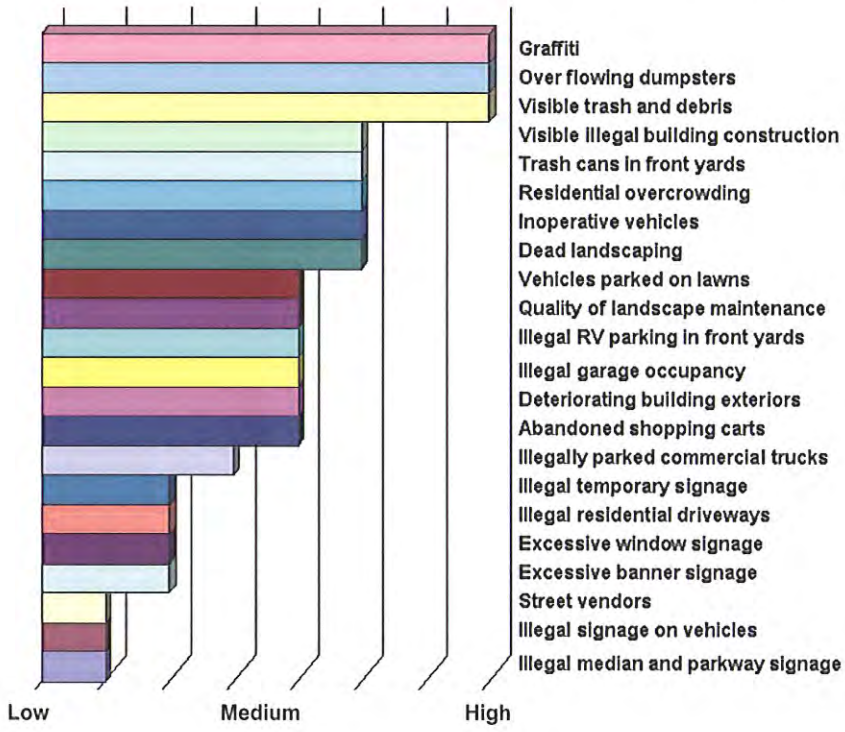


The above violations are generally attached to a commercial, industrial or other service type of businesses. This can be challenging for Code Enforcement Officers since in situations like graffiti, the business owners are actually victims of a crime. In other situations, such as excessive window signage or banners, the business owner is trying to run a successful business in a difficult economy.

In either case, a violation notice can further agitate the situation and cause unresponsiveness. Code Enforcement Officers act as City ambassadors and explain to the business owners the importance of minimizing the visual blight along these gateway streets. In addition, Code Enforcement Officers offer information to business owners about the Planning Division resources that will help them advertise legally and install security lighting and other improvements to help prevent graffiti.

Collector Streets
Code Enforcement's Priorities

Collector streets connect the residential streets with arterial routes. They function as a buffer for our residents who live in limited traffic areas from major traffic routes. A mix of smaller businesses and multifamily dwellings generally exist along these streets.



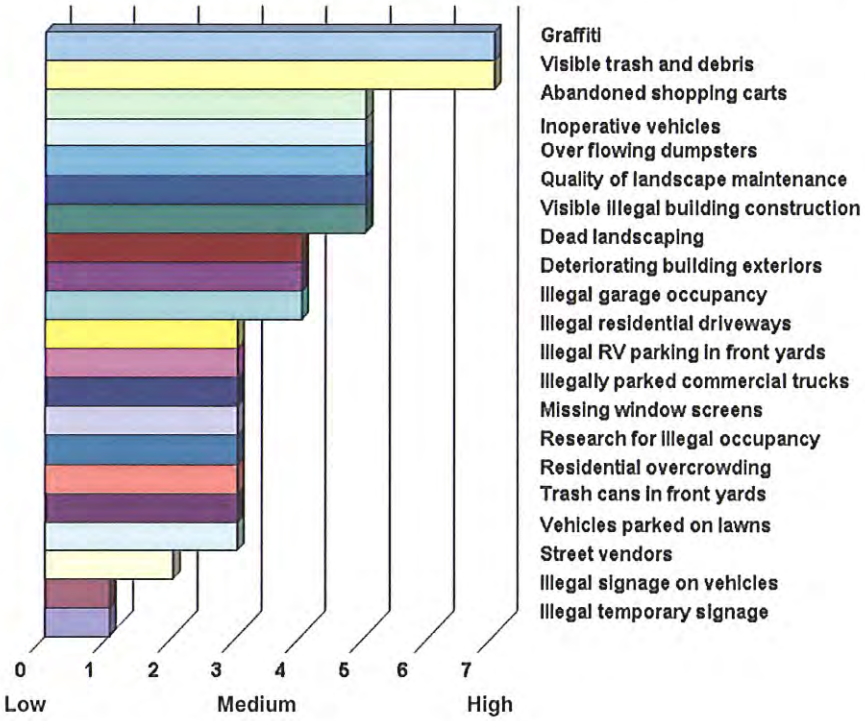
The above violations are attached to small businesses and multifamily dwellings. Code Enforcement Officers address violations such as overflowing dumpsters, abandoned shopping carts, and general deteriorated building exteriors. Although Code Enforcement has found the majority of tenants make the effort to keep their space clean, other tenants and/or the general public will take advantage of these locations as their personal dumping ground, surpassing the capacity of the required dumpsters and making the area a drop off for shopping carts.

Code Enforcement addresses these issues directly with the property owners, who often are not on site and reminds them that they must take a more proactive responsibility for their property. These owners are also referred to the many options available to them to

keep their property clean as well as contact phone numbers for issues like the retrieval of shopping carts and graffiti removal.

Residential Streets
Code Enforcement's Priorities

Residential streets are intended to provide access to adjacent residential properties.



Many of the same violations from the Arterial and Collector streets are also observed in the residential neighborhoods. The biggest issue for Code Enforcement in these neighborhoods is finding a balance between enforcing the City's Municipal Code and not leaving behind the impression of unnecessary government intrusion with these often long-term residents. Code Enforcement Officers takes great care to speak with the owners of these residential properties to make it clear that regulations, such as Title 20 are in place to maintain the quiet, safe, and blight free neighborhoods.

Reactive Enforcement

The Code Enforcement Officers also respond to specific citizen complaints. This is called "Reactive" Code Enforcement. Citizens are the best resource for identifying violations in their neighborhoods. The City has made the process easier for reporting complaints or for just asking general questions by posting a Code Enforcement Hotline phone number as well as each individual Code Enforcement Officer's office phone number on the City's website. In addition, the City has set up an online Code Enforcement complaint form that can be electronically submitted to the department, where it is then assigned to the area officer.

Online Code Enforcement Complaint Form

COMPLAINT INVESTIGATION

City of Costa Mesa, Development Services Department

Please use the following form to send a complaint to the City's Code Enforcement Officers.
Fields marked with * are required.

COMPLAINT LOCATION

Complaint Address: *

Property Owner : Phone:

Address :

COMPLAINANT

Name : Phone:

Address :

COMPLAINT TYPES

☐ Building Code Violations	☐ Sub Standard Housing	☐ Inoperative Vehicles
☐ Excessive Noise	☐ Illegal Occupancy	☐ Property Maintenance
☐ Sign or Banner Violation	☐ Trash And Debris	☐ Vehicle on Lawn
☐ Mobil or Street Vending		
☐ Other		

Please describe your complaint in as much detail as possible *:

Submit Complaint Clear Form

The Division's policy is to respond to a citizen complaint within two business days of its receipt. Each case is assigned a case number, property owner information is researched, and a visual inspection is made. Once the violation(s) is confirmed, the officer will log the violation(s) and have clerical staff send a violation letter to the property owner on record.

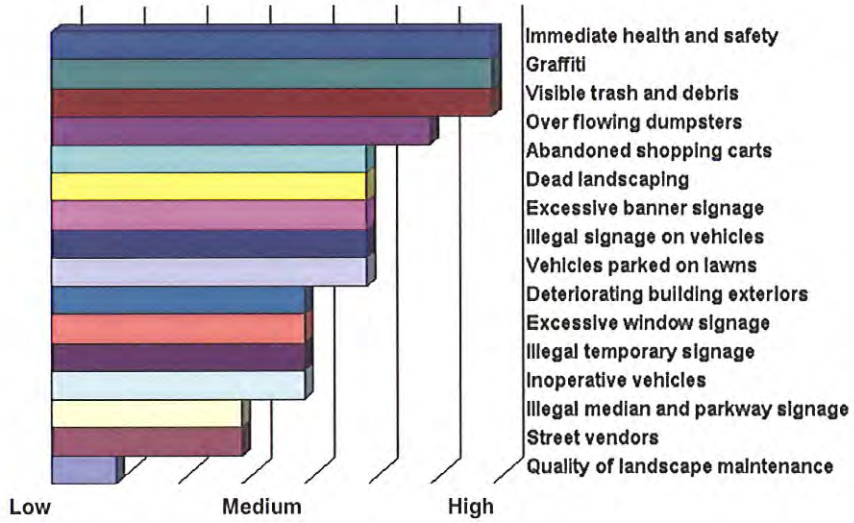
Code Enforcement Officers have identified the following list of priorities based on citizen complaints.

Reactive Priorities

- abandoned shopping carts
- dead landscaping
- deteriorating building exteriors
- excessive banner signage
- graffiti
- immediate health and safety
- inoperative vehicles
- over flowing dumpsters
- excessive window signage
- street vendors
- visible trash and debris
- vehicles parked on lawns
- quality of landscape maintenance
- illegal median and parkway signage
- illegal signage on vehicles
- illegal temporary signage

The following graphs depict these categories ranked in order of priority based on the overall number of times the officers have responded to these complaints:

City Wide Reactive
Code Enforcement's Priorities



As the Reactive priority graph depicts, many of the complaints to Code Enforcement staff are consistent with the proactive field observations. In some situations, the complaints staff receives are not valid complaints, but are civil matters between neighbors. In other situations, the complaint may be valid, but it does not come under the authority of the Costa Mesa Municipal Code. In these instances Code Enforcement will refer the case to the appropriate authority, such as the County, State, or other agencies.

Code Enforcement has developed positive and responsive working relationships with other enforcement agencies at the County and State levels. These working relationships have resolved many complaints in our City that need additional resources for correction. Examples include complaints at State-licensed sober living homes and health and safety concerns at a local restaurant.

Challenges and Changes in 2009 and Beyond

The loss of personnel due to budgetary constraints has resulted in new challenges for the 2010 – 2011 budget year.

The largest change will be the shift from strong proactive enforcement to primarily reactive enforcement due to the loss of three full-time officers and one part-time officer. Consequently, Code Enforcement's focus will be directed towards reactive (complaint-driven) enforcement; proactive enforcement will continue when time is available.

Code Enforcement will continue to assist other City departments as well as agencies where it benefits the City. For example, Code Enforcement is assisting the City's Finance Department by visiting businesses in the City to ensure they have a valid Business Tax Certificate, which ensures payment of City fees. Additionally, Code Enforcement officers have been placing notices on trash containers left in the public right-of way after trash pickup for the Costa Mesa Sanitary District. Reminding residents to return the trash containers to their property and screen them from view helps to improve the appearance of our residential neighborhoods.

In July 2009, City Council adopted a new Shopping Cart Containment Ordinance, which requires that all retailers with 15 shopping carts or more be responsible for their own cart containment. Code requires physical on-site containment of the carts but also allows other methods, such as contracting with a cart retrieval service. As of July 1, 2010, the City was able to end the contract with its cart retrieval service, resulting in an annual savings of $48,000.

Since Summer 2009, Planning and Code Enforcement staffs have been working with the Planning Commission to formulate recommendations to City Council regarding Code Enforcement priorities and possible Code changes. In May 2010, Planning Commission forwarded five recommendations to City Council which are anticipated to be reviewed in Summer 2010.

With a history of numerous code violations, the Building Safety Division issued stop work orders for the properties at 2256 and 2258 Orange Avenue. As it became apparent that the owner was unable to continue construction of the two single family houses, the City initiated emergency abatement at 2258 Orange Avenue (to secure the open basement) and the public nuisance process against both properties. The property has since been sold and the new owner is in the process of removing the basement and completing the construction of the single family residence.

2256 and 2258 Orange Avenue Property Before and After Abatement

Before

After

The "Tyvek House" is a single family residence located at 911 Victoria Street. Once again, the owner initiated construction and was unable to finish it, so the house gained the nickname because the Tyvek-brand insulation was exposed for a number of years. Working with the City Attorney's office, Code Enforcement was able to facilitate a receivership of the property; the new owner is making good progress in completing the construction work.

911 Victoria Street Before and After Receivership

Before

After

Recent changes in Federal policy regarding enforcement of medical marijuana resulted in a proliferation of medical marijuana dispensaries throughout the City. However, the City has prohibited medical marijuana dispensaries since 2005. It was determined that compliance with Business Tax Certificate requirements is the most effective method of enforcement. Code Enforcement has been working

in conjunction with the Police and City Attorney Departments to enforce against these illegal uses.

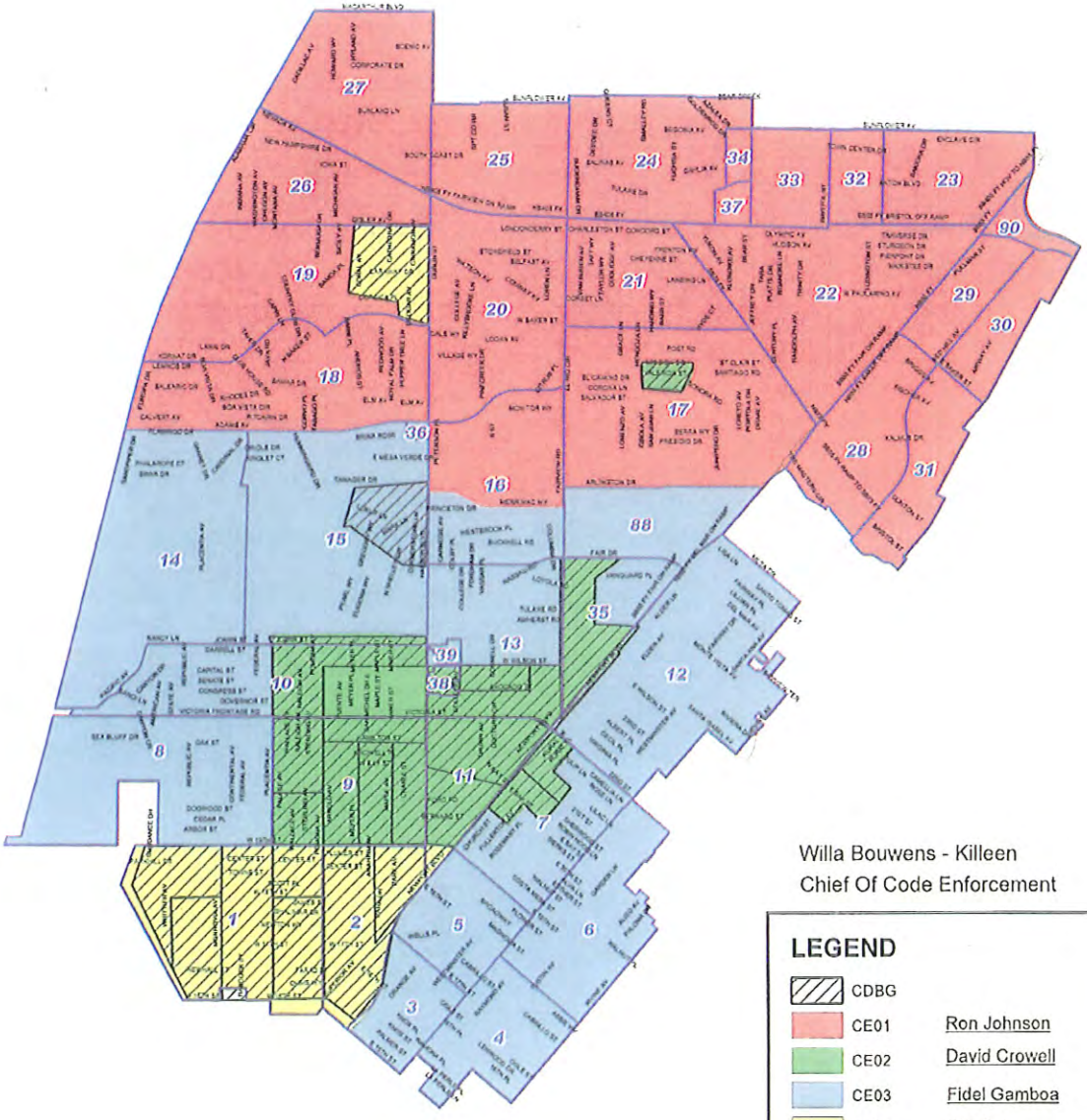
Copies of the 2009 quarterly reports, which contain highlights of Code Enforcement activity, are attached for reference.

Conclusion

Code Enforcement will continue to work with both the residential and business communities – reactively and, when time permits, proactively -- to address the thousands of violations, in accordance with City Council's high standards. These actions will continue to maintain and/or improve the community's overall appearance and desirability in which to live, work, shop, and play, as well as continuing to provide support for other City departments and outside agencies where the City's interests can be served.

City Of Costa Mesa

Code Enforcement Area Assignment for 2010



Willa Bouwens - Killeen
Chief Of Code Enforcement

LEGEND

CDBG	
CE01	Ron Johnson
CE02	David Crowell
CE03	Fidel Gamboa
CE04	Tim Sun
Arterials	George Nichols Burt Santee
Redevelopment Area	Bob Baumgardner

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Created Date: July 2010

Costa Mesa Quarterly Report

DEVELOPMENT SERVICES DEPARTMENT

2009 Quarterly Reports:

3rd Quarter FY 2008-2009
(January 1, 2009 - March 30 2009)

4th Quarter FY 2008-2009
(April 1 2009 - June 30, 2009)

1st Quarter FY 2009-2010
(July 1, 2009 - September 30, 2009)

2nd Quarter FY 2009 - 2010
(October 1, 2009 - December 31, 2009)

Costa Mesa Quarterly Report

DEVELOPMENT SERVICES DEPARTMENT

3rd Quarter FY 2008-2009

Below is the 3rd Quarter FY 2008-2009 Quarterly Report for the Development Services Department for the period of January 1, 2009 through March 31, 2009. Listed within the report are highlights and contact data for each division, so you will know whom to contact on the various subjects should you need further information in the areas specific to each division. All statistics and accomplishments have been listed by Community Reporting Area, which is based upon location of the project or occurrence. A Community Reporting Area map is included at the end of this document displaying the boundaries of each of the four areas within the City.

A. BUILDING SAFETY

The Building Safety Division is responsible for reviewing building plans for compliance with City building ordinances and applicable state building regulations. It is responsible for issuing permits for grading, building, plumbing, electrical, and mechanical and demolition for on-site construction. Building Safety is also responsible for inspection of on-site construction work, in compliance with City approved building plans.

FY 2008-2009 3rd Quarter Highlights

- The former El Camino Center, bounded by El Camino Drive, Mendoza Drive, and Coronado Drive, will soon see a new residential development. Plan check staff is reviewing plans for the construction of a 24-unit common interest development (single-family homes). The new housing tract will contain two, two-story models that are approximately 2,500 square feet on lots ranging from 3,300 square feet to 5,600 square feet. Seven of the homes will have individual access from Coronado Drive, while the remaining 17 will have access from Palmetto Way, a private street within the tract. Grading of the site is expected to begin soon after the final tract map is recorded with the County.

AREA 2:

- Plan check of a new convenience store, and 853 sf drive-through car wash tunnel at the existing "South Coast Shell". Demo existing store under separate permits (G09-00002) PA-08-12. This development is located at 1512 Bristol Street. Plan Check No. BC09-00057

The following table summarizes the Building Safety Division's activities related to building permits issued, revenues received, residential units finalized, and commercial and industrial square-footage finalized for the 3rd Quarter 2008-09.

3rd Quarter Community Building Activity				
BLDG PERMITS ISSUED	***REVENUE RECEIVED***	***RESIDENTIAL UNITS FINALED***	***COMMERICAL SQ. FT. FINALED***	***INDUSTRIAL SQ. FT. FINALED***
197 permits	*$111,816*	*24 units*	*84,551 sf*	*13,860 sf*
VALUED AT *$7,612,830*				

B. CODE ENFORCEMENT

The Code Enforcement Section is responsible for ensuring that property owners maintain their properties in compliance with the provisions of the Municipal Code.

FY 2008-2009 3rd Quarter Highlights

- The Development Services Department initiated the cross-training of employees between Code Enforcement, Building/Inspections and Planning, while taking into consideration each division's expertise to better address an increasing number of municipal code violations that have risen recently due to the economic crisis. These municipal code violations include general property maintenance, illegal construction, and zoning violations. The cross-training has provided a better understanding of what each section views when visiting questionable sites throughout the City. This training has made better use of City resources by eliminating the duplication of staff efforts and making enforcement more efficient when trying to bring a property into compliance.

- Since City Council's adoption of Trash Enclosure Ordinance No. 05-12 over two years ago, Code Enforcement has enclosed 303 trash containers through the end of this quarter. These clean-up efforts continue to provide a positive impact on the City and contribute significantly toward making Costa Mesa a more aesthetically-pleasing community.

- Through on-going Code Enforcement efforts, 1,150 shopping carts were retrieved during the third quarter of the 2008-2009 fiscal year with an average of 383 shopping carts retrieved per month. This was an increase of 306 shopping carts over the previous quarter with an average monthly increase of 102 shopping carts per month.

The following table summarizes the Code Enforcement Section's activities related to Municipal Code violations within the City, and more specifically by Community Reporting Area.

3rd Quarter Community Code Enforcement Activity By Area				
INVESTIGATED VIOLATIONS	**AREA 1**	**AREA 2**	**AREA 3**	**TOTAL**
TRASH & DEBRIS	29	105	2	**136**
BUILDING CODES	1	15	4	**20**
SUBSTANDARD HOUSING	313	0	2	**315**
INOPERABLE VEHICLES	5	61	3	**69**
NOISE	2	3	1	**6**
ILLEGAL OCCUPANCY COMMERCIAL	0	0	0	**0**
ILLEGAL OCCUPANCY RESIDENTIAL	1	6	1	**8**
SIGN/BANNERS	50	38	3	**91**
VEHICLES ON LAWN	1	13	2	**16**
STREET VENDING	14	0	0	**14**
PROPERTY MAINTENANCE	28	105	11	**144**
SIGNS REMOVED FROM PUBLIC R-O-W	494	513	475	**1482**
OTHER	51	91	24	**166**

C. PLANNING

The Planning Division is responsible for zoning and land use regulation information including permitted use of the property, parking requirements, building height and signage.

FY 2008-2009 3rd Quarter Highlights

- The 890-unit Enclave Apartment Homes developed on a 40-acre site at Anton Boulevard and Sakioka Drive by Irvine Apartment Communities, LLC a subsidiary of The Irvine Company, has completed the construction of all phases of their residential multi-family development, and the final building of the Enclave Apartments was recently released in March. It is a gated community offering one- and two-bedroom floor plans, beautifully landscaped courtyards, two resort-style saltwater swimming pools with private cabanas, three heated spas, a luxurious clubhouse with catering kitchen, a media/theater room with seating for 30, a fitness center, a one-plus-acre park with children's play area, half basketball court and lawn area for resident events including outdoor movies, a business/conference center, three outdoor fireplaces, and barbeques with outdoor dining areas. It is close to the Orange County Performing Arts Center, the Symphony Hall, the South Coast Repertory Theater, the nearby business centers and the South Coast Plaza shopping center. These factors have all contributed to making this development a very attractive overall package to young single and married entry-level professionals to the City of Costa Mesa.

- The In & Out Burger fast-food restaurant chain has been working with Planning staff on a second Costa Mesa site at the former Kaplan's Restaurant situated at 3211 Harbor Boulevard. The property is immediately adjacent to the 405 Interstate Freeway, which provides great visibility and accessibility with on-and-off freeway ramps in proximity to the restaurant. There is currently one In & Out fast-food restaurant in the City's westside at 594 W. 19th Street. The proposal includes a drive-through restaurant, with an outdoor dining area and a Planned Signing Program (ZA-09-13) to allow two freestanding signs closer than 150 feet apart and a 75 foot high, freeway oriented ground sign. Staff is recommending that the ground sign be reduced to 65 feet. A decision is expected to be made by the Zoning Administrator in early April.

The following table summarizes the Planning Division's activities related to zoning review.

3rd Quarter Activity by Community Reporting Area 2008-2009				
Area No.	**Number of Zoning Reviews Completed**	**New Residential Approvals**	**New Commercial Approvals**	**New Industrial Approvals**
1	6	0	0	0
2	6	0	0	0
3	2	0	0	0
4	0	0	0	0
Total	14	0 units	0 sf	0 sf

D. REDEVELOPMENT

The Redevelopment Section is responsible for assisting in the revitalization of physical and economic conditions within the 195-acre Downtown Redevelopment Project Area and processing any needed project area amendments.

FY 2008-2009 3rd Quarter Highlights

- The Redevelopment Agency held its annual meeting on January 13, 2009 at which time the Agency elected Katrina Foley as its Chair and Wendy Leece as its Vice Chair.

- On March 24th, the Redevelopment & Residential Rehabilitation Committee (3R) met and reviewed, among other items, the Redevelopment Agency's proposed budget for FY 2009-2010. The Downtown Project Area budget continues funding for most of the administrative functions at similar levels to the previous fiscal year budget. Funding is proposed for continued payment of debt services, bonds, City loan and support services to the Redevelopment Agency and the City's Housing and Community Development Department Division. Also, included are the improvements to the Vehicle Parking District parking lot. They include the reconstruction of the Vehicle Parking District parking lot, the installation of center drains, replacement of curb and gutter on Magnolia Street, and restriping and replacement of wheel standards. There are five years remaining for the balance of the life of the Downtown Project Area, with the Agency allowed to continue collecting tax increment funds for an additional 10 years beyond 2014 through 2024 to amortize and pay off all remaining debt.

- During this quarter, Phase I of the "Pacifica" multifamily residential condominium development at 1901 Newport Boulevard was completed. It includes 32, 2-bedroom/2 bathroom units that are currently for sale.

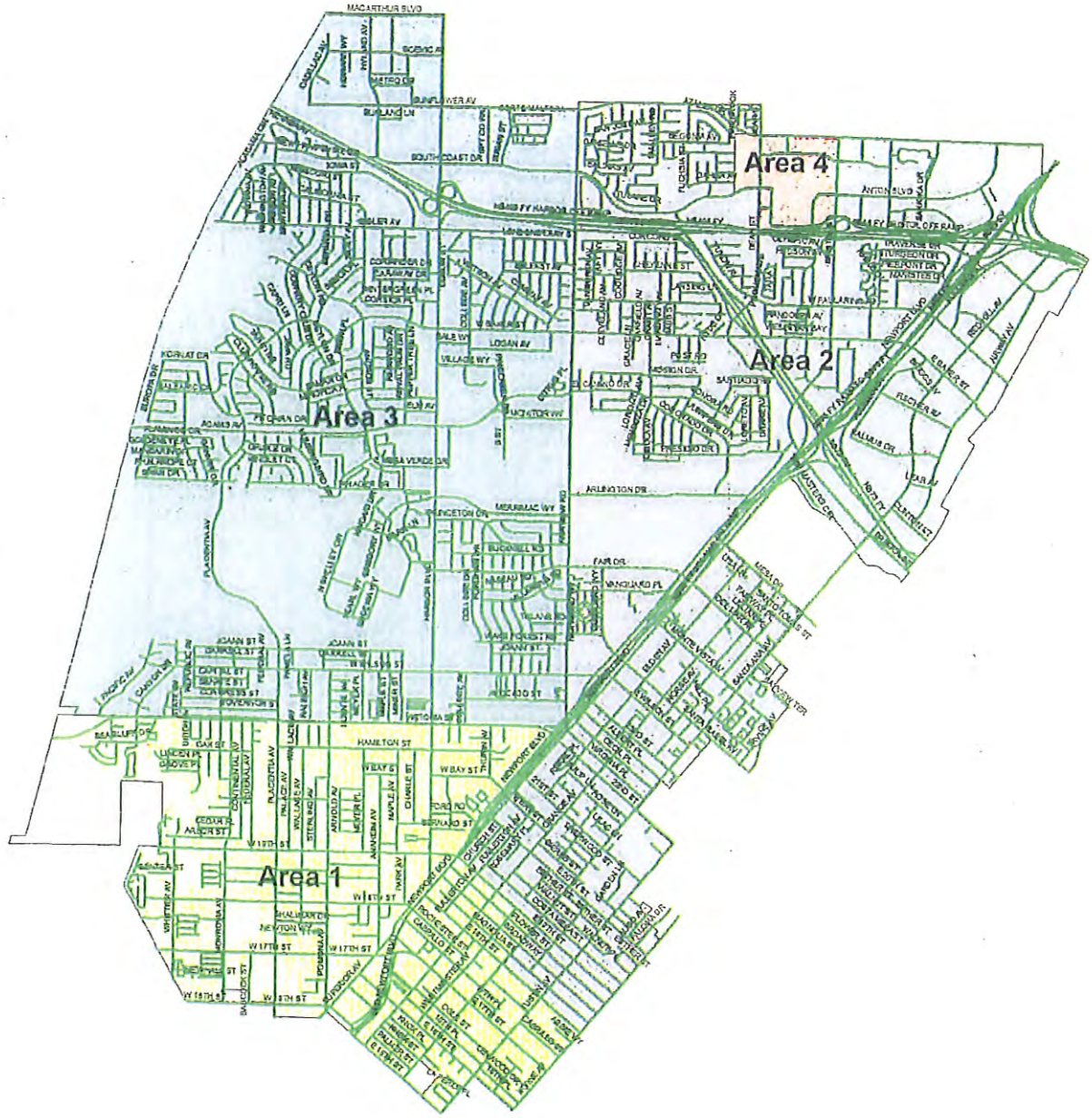
Hilda Veturis
Management Analyst

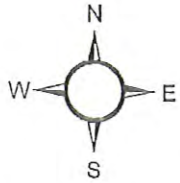
KEY DEPARTMENT CONTACTS AND SERVICES PROVIDED

DIVISION/SERVICES PROVIDED	CONTACT	PHONE - 714
Administration	**Donald D. Lamm, AICP** Deputy City Mgr. Dev. Services Director	754-5270
Building Safety • Building Inspections • Plan Check • Building Permits • Demolition Permits	**Khanh Nguyen** Building Official	754-5277
	Burt Morgan Chief Plans Examiner	754-5615
	Ed Petros Chief of Inspection	754-5295
Code Enforcement • Municipal Code Compliance	**Jim Golfos** Chief of Code Enforcement	754-4952
Planning • Land Use Policy Development and Implementation • Land Use Entitlement Processing • Zoning Code Plan Check • Home Occupation Permits • Business License – Zoning Compliance • Sidewalk/Parking Lot Sales • Sign Permits	**Kimberly Brandt, AICP** Assist. Development Services Director	754-5604
	Willa Bouwens-Killeen, AICP Principal Planner	754-5153
	Claire Flynn, AICP Principal Planner	754-5278
Redevelopment • Downtown Project Area and Amendments	**Hilda Veturis** Management Analyst	754-5608

City Of Costa Mesa

Community Reporting Areas





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Costa Mesa Quarterly Report

DEVELOPMENT SERVICES DEPARTMENT

4th Quarter FY 2008-2009

Below is the 4th Quarter FY 2008-2009 Report for the Development Services Department for the period of April 1, 2009 through June 30, 2009, which includes highlights and contact information for each division. Statistics and accomplishments have been listed by Community Reporting Area, which is based upon location of the project or occurrence. A Community Reporting Area map is included at the end of this document displaying the boundaries of each of the four areas within the City.

A. BUILDING SAFETY

The Building Safety Division is responsible for reviewing building plans for compliance with City building ordinances and applicable state building regulations. It is responsible for issuing permits for grading, building, plumbing, electrical, and mechanical and demolition for on-site construction. Building Safety is also responsible for inspection of on-site construction work, in compliance with City approved building plans.

FY 2008-2009 4th Quarter Highlights

- Development Services staff played a vital role assisting in the development and construction phases of the Orange County Wine Center. The former Robert Mondavi site, now home to the Orange County Wine & Food Center, opened at 1570 Scenic Avenue. The Center includes an outstanding new state-of-the-art demonstration kitchen, an indoor-outdoor open floor plan, a rose garden and vineyard, a wine-tasting bar and the reconstruction of the existing Pacific Whey Petite Café.

Wine County Cuisine

View of demonstration kitchen from Cafe

Wine-tasting bar

Pacific Whey Petite Café

AREA 1:

- Plan check of a new 8,827 sf one and two-story private vehicle storage building with a skylight and two restrooms. This development is located at 942 Sunset Drive. Plan Check No. BC09-00152

AREA 2:

- Plan check of a new 3,394 sf IN-N-OUT BURGER Restaurant and Drive-Thru with a 1,070 sf canopy and outdoor seating area. This development is located at 3211 Harbor Boulevard. Plan Check No. BC09-00114

The following table summarizes the Building Safety Division's activities related to building permits issued, revenues received, residential units finalized, and commercial and industrial square-footage finalized for the 4th Quarter 2008-09.

4th Quarter Community Building Activity				
BLDG PERMITS ISSUED	***REVENUE RECEIVED***	***RESIDENTIAL UNITS FINALED***	***COMMERICAL SQ. FT. FINALED***	***INDUSTRIAL SQ. FT. FINALED***
227 permits	*$99,357*	*31units*	*196,461 sf*	*0 sf*
VALUED AT *$6,015,238*				

B. CODE ENFORCEMENT

The Code Enforcement Section is responsible for ensuring that property owners maintain their properties in compliance with the provisions of the Municipal Code.

FY 2008-2009 4th Quarter Highlights

- Orange Avenue Emergency Abatement project - On May 13, 2009, the City contractor was on site at 2258 Orange Avenue to abate a public nuisance condition per Council directive. Just prior to executing the abatement, the property owner relocated construction materials, equipment, vehicles, and debris over to an unsecured adjacent site on 2256 Orange Avenue, creating a significant and immediate threat to the public health and safety. The Building Official ordered the contractor to remove the imminent danger prior to abating the public nuisance.

2256 and 2258 Orange Avenue Property Before and After Abatement

Before

After

- Since City Council's adoption of Trash Enclosure Ordinance No. 05-12, Code Enforcement has enclosed 304 trash containers through the end of this quarter. These clean-up efforts continue to provide a positive impact on the City and contribute significantly toward making Costa Mesa a more aesthetically-pleasing community.

- Through on-going Code Enforcement efforts, 1,155 shopping carts were retrieved during the fourth quarter of the 2008-2009 fiscal year with an average of 385 shopping carts retrieved per month. This number reflects a minor increase of five shopping carts over the previous quarter.

The following table summarizes the Code Enforcement Section's activities related to Municipal Code violations within the City, and more specifically by Community Reporting Area.

4th Quarter Community Code Enforcement Activity By Area				
INVESTIGATED VIOLATIONS	**AREA 1**	**AREA 2**	**AREA 3**	**TOTAL**
TRASH & DEBRIS	10	78	9	**97**
BUILDING CODES	7	16	2	**25**
SUBSTANDARD HOUSING	234	4	19	**257**
INOPERABLE VEHICLES	5	37	3	**45**
NOISE	8	5	0	**13**
ILLEGAL OCCUPANCY COMMERCIAL	1	3	0	**4**
ILLEGAL OCCUPANCY RESIDENTIAL	14	41	4	**59**
SIGN/BANNERS	23	49	7	**79**
VEHICLES ON LAWN	1	13	0	**14**
STREET VENDING	20	11	1	**32**
PROPERTY MAINTENANCE	30	116	5	**151**
SIGNS REMOVED FROM PUBLIC R-O-W	437	450	453	**1340**
OTHER	75	91	26	**192**

C. PLANNING

The Planning Division is responsible for zoning and land use regulation information including permitted use of the property, parking requirements, building height and signage.

Costa Mesa Quarterly Report
DEVELOPMENT SERVICES DEPARTMENT

FY 2008-2009 4th Quarter Highlights

- City Council adopted amendments to the Zoning Code regarding new parking standards for single family detached homes with five or more bedrooms and maximum driveway width standards for new construction of single family detached homes.

- Rough grading and off-site improvements have started for a 24-unit, two-story detached residential project (The Grove) located on a 2.73-acre lot that is bound by El Camino Drive, Mendoza Drive, and Coronado Drive.

- On April 13, 2009, the Planning Commission approved a modification and expansion of The Crossing Church campus plans to include a 21,911 square-foot, 1,300-seat auditorium (replacing the existing temporary structure) and a 932 square-foot café, located at 2115 Newport Boulevard.

- On May 11, 2009, the Planning Commission upheld Zoning Administrator's approval of a 3,265 square-foot fast food restaurant (In-N-Out Burger) at 3211 Harbor Boulevard.

- The Ducati Motorcycle dealership at 1601 Newport Boulevard opened May 19, 2009. Planning staff assisted this high end motorcycle franchise property owner in assuming a conditional use permit on the property for the sales and servicing of motorcycles, and the sales of motorcycle parts and apparel. Ducati motorcycles are world-renowned, Italian-made, and have been developed using the latest technology and engineering creating modern motorcycles that live up to present day standards for road performance. These premiere cycles vary in styles, colors, and prices ranging from $9,000 up to $72,500. The Costa Mesa-Newport Beach area is considered Ducati's prime market area with annual sales for this dealership projected at $6 million. This facility has been designated as the Ducati Retail Development (DRD) store, which concept will be used by other Ducati stores across the country.

The following table summarizes the Planning Division's activities related to zoning review.

4th Quarter Activity by Community Reporting Area 2008-2009				
Area No.	**Number of Zoning Reviews Completed**	**New Residential Approvals**	**New Commercial Approvals**	**New Industrial Approvals**
1	15	0	22,843 sf	0
2	5	0	0	0
3	8	2 units	6,834 sf	0
4	0	0	0	0
Total	28	2 units	29,677 sf	0 sf

D. REDEVELOPMENT

The Redevelopment Section is responsible for assisting in the revitalization of physical and economic conditions within the 195-acre Downtown Redevelopment Project Area and processing any needed project area amendments.

FY 2008-2009 4th Quarter Highlights

- On May 12, 2009 the Redevelopment Agency and the City Council met in a joint meeting and approved the FY 2009-2010 budget for the Costa Mesa Redevelopment Agency. The Downtown Project Area budget continues funding most of the administrative functions at similar levels to the previous fiscal year budget. Funding continues for payment of debt services, bonds, City loan and support services to the Redevelopment Agency and the City's Housing and Community Development Department Division. Also, included are the improvements to the Vehicle Parking District parking lot. The public improvements include the reconstruction of the Vehicle Parking District parking lot, the installation of center drains, replacement of curb and gutter on Magnolia Street, and restriping and replacement of wheel standards. There are five years remaining for the balance of the life of the Downtown Project Area, with the Agency allowed to continue collecting tax increment funds for an additional 10 years beyond 2014 through 2024 to amortize and pay off all remaining debt.

- A new automated security gate to the vehicle lot at Fire Station No. 3, located in the City's Westside, was installed at 1865 Park Avenue.

Hilda Veturis
Management Analyst

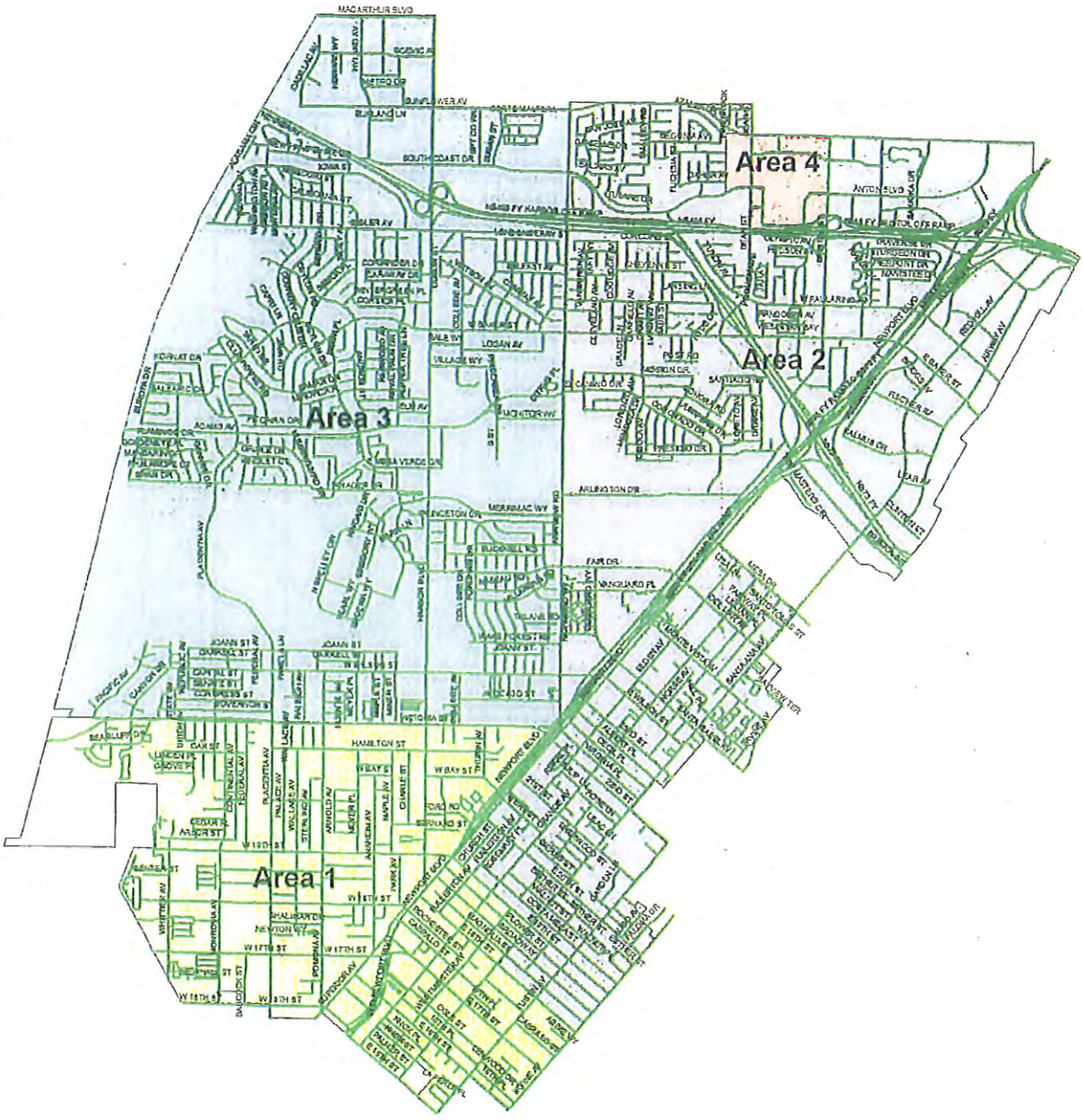
Costa Mesa Quarterly Report
DEVELOPMENT SERVICES DEPARTMENT

KEY DEPARTMENT CONTACTS AND SERVICES PROVIDED

DIVISION/SERVICES PROVIDED	CONTACT	PHONE - 714
Administration	**Kimberly Brandt, AICP** Acting Dev. Services Director	754-5604
Building Safety • Building Inspections • Plan Check • Building Permits • Demolition Permits	**Khanh Nguyen** Building Official Acting Asst. Dev. Svs. Director **Burt Morgan** Chief Plans Examiner **Ed Petros** Chief of Inspection	754-5277 754-5615 754-5295
Code Enforcement • Municipal Code Compliance	**Willa Bouwens-Killeen** Chief of Code Enforcement	754-5623
Planning • Land Use Policy Development and Implementation • Land Use Entitlement Processing • Zoning Code Plan Check • Home Occupation Permits • Business License – Zoning Compliance • Sidewalk/Parking Lot Sales • Sign Permits	**Claire Flynn, AICP** Principal Planner **Willa Bouwens-Killeen, AICP** Principal Planner	754-5278 754-5153
Redevelopment • Downtown Project Area and Amendments • Economic Development	**Hilda Veturis** Management Analyst	754-5608

City Of Costa Mesa

Community Reporting Areas



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Costa Mesa Quarterly Report

DEVELOPMENT SERVICES DEPARTMENT

1st Quarter FY 2009-2010

Below is the 1st Quarter FY 2009-2010 Report for the Development Services Department for the period of July 1, 2009 through September 30, 2009, which includes highlights and contact information for each division. Statistics and accomplishments have been listed by Community Reporting Area, which is based upon location of the project or occurrence. A Community Reporting Area map is included at the end of this document displaying the boundaries of each of the four areas within the City.

A. BUILDING SAFETY

The Building Safety Division is responsible for reviewing building plans for compliance with City building ordinances and applicable state building regulations. It is responsible for issuing permits for grading, building, plumbing, electrical, and mechanical and demolition for on-site construction. Building Safety is also responsible for inspection of on-site construction work, in compliance with City approved building plans.

FY 2009-2010 1st Quarter Highlights

Development Services assisted with the planning and building phases of South Coast Plaza's newest section known as "The Penthouse". This section is located on the third floor area of the Nordstrom wing. A new elevator provides convenient access opening to The Penthouse which includes a nouveau French restaurant. The Penthouse provides exciting new shopping and dining ventures.

AREA 1:

- Plan check of a new 21,389 sf auditorium/worship center for "The Crossing" Church located at 2115 Newport Boulevard. The auditorium/worship center will also include a lower level and mezzanine-balcony/plaza levels. Plan check includes light standards with calculations and the retail book storage building for which separate permits will be issued. Plan Check No. BC09-00292

- Plan check of a new 220 sf detached book storage building located at 2115 Newport Boulevard for the sales of books on mobile shelving (rolling carts) with a 700 sf covered patio at "The Crossing" Church. The storage room will include a utility sink. Plan Check No. BC09-00381

AREA 2:

- Plan check of a new 4,077 sf air-conditioned, two-story single family home located at 1588 Riverside Place. The project also includes a 1,390 sf basement, an attached 559 sf garage, a 40 sf entry cover, a 255 sf patio cover, and a 278 sf balcony. Plan Check No. BC09-00327

The following table summarizes the Building Safety Division's activities related to building permits issued, revenues received, residential units finalized, and commercial and industrial square-footage finalized for the 1st Quarter 2009-10.

1st Quarter FY 2009-2010 Community Building Activity				
BLDG PERMITS ISSUED	**REVENUE RECEIVED**	**RESIDENTIAL UNITS FINALED**	**COMMERICAL SQ. FT. FINALED**	**INDUSTRIAL SQ. FT. FINALED**
180 permits	*$155,273*	*3 units*	*102,257 sf*	*0 sf*
VALUED AT *$10,576,894*				

B. CODE ENFORCEMENT

The Code Enforcement Section is responsible for ensuring that property owners maintain their properties in compliance with the provisions of the Municipal Code.

FY 2009-2010 1st Quarter Highlights

- A successful clean-up took place at 312 Hanover Drive. After a great deal of effort on the part of Code Enforcement Officers David Crowell and Fidel Gamboa, the clean up of 312 Hanover Drive has been completed. The property contained a wide variety and large amount of trash and debris both in the front and back yards, (the back yard visible to Merrimac Way). Additionally, landscaping was almost non existent. Before and after photos show the dramatic difference.

312 Hanover
Before

After

312 Hanover
Before

After

312 Hanover
Before

After

- Since City Council's adoption of Trash Enclosure Ordinance No. 05-12, Code Enforcement has enclosed 304 trash containers through the end of this quarter. These clean-up efforts continue to provide a positive impact on the City and contribute significantly toward making Costa Mesa a more aesthetically-pleasing community.

- Through on-going Code Enforcement efforts, 1,229 shopping carts were retrieved during the first quarter of the 2009-2010 fiscal year with an average of 409 shopping carts retrieved per month. This number reflects a minor increase of five shopping carts over the previous quarter.

The following table summarizes the Code Enforcement Section's activities related to Municipal Code violations within the City, and more specifically by Community Reporting Area.

1st Quarter FY 2009-2010 *Community Code Enforcement Activity* *By Area*				
INVESTIGATED VIOLATIONS	**AREA 1**	**AREA 2**	**AREA 3**	**TOTAL**
TRASH & DEBRIS	14	98	18	**130**
BUILDING CODES	4	21	9	**34**
SUBSTANDARD HOUSING	314	2	14	**330**
INOPERABLE VEHICLES	9	64	5	**78**
NOISE	3	4	2	**9**
ILLEGAL OCCUPANCY COMMERCIAL	4	0	0	**4**
ILLEGAL OCCUPANCY RESIDENTIAL	0	4	0	**4**
SIGN/BANNERS	31	26	48	**105**
VEHICLES ON LAWN	0	14	2	**16**
STREET VENDING	27	12	2	**41**
PROPERTY MAINTENANCE	18	133	46	**197**
SIGNS REMOVED FROM PUBLIC R-O-W	472	530	541	**1543**
OTHER	83	153	29	**265**

C. PLANNING

The Planning Division is responsible for zoning and land use regulation information including permitted use of the property, parking requirements, building height and signage.

FY 2009-2010 1st Quarter Highlights

- The Vineyard Church located at 102 East Baker Street is undergoing a major renovation with the upgrading of their infant care and preschool facility, the addition of new playground equipment, and the improvements to the existing 12,750 square foot worship center. In addition, the existing 10,716 square foot fellowship hall will be converted into a second worship center. These improvements are consistent with the

maximum allowable square footage for the assembly areas and the number of students previously authorized for the church and related school.

- Renovations are underway at Holiday Inn Hotel, located at 3131 Bristol Street immediately adjacent to the 405 Freeway. The hotel will be renamed and renovated by year-end. Effective December 1, 2009 the 225-room hotel will be renamed "The Hotel Hanford" by the Newport Beach based owner, Hanford Hotels Inc. Plans for interior improvements including expansion and renovation of the bathrooms are currently in plan check with the renovation of the 141 bathrooms anticipated to start soon. Exterior improvements are planned with the installation of a new porte-cochere at the main entrance to modernize its appearance from Bristol Street. Hanford Hotels Inc. plans to invest $7 million on the redesign and renovation of the hotel, thus giving it a completely new, updated look.

- On September 14, 2009, the Planning Commission approved a conditional use permit for a premium butcher shop with the sale of beer and wine (The Meat House) at 103 East 17th Street. The shop expects to obtain permits for interior improvements this month and to open for business by the year end.

- Plan check is in progress for the relocation of "Let Them Eat Cake" from 2346 Newport Boulevard to 3321 Hyland Avenue (in the former South Coast Home Furnishing Centre).

- The former South Coast Home Furnishing Centre has changed its name to "South Coast Collection" and has submitted a new sign program for review. The center also plans on making façade improvements to market the center for a new tenant mix.

The following table summarizes the Planning Division's activities related to zoning review.

1st Quarter Activity by Community Reporting Area FY 2009-2010				
Area No.	**Number of Zoning Reviews Completed**	**New Residential Approvals**	**New Commercial Approvals**	**New Industrial Approvals**
1	7	1 unit	0	0
2	5	0	0	0
3	6	1 unit	0	0
4	0	0	0	0
Total	18	2 units	0 sf	0 sf

D. REDEVELOPMENT

The Redevelopment Section is responsible for assisting in the revitalization of physical and economic conditions within the 195-acre Downtown Redevelopment Project Area and processing any needed project area amendments.

- The Redevelopment Agency at their meeting in August approved a budget adjustment to the FY 2009-2010 Downtown Project Fund. The adjustment included the transfer of $300,000 from the Lions Park Ball Field Lighting Project for payment of the recently state-mandated Supplemental Educational Revenue Augmentation Fund (SERAF) payment, which payment must be made by all redevelopment agencies throughout the State by May 2010.

- Also, in August the Redevelopment Agency Board approved the transfer of $15,000 from the Lions Park Ball Field Lighting Project to complete the SR-55 Gateway Improvement Project. The project is situated within the Downtown Redevelopment Project Area and this specific location is considered the entryway into downtown Costa Mesa. The project consists of improving the streetscape at the SR-55 terminus north of 19th Street, enhancing the landscaping, adding a gateway entry monument sign, as well as` a decorative median barrier wall.

Hilda Veturis

Hilda Veturis
Management Analyst

Costa Mesa Quarterly Report
DEVELOPMENT SERVICES DEPARTMENT

KEY DEPARTMENT CONTACTS AND SERVICES PROVIDED

DIVISION/SERVICES PROVIDED	CONTACT	PHONE - 714
Administration	**Kimberly Brandt, AICP** Acting Dev. Services Director	754-5604
Building Safety • Building Inspections • Plan Check • Building Permits • Demolition Permits	**Khanh Nguyen** Building Official Acting Asst. Dev. Svs. Director	754-5277
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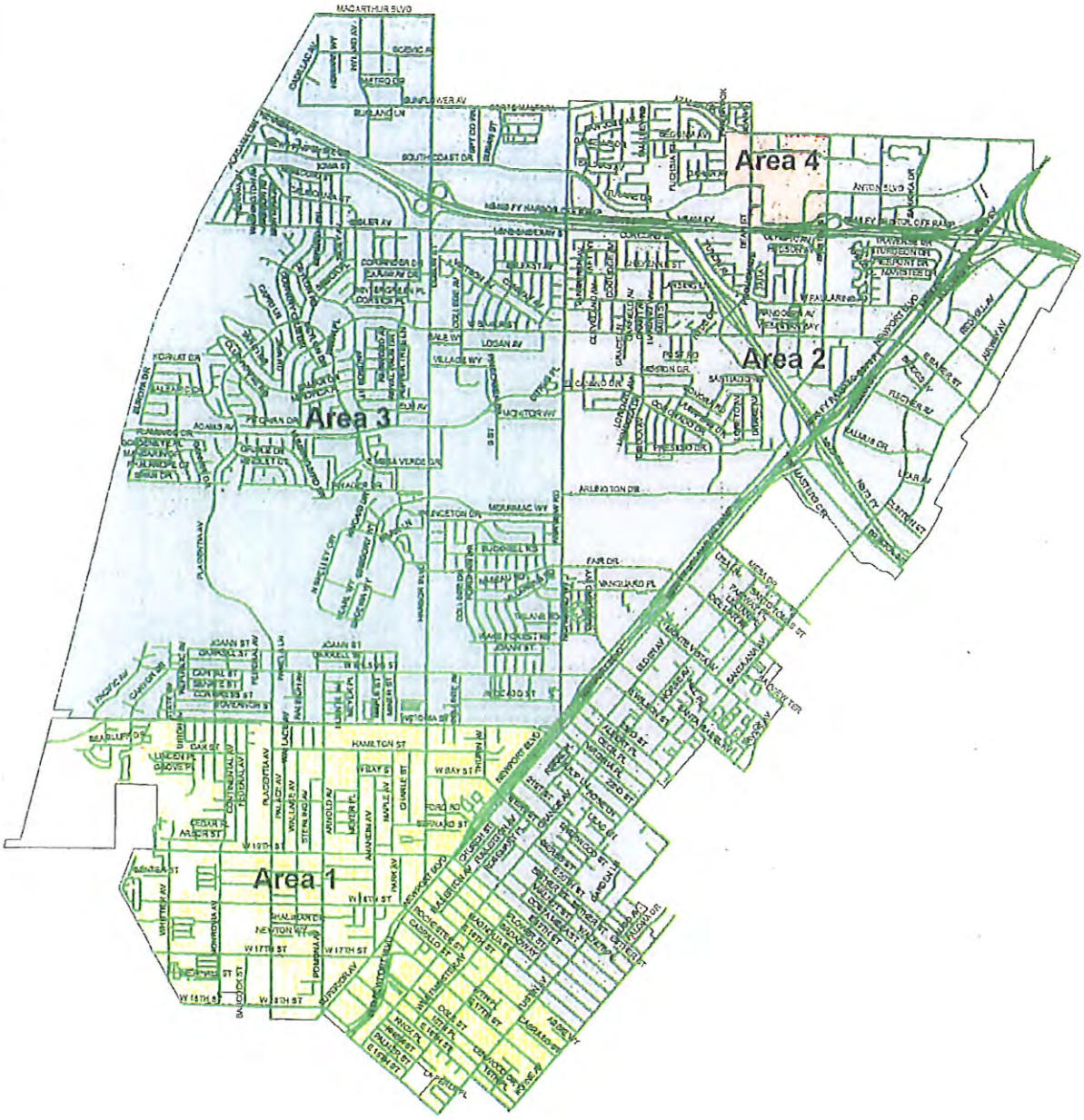
	Willa Bouwens-Killeen, AICP Principal Planner	754-5153
Redevelopment • Downtown Project Area and Amendments • Economic Development	**Hilda Veturis** Management Analyst	754-5608

City Of Costa Mesa

Community Reporting Areas



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Costa Mesa Quarterly Report

DEVELOPMENT SERVICES DEPARTMENT

2nd Quarter FY 2009-2010

Below is the 2nd Quarter FY 2009-2010 Report for the Development Services Department for the period of October 1, 2009 through December 31, 2009, which includes highlights and contact information for each division. Statistics and accomplishments have been listed by Community Reporting Area, which is based upon location of the project or occurrence. A Community Reporting Area map is included at the end of this document displaying the boundaries of each of the four areas within the City.

A. BUILDING SAFETY

The Building Safety Division is responsible for reviewing building plans for compliance with City building ordinances and applicable state building regulations. It is responsible for issuing permits for grading, building, plumbing, electrical, and mechanical and demolition for on-site construction. Building Safety is also responsible for inspection of on-site construction work, in compliance with City approved building plans.

FY 2009-2010 2nd Quarter Highlights

- Building assisted CenterStone Communities in the plan check and development of the property at 2869 Europa Drive. The property owner participated in the City's 'Build-It-Green' program, which allowed for a waiver of certain building permit fees in anticipation of water savings and the implementation of other energy efficient technologies used in the home.

Water-Conservation Features

- Low-flow toilets and shower heads
- A tankless water heater
- Native, drought tolerant landscaping
- Sensor-triggered, weather smart irrigation

A Rain Harvesting System

- Integrated into nearly 90% of the roof area
- Water flows into rain gutters that culminate at collection barrels
- Collection barrels containing hose bibs so water can be recycled for gardening

The following table summarizes the Building Safety Division's activities related to building permits issued, revenues received, residential units finalized, and commercial and industrial square-footage finalized for the 2nd Quarter 2009-10.

2nd Quarter FY 2009-2010 Community Building Activity				
BLDG PERMITS ISSUED	**REVENUE RECEIVED**	**RESIDENTIAL UNITS FINALED**	**COMMERICAL SQ. FT. FINALED**	**INDUSTRIAL SQ. FT. FINALED**
297 permits	*$155,273*	*0 units*	*183,094 sf*	*50,000 sf*
VALUED AT *$10,576,894*				

B. CODE ENFORCEMENT

The Code Enforcement Section is responsible for ensuring that property owners maintain their properties in compliance with the provisions of the Municipal Code.

FY 2009-2010 2nd Quarter Highlights

- Code Enforcement successfully worked with the property manager of the Tower Records site (1726 Superior Avenue) to have graffiti on the Newport Boulevard frontage painted over. When the graffiti was initially painted over with a bright yellow, Officer Sun took it upon himself to follow up with the property manager to repaint that area in a consistent color so the building did not have a "patched" appearance.

"Before" with Graffiti

"Before" after Initial Paint-Out

"After" One Uniform Color

- Since City Council's adoption of Trash Enclosure Ordinance No. 05-12 and upon completion of the 2009 calendar year, Code Enforcement has enclosed 305 trash containers throughout the business and multi-family residential community. The clean-up efforts to beautify the community continue and have made a positive and dramatic impact upon the City.

- Through on-going Code Enforcement efforts, 1,271 shopping carts were retrieved during the second quarter of the 2009-2010 fiscal year with an average of 423 shopping carts retrieved per month. This number reflects an increase of 42 shopping carts over the previous quarter, or and additional 14 shopping carts per month. The increase may have been due in part to the holiday season.

The following table summarizes the Code Enforcement Section's activities related to Municipal Code violations within the City, and more specifically by Community Reporting Area.

2nd Quarter FY 2009-2010 Community Code Enforcement Activity By Area				
INVESTIGATED VIOLATIONS	**AREA 1**	**AREA 2**	**AREA 3**	**TOTAL**
TRASH & DEBRIS	16	85	6	**107**
BUILDING CODES	9	22	8	**39**
SUBSTANDARD HOUSING	274	2	5	**281**
INOPERABLE VEHICLES	2	76	23	**101**
NOISE	1	2	1	**4**
ILLEGAL OCCUPANCY COMMERCIAL	0	1	0	**1**
ILLEGAL OCCUPANCY RESIDENTIAL	0	6	1	**7**
SIGN/BANNERS	35	66	46	**147**
VEHICLES ON LAWN	0	19	1	**20**
STREET VENDING	21	9	9	**39**
PROPERTY MAINTENANCE	13	94	32	**139**
SIGNS REMOVED FROM PUBLIC R-O-W	496	574	347	**1417**
OTHER	67	117	36	**220**

C. PLANNING

The Planning Division is responsible for zoning and land use regulation information including permitted use of the property, parking requirements, building height and signage.

FY 2009-2010 2nd Quarter Highlights

- Planning assisted CenterStone Communities in processing plans for the development of a sustainable, eco-friendly solar home after a fire destroyed the Mesa Verde home in 2006. The property at 2869 Europa Drive remained vacant for several years and has now been converted into an example of what can be accomplished in going green.

The house now features a 3.5-kw Solar Roof Tile System which:

- Converts sunlight into electricity
- The roof pitch carefully calculated to attain maximum sun exposure
- A web-based monitoring system to allow for tracking of energy production

Solar Panels are barely visible on rooftop.

Additional eco-friendly elements included water-conservation features and a rain harvesting system which is shown above in the Building Division Section.

- On October 6, 2009, City Council reviewed an Urban Master Plan Screening request (UMP-09-11) and allowed the project to proceed through the next (master plan) application for a 44-unit, 3-story, detached common interest development at 573 through 591 Victoria Street in the Mesa West Residential Ownership Urban Plan area.

- October - Permits were issued for the renovation of The Courtyards at 1835 Newport Boulevard. Improvements include reconfiguration of the parking lot and landscaping, new pavement, architectural enhancements and new paint on all the buildings.

- November - The original buildings at 1902 Harbor Boulevard were demolished and have since been replaced by a single 4,920 square foot one-story building. Il Dolce pizzeria/restaurant opened for business at Harbor Place, a new multi-tenant commercial site that replaced the former Pasta Connection restaurant. Pasta Connection has relocated across the street at 1969 Harbor Boulevard and Planning staff also assisted them with their tenant improvements.

- December - Anqi restaurant opened for business at Bloomingdale's in South Coast Plaza. It is a restaurant by Crustacean, a Euro-Vietnamese gourmet bistro and noodle bar featuring a runway in the dining room.

- Mother's Market and Kitchen submitted for permits to relocate from 225 East 17th Street to 1890 Newport Boulevard, which was previously occupied by Borders Bookstore. Planning staff is working closely with the applicant on the proposed tenant improvements for the new location.

The following table summarizes the Planning Division's activities related to zoning review.

2nd Quarter Activity by Community Reporting Area FY 2009-2010				
Area No.	**Number of Zoning Reviews Completed**	**New Residential Approvals**	**New Commercial Approvals**	**New Industrial Approvals**
1	8	0	0	0
2	2	0	0	0
3	4	0	0	0
4	1	0	0	0
Total	15	0 units	0 sf	0 sf

D. REDEVELOPMENT

The Redevelopment Section is responsible for assisting in the revitalization of physical and economic conditions within the 195-acre Downtown Redevelopment Project Area and processing any needed project area amendments.

- In December a joint-venture effort between California Manufacturing Technology Consulting (CMTC) and the City of Costa Mesa culminated in an economic development seminar held for small manufacturers at the recently renovated The Hotel Hanford (formerly Holiday Inn) in Costa Mesa. The complimentary luncheon/seminar was geared toward small manufacturers in the community to assist and equip them to deal with changes in the current economy. The 20/20 + Program: Positioning for the Future informed small manufacturers about the tools and techniques that can enable them to increase their sales growth by 20 percent, while reducing their costs by 20 percent. These economic development efforts are important in retaining the various small manufacturers in the community, while helping them reach their goals and objectives.

- Staff initiated additional economic development efforts by sending Mayor Welcome letters to new larger businesses within the community.

- The Agency, in early December, accepted and transmitted the Agency's Annual Report to the State Controller's Office as mandated by California Redevelopment Law.

Hilda Veturis

Hilda Veturis
Management Analyst

Costa Mesa Quarterly Report
DEVELOPMENT SERVICES DEPARTMENT

KEY DEPARTMENT CONTACTS AND SERVICES PROVIDED

DIVISION/SERVICES PROVIDED	CONTACT	PHONE - 714
Administration	**Kimberly Brandt, AICP** Acting Dev. Services Director	754-5604
Building Safety • Building Inspections • Plan Check • Building Permits • Demolition Permits	**Khanh Nguyen** Building Official Acting Asst. Dev. Svs. Director **(Vacant)** Chief Plans Examiner **Bill Nunes** Chief of Inspections	754-5277 754-5629
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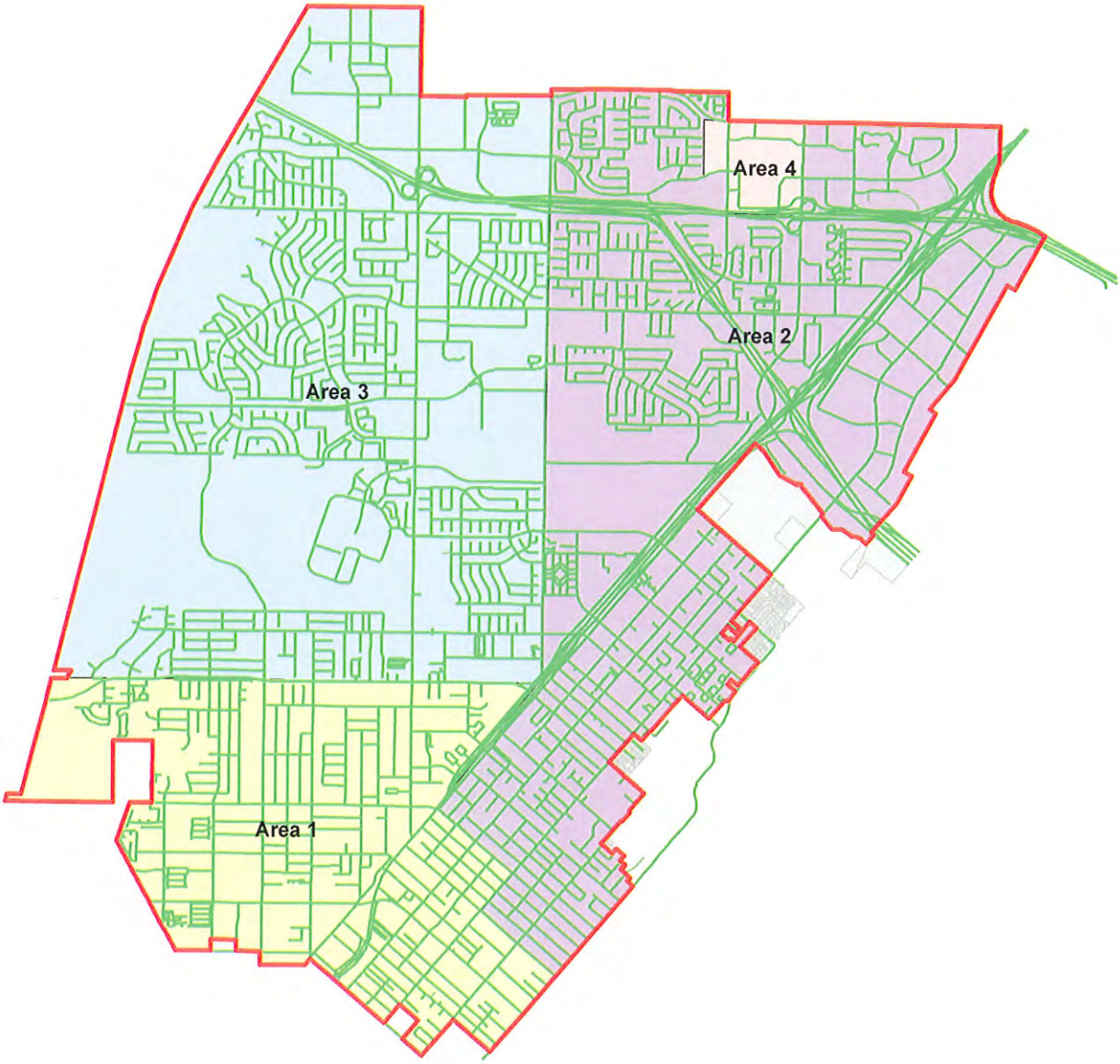
Redevelopment • Downtown Project Area and Amendments • Economic Development	**Hilda Veturis** Management Analyst	754-5608

City Of Costa Mesa

Community Reporting Areas



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