



# CITY OF COSTA MESA

P. O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

July 2, 2008

Jerry L Andreas & Teri Kurzen  
1970 Federal Avenue  
Costa Mesa, CA 92627-4130

Subject: 1970 Federal Avenue, Costa Mesa, CA

Dear Jerry L. Andreas & Teri Kurzen:

The City of Costa Mesa has a proactive citywide Code Enforcement Program addressing Municipal Code violations. On June 30, 2008 I inspected the premises at the above referenced address. As a result of said inspection, it has been determined that these premises appear to be in violation of the following section(s) of the Costa Mesa Municipal Code:

**20-4 (d) Illegal Storage** - Except as provided in section 20-6 Exemptions, it shall be unlawful for any responsible party having charge or possession of any real property in the city to keep, store, or maintain on or in front of any real property, or in or on any vehicle upon the real property under his/her control any litter, rubbish or weeds, when such material is open to view at street level from a parkway, street, or adjoining property, or in such a condition as to be detrimental to the health, safety and welfare of the inhabitants of such real property or any adjoining property.

**20-4(k) Inoperable Vehicle** - Except as provided in section 20-6 Exemptions, it shall be unlawful for any responsible party having charge or possession of any real property in the city to: Keep, store, or maintain upon any premises under his/her control any abandoned, wrecked, dismantled, or inoperative vehicle, or part thereof, except as permitted by Table 20-6(c).

**20-7 (k) Deteriorated Walls/Fences** - All walls, retaining and crib walls, and fences abutting public rights-of-way (including alleys), and trash enclosures, shall be maintained free of significant surface cracks, dry rot, warping, deterioration, leaning, missing panels or blocks which either threaten the structural integrity, or result in a dilapidated, decaying, disfigured, or partially ruined appearance. In residential zones, including planned development, chain link fencing visible from a public street shall be removed or screened with plant materials that have been approved by the development services department. Chain link fences and landscaping that are located adjacent to street corners and driveways shall conform to the city's walls, fences, and landscaping standards in title 13 of the Costa Mesa Municipal Code regarding maximum height and location.

**20-7(o) Landscaping.** With the exception of R-1 properties, all landscaping on the property shall be maintained pursuant to Section 13-108 LANDSCAPE MAINTENANCE of this Code. For R-1 properties, all unpaved areas visible from public right-of-way shall be landscaped and the landscaping shall be maintained in a healthy condition free of dying, dead, diseased, decayed, discarded and/or overgrown vegetation.

**20-7(p) Landscape in Parkway** - All developed real property in the city shall be maintained at a level not less than the following standards. In residential areas, the public parkway shall be landscaped and maintained by the adjacent property owner(s). The landscaping shall be maintained in a healthy condition free of dying, dead, diseased, decayed, discarded and/or overgrown vegetation.

**REQUIRED ACTION:**

1. Repair, remove any inoperable vehicles, or cover with a fitted car cover.
2. Remove all dead or overgrown vegetation and maintain a healthy front landscape and parkway free of any dead, dying, diseased, discarded and/or overgrown vegetation.
3. Repair or replace the front wall and fence which is broken and dilapidated.
4. Remove all illegally stored items and rubbish from public view.

It is our intent to work with you to gain compliance with the law and not simply penalize you for a violation you may not have realized existed. If you correct the violation, we can close our case and you will not hear from us again regarding this issue. However, if the violation has not been corrected within 14 days from the date of this letter, we will be forced to move to our next progressive step in enforcement, which is to issue a citation and/or refer your case to the Harbor Justice Center.

Thank you for your cooperation in making Costa Mesa a better place to live and work. Should you have any questions regarding this letter and wish to meet with Mr. David Crowell, please call (714) 754-4923 for an appointment.

Sincerely,



David Crowell  
Code Enforcement Officer

bjz



# CITY OF COSTA MESA

P. O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

July 21, 2008

Jerry L. Andreas & Teri Kurzen  
1970 Federal Avenue  
Costa Mesa, CA 92627-4130

Subject: 1970 Federal Avenue, Costa Mesa, CA **FINAL NOTICE**

Dear Jerry L. Andreas & Teri Kurzen:

The City of Costa Mesa has a proactive citywide Code Enforcement Program addressing Municipal Code violations. On June 30, 2008 I inspected the premises at the above referenced address. As a result of said inspection, it has been determined that these premises appear to be in violation of the following section(s) of the Costa Mesa Municipal Code:

**20-4 (d) Illegal Storage** - Except as provided in section 20-6 Exemptions, it shall be unlawful for any responsible party having charge or possession of any real property in the city to keep, store, or maintain on or in front of any real property, or in or on any vehicle upon the real property under his/her control any litter, rubbish or weeds, when such material is open to view at street level from a parkway, street, or adjoining property, or in such a condition as to be detrimental to the health, safety and welfare of the inhabitants of such real property or any adjoining property.

**20-4(k) Inoperable Vehicle** - Except as provided in section 20-6 Exemptions, it shall be unlawful for any responsible party having charge or possession of any real property in the city to: Keep, store, or maintain upon any premises under his/her control any abandoned, wrecked, dismantled, or inoperative vehicle, or part thereof, except as permitted by Table 20-6(c).

**20-7 (k) Deteriorated Walls/Fences** - All walls, retaining and crib walls, and fences abutting public rights-of-way (including alleys), and trash enclosures, shall be maintained free of significant surface cracks, dry rot, warping, deterioration, leaning, missing panels or blocks which either threaten the structural integrity, or result in a dilapidated, decaying, disfigured, or partially ruined appearance. In residential zones, including planned development, chain link fencing visible from a public street shall be removed or screened with plant materials that have been approved by the development services department. Chain link fences and landscaping that are located adjacent to street corners and driveways shall conform to the city's walls, fences, and landscaping standards in title 13 of the Costa Mesa Municipal Code regarding maximum height and location.

**20-7(o) Landscaping.** With the exception of R-1 properties, all landscaping on the property shall be maintained pursuant to Section 13-108 LANDSCAPE MAINTENANCE of this Code. For R-1 properties, all unpaved areas visible from public right-of-way shall be landscaped and the landscaping shall be maintained in a healthy condition free of dying, dead, diseased, decayed, discarded and/or overgrown vegetation.

**20-7(p) Landscape in Parkway** - All developed real property in the city shall be maintained at a level not less than the following standards. In residential areas, the public parkway shall be landscaped and maintained by the adjacent property owner(s). The landscaping shall be maintained in a healthy condition free of dying, dead, diseased, decayed, discarded and/or overgrown vegetation.

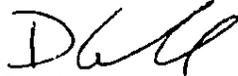
**REQUIRED ACTION:**

1. Repair, remove any inoperable vehicles, or cover with a fitted car cover.
2. Remove all dead or overgrown vegetation and maintain a healthy front landscape and parkway free of any dead, dying, diseased, discarded and/or overgrown vegetation.
3. Repair or replace the front wall and fence which is broken and dilapidated.
4. Remove all illegally stored items and rubbish from public view.

It is our intent to work with you to gain compliance with the law and not simply penalize you for a violation you may not have realized existed. If you correct the violation, we can close our case and you will not hear from us again regarding this issue. However, if the violation has not been corrected within 14 days from the date of this letter, we will be forced to move to our next progressive step in enforcement, which is to issue a citation and/or refer your case to the Harbor Justice Center.

Thank you for your cooperation in making Costa Mesa a better place to live and work. Should you have any questions regarding this letter and wish to meet with Mr. David Crowell, please call (714) 754-4923 for an appointment.

Sincerely,



David Crowell  
Code Enforcement Officer

bjz

C 25933  
I 49913

**CIVIL CITATION**  
**Costa Mesa Municipal Code Violation**

A 05935

07/30/08 400 WEDNESDAY  
Date Time  am  pm Day of the Week Prior Citation

TEREJ KURZEN  
Name (First) Middle Last

1970 FEDERAL AVE  
Residence Address

COSTA MESA CA 92627  
City State Zip Code

Driver License Number State Age Birth Date

Sex Hair Eyes Height Weight Race

1970 FEDERAL AVE  
Address Of Violation

COSTA MESA CA 92627  
City State Zip Code

20-4(d) 20-4(A) 20-7(K) 20-7(G) 20-7(P)  
Violation CMMC Sec. Violation CMMC Sec.

Fine: \$ 75<sup>00</sup>, 75<sup>00</sup>, 75<sup>00</sup> Fine: \$ 75<sup>00</sup>, 75<sup>00</sup>

OFFICER'S OBSERVATIONS: On the date specified herein, the undersigned officer observed at the specified address, the following conditions:

ILLEGAL STORAGE, TRASH, DEBRIS, RUBBISH  
ILLEGAL VEHICLE  
DETACHED WALL/FENCE  
LANDSCAPE REQUIRED YARD/PARKWAY

TREASURY MANAGEMENT  
DIVISION

JUL 30 2008

**VIOLATION NOTICE BY:**

- Personal Service
- Mail
- Property Posted
- Person Cited Refused To Sign Receipt For Citation
- Violation(s) not committed in my presence, certified on information and belief

TOTAL  
FINES  
\$ 375<sup>00</sup>

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED ON DATE SHOWN ABOVE.

X  
VIOLATOR: Without admitting guilt, I acknowledge having received the citation.

Dell ID Number 16 CODE ENFORCEMENT Department

THE LAW REQUIRES THAT YOU COMPLY WITH THIS CITATION OR CONTEST THE VIOLATION. (1) TO COMPLY with this citation, correct the violation immediately, and pay the fine within 30 days (see reverse side). (2) TO CONTEST this citation, you must pay the fine, and request a hearing within 30 days (follow procedure on reverse side).

If you have followed the procedure to contest this citation, your Administrative Hearing will be held at the Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, First Floor, on the 7 day of Oct 20 08, at 1:30 pm. Check in at the City Clerk's office.

**Property Detail Report**

For Property Located At

**RealQuest Professional™****1970 FEDERAL AVE, COSTA MESA CA 92627-4130****Owner Information:**

Owner Name: **ANDREAS JERRY L/KURZEN TERI**  
 Mailing Address: **1970 FEDERAL AVE, COSTA MESA CA 92627-4130 C039**  
 Phone Number: \_\_\_\_\_ Vesting Codes: **HW // JT**

**Location Information:**

Legal Description: **N TR 1712 LOT 15**  
 County: **ORANGE, CA** APN: **422-511-05**  
 Census Tract / Block: **636.01 / 2** Alternate APN: \_\_\_\_\_  
 Township-Range-Sect: \_\_\_\_\_ Subdivision: **1712**  
 Legal Book/Page: \_\_\_\_\_ Map Reference: **31-B2 / 888-G3**  
 Legal Lot: **15** Tract #: **1712**  
 Legal Block: \_\_\_\_\_ School District: **NEWPORT MESA**  
 Market Area: \_\_\_\_\_ Munic/Township: \_\_\_\_\_  
 Neighbor Code: \_\_\_\_\_

**Owner Transfer Information:**

Recording/Sale Date: **02/09/2004 / 02/04/2004** Deed Type: **GRANT DEED**  
 Sale Price: \_\_\_\_\_ 1st Mtg Document #: **97300**  
 Document #: **97299**

**Last Market Sale Information:**

Recording/Sale Date: **11/02/2001 / 10/24/2001** 1st Mtg Amount/Type: **\$200,000 / CONV**  
 Sale Price: **\$250,000** 1st Mtg Int. Rate/Type: **/**  
 Sale Type: **FULL** 1st Mtg Document #: **787365**  
 Document #: **787364** 2nd Mtg Amount/Type: **/**  
 Deed Type: **GRANT DEED** 2nd Mtg Int. Rate/Type: **/**  
 Transfer Document #: \_\_\_\_\_ Price Per SqFt: **\$242.01**  
 New Construction: \_\_\_\_\_ Multi/Split Sale: \_\_\_\_\_

Title Company: **FIDELITY NATIONAL TITLE CO**  
 Lender: **BANK OF AMERICA**  
 Seller Name: **LOVAN DELORES**

**Prior Sale Information:**

Prior Rec/Sale Date: **05/27/1994 /** Prior Lender: \_\_\_\_\_  
 Prior Sale Price: \_\_\_\_\_ Prior 1st Mtg Amt/Type: **/**  
 Prior Doc Number: **365388** Prior 1st Mtg Rate/Type: **/**  
 Prior Deed Type: **GRANT DEED**

**Property Characteristics:**

Gross Area: <b>1,033</b>	Parking Type: _____	Construction: _____
Living Area: <b>1,033</b>	Garage Area: _____	Heat Type: _____
Tot Adj Area: _____	Garage Capacity: _____	Exterior wall: _____
Above Grade: _____	Parking Spaces: _____	Porch Type: _____
Total Rooms: <b>5</b>	Basement Area: _____	Patio Type: _____
Bedrooms: <b>3</b>	Finish Bsmnt Area: _____	Pool: _____
Bath(F/H): <b>1 /</b>	Basement Type: _____	Air Cond: _____
Year Built / Eff: <b>1954 /</b>	Roof Type: _____	Style: _____
Fireplace: <b>/</b>	Foundation: _____	Quality: _____
# of Stories: <b>1.00</b>	Roof Material: _____	Condition: _____

**Other Improvements:****Site Information:**

Zoning: _____	Acres: <b>0.17</b>	County Use: <b>SINGLE FAM RESIDENCE (1)</b>
Flood Zone: <b>X</b>	Lot Area: <b>7,370</b>	State Use: _____
Flood Panel: <b>0602160268H</b>	Lot Width/Depth: <b>67 x 110</b>	Site Influence: _____
Flood Panel Date: <b>02/18/2004</b>	Res/Comm Units: <b>/</b>	Sewer Type: _____
Land Use: <b>SFR</b>		Water Type: _____

**Tax Information:**

Total Value: <b>\$281,172</b>	Assessed Year: <b>2008</b>	Property Tax: <b>\$3,432.94</b>
Land Value: <b>\$243,513</b>	Improved %: <b>13%</b>	Tax Area: <b>15006</b>
Improvement Value: <b>\$37,659</b>	Tax Year: <b>2008</b>	Tax Exemption: _____
Total Taxable Value: <b>\$281,172</b>		

C 15332  
I 49912

**CIVIL CITATION** A 05934  
**Costa Mesa Municipal Code Violation**

Date 7/30/08 Time 4:00  am  pm Day of the Week WEDNESDAY Prior Citation  
Name (First) JERRY Middle ANDREAS Last  
Residence Address 1970 FEDERAL AVE  
City COSTA MESA State CA Zip Code 92627-4111

Driver License Number \_\_\_\_\_ State \_\_\_\_\_ Age \_\_\_\_\_ Birth Date \_\_\_\_\_

Sex \_\_\_\_\_ Hair \_\_\_\_\_ Eyes \_\_\_\_\_ Height \_\_\_\_\_ Weight \_\_\_\_\_ Race \_\_\_\_\_

Address Of Violation 1970 FEDERAL AVE  
City COSTA MESA State CA Zip Code 92627

Violation CMMC Sec. 20-4(d); 20-4(k); 20-7(f); 20-7(c); 20-7(p)  
Violation CMMC Sec. \_\_\_\_\_

Fine: \$ 75<sup>00</sup>, 75<sup>00</sup>, 75<sup>00</sup> Fine: \$ 75<sup>00</sup>, 75<sup>00</sup>

OFFICER'S OBSERVATIONS: On the date specified herein, the undersigned officer observed at the specified address, the following conditions:

ILLEGAL STORAGE OF TRASH, DEBRIS, RUBBISH  
INOPERABLE VEHICLE  
DETERIORATED WALL/FENCE  
LANDSCAPE REQUIRED, YARD & PARKWAY

**VIOLATION NOTICE BY:**

- Personal Service
- Mail
- Property Posted
- Person Cited Refused To Sign Receipt For Citation
- Violation(s) not committed in my presence, certified on information and belief

TOTAL FINES  
\$375<sup>00</sup>

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED ON DATE SHOWN ABOVE.

X  
VIOLATOR: Without admitting guilt, I acknowledge having received the citation.

Issuing Officer [Signature] ID Number 16 Department CODE ENFORCEMENT

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**TREASURY MANAGEMENT  
DIVISION**

**JUL 30 2008**

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# Property Detail Report



For Property Located At

**1970 FEDERAL AVE, COSTA MESA CA 92627-4130**

**Owner Information:**

Owner Name: **ANDREAS JERRY L/KURZEN TERI**  
 Mailing Address: **1970 FEDERAL AVE, COSTA MESA CA 92627-4130 C039**  
 Phone Number: \_\_\_\_\_ Vesting Codes: **HW // JT**

**Location Information:**

Legal Description: **N TR 1712 LOT 15**  
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 Census Tract / Block: **636.01 / 2** Alternate APN: \_\_\_\_\_  
 Township-Range-Sect: \_\_\_\_\_ Subdivision: **1712**  
 Legal Book/Page: \_\_\_\_\_ Map Reference: **31-B2 / 888-G3**  
 Legal Lot: **15** Tract #: **1712**  
 Legal Block: \_\_\_\_\_ School District: **NEWPORT MESA**  
 Market Area: \_\_\_\_\_ Munic/Township: \_\_\_\_\_  
 Neighbor Code: \_\_\_\_\_

**Owner Transfer Information:**

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 Sale Price: \_\_\_\_\_ 1st Mtg Document #: **97300**  
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Title Company: **FIDELITY NATIONAL TITLE CO**  
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 Seller Name: **LOVAN DELORES**

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Tot Adj Area: _____	Garage Capacity: _____	Exterior wall: _____
Above Grade: _____	Parking Spaces: _____	Porch Type: _____
Total Rooms: <b>5</b>	Basement Area: _____	Patio Type: _____
Bedrooms: <b>3</b>	Finish Bsmnt Area: _____	Pool: _____
Bath(F/H): <b>1 /</b>	Basement Type: _____	Air Cond: _____
Year Built / Eff: <b>1954 /</b>	Roof Type: _____	Style: _____
Fireplace: <b>/</b>	Foundation: _____	Quality: _____
# of Stories: <b>1.00</b>	Roof Material: _____	Condition: _____

**Site Information:**

Zoning: \_\_\_\_\_ Acres: **0.17** County Use: **SINGLE FAM RESIDENCE (1)**  
 Flood Zone: **X** Lot Area: **7,370** State Use: \_\_\_\_\_  
 Flood Panel: **0602160268H** Lot Width/Depth: **67 x 110** Site Influence: \_\_\_\_\_  
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 Land Use: **SFR** Water Type: \_\_\_\_\_

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Land Value: <b>\$243,513</b>	Improved %: <b>13%</b>	Tax Area: <b>15006</b>
Improvement Value: <b>\$37,659</b>	Tax Year: <b>2008</b>	Tax Exemption: _____
Total Taxable Value: <b>\$281,172</b>		

# INVOICE

**Please Remit To:**

City of Costa Mesa  
 Finance Department  
 77 Fair Drive, 1st Floor  
 Costa Mesa CA 92626

Page: 1  
 Invoice No: CITY49913  
 Invoice Date: 10/21/2008  
 Customer Number: 25933  
 Payment Terms: Net 30  
 Due Date: 11/20/2008

Terri Kurzen  
 1970 Federal Ave  
 Costa Mesa CA 92627-4130

**AMOUNT DUE: \$ 400.00**

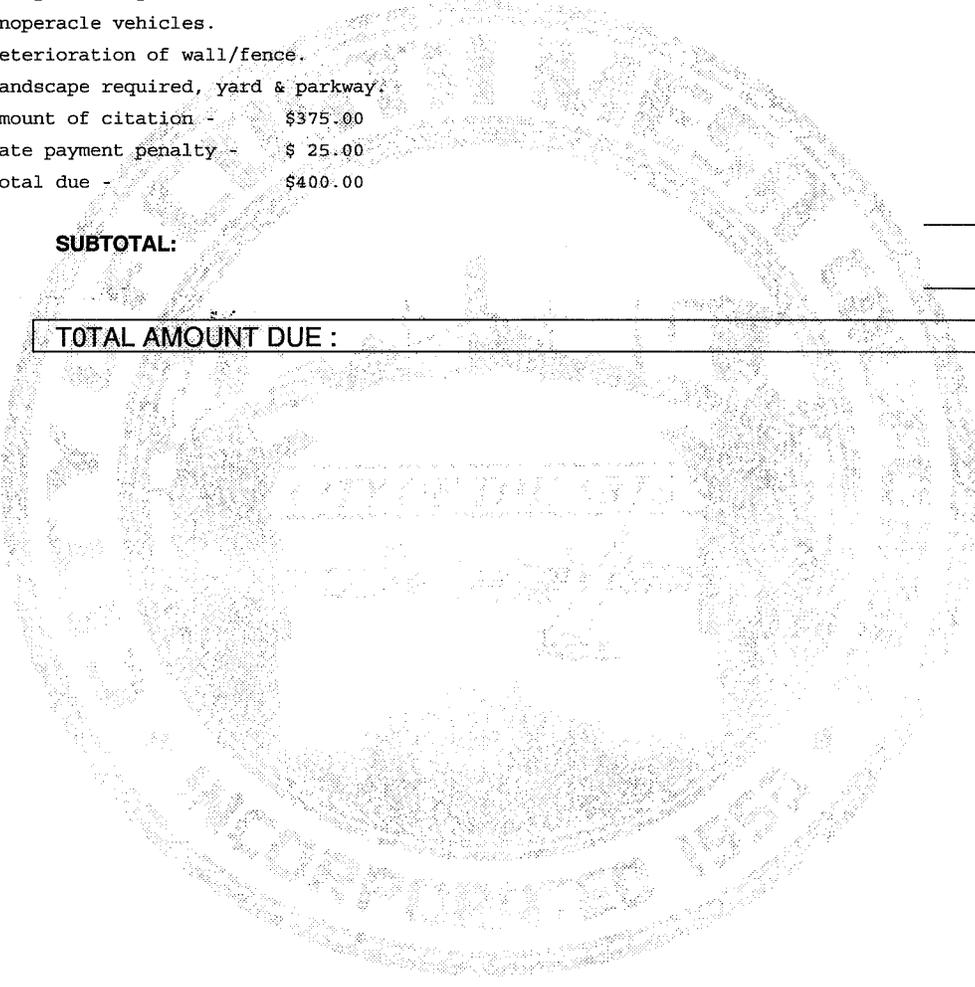
Amount Remitted

DETACH AND RETURN TOP PORTION WITH PAYMENT

For billing questions, please call 714/754-5071

Federal Tax ID: 95-6005030

Line	Adj	Identifier	Description	Quantity	UOM	Unit Amt	Net Amount
1		CVC	<b>Civil Citations</b>	1.00	EA	400.00	400.000
			Unpaid Civil Citation No. A05935				
			Illegal storage of trash, debris, rubbish.				
			Inoperable vehicles.				
			Deterioration of wall/fence.				
			Landscape required, yard & parkway.				
			Amount of citation - \$375.00				
			Late payment penalty - \$ 25.00				
			Total due - \$400.00				
<b>SUBTOTAL:</b>							<b>400.000</b>
<b>TOTAL AMOUNT DUE :</b>							<b>400.000</b>



# INVOICE

**Please Remit To:**

City of Costa Mesa  
 Finance Department  
 77 Fair Drive, 1st Floor  
 Costa Mesa CA 92626

Page: 1  
 Invoice No: CITY49912  
 Invoice Date: 10/21/2008  
 Customer Number: 15332  
 Payment Terms: Net 30  
 Due Date: 11/20/2008

Jerry Andreas  
 1970 Federal Av  
 Costa Mesa CA 92627-4130

**AMOUNT DUE: \$ 400.00**

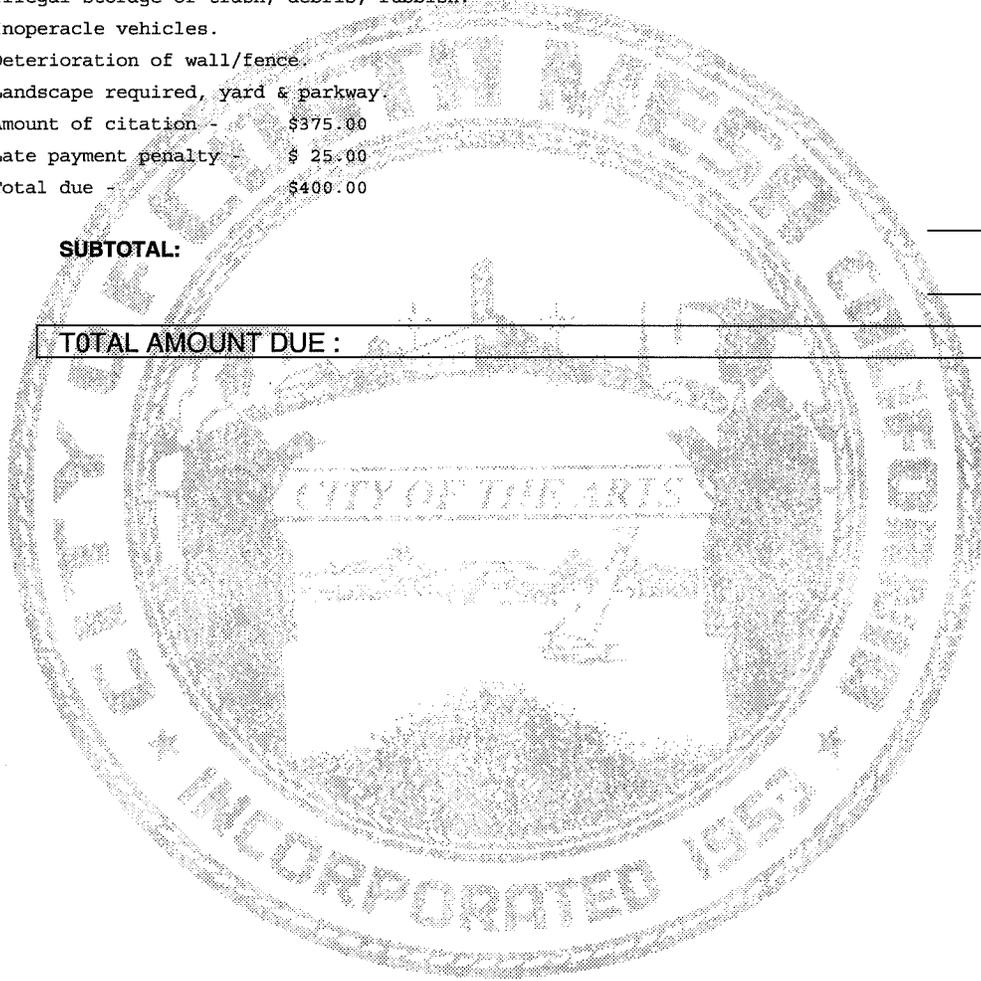
\_\_\_\_\_  
 Amount Remitted

DETACH AND RETURN TOP PORTION WITH PAYMENT

For billing questions, please call 714/754-5071

Federal Tax ID: 95-6005030

Line	Adj	Identifier	Description	Quantity	UOM	Unit Amt	Net Amount
1		CVC	<b>Civil Citations</b>	1.00	EA	400.00	400.000
			Unpaid Civil Citation No. A05934				
			Illegal storage of trash, debris, rubbish.				
			Inoperacle vehicles.				
			Deterioration of wall/fence.				
			Landscape required, yard & parkway.				
			Amount of citation - \$375.00				
			Late payment penalty - \$ 25.00				
			Total due - \$400.00				
<b>SUBTOTAL:</b>							<b>400.000</b>
<b>TOTAL AMOUNT DUE :</b>							<b>400.000</b>





# CITY OF COSTA MESA

CALIFORNIA 92628-1200

P.O. BOX 1200

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FROM THE OFFICE OF THE DIRECTOR OF FINANCE—CITY TREASURER

November 26,2008

Terri Kurzen  
1970 Federal Ave  
Costa Mesa, CA 92627-4130

**Subject: OVERDUE INVOICE(S)**

<u>Invoice Number</u>	<u>Amount Due</u>
CITY49913	400.00

We know you are busy, and our customers have told us they appreciate being informed when their accounts become overdue...because in most instances, it is just an oversight.

If payment has already been made, please accept our thanks.

VISA/MASTERCARD: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

Signature: \_\_\_\_\_

Sincerely,  
**Yvette Ozuna**

Yvette Ozuna  
Accounting Specialist II  
(714) 754-5071



# CITY OF COSTA MESA

CALIFORNIA 92628-1200

P.O. BOX 1200

---

FROM THE OFFICE OF THE DIRECTOR OF FINANCE—CITY TREASURER

November 26, 2008

Jerry Andreas  
1970 Federal Av  
Costa Mesa, CA 92627-4130

**Subject: OVERDUE INVOICE(S)**

<u>Invoice Number</u>	<u>Amount Due</u>
CITY49912	400.00

We know you are busy, and our customers have told us they appreciate being informed when their accounts become overdue...because in most instances, it is just an oversight.

If payment has already been made, please accept our thanks.

VISA/MASTERCARD: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

Signature: \_\_\_\_\_

Sincerely,  
**Yvette Ozuna**

Yvette Ozuna  
Accounting Specialist II  
(714) 754-5071



# CITY OF COSTA MESA

CALIFORNIA 92628-1200

P.O. BOX 1200

---

FROM THE OFFICE OF THE DIRECTOR OF FINANCE—CITY TREASURER

December 31, 2008

Terri Kurzen  
1970 Federal Ave  
Costa Mesa, CA 92627-4130

**Subject: PAST DUE INVOICE(S)**

<u>Invoice Number</u>	<u>Amount Due</u>
<b>CITY49913</b>	<b>400.00</b>

Occasionally it becomes necessary to really work one-on-one to clear up an outstanding balance. If you will make at least a substantial payment on your account, we can work together in a constructive way to resolve the remaining balance.

I look forward to working with you to resolve your obligation. Please feel free to call me if you have any questions concerning your balance. Enclosed is an addressed envelope for your convenience in sending a check for the above past-due amount.

VISA/MASTERCARD: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

Signature: \_\_\_\_\_

Sincerely,  
**Yvette Ozuna**

Yvette Ozuna  
Accounting Specialist II  
(714) 754-5071



# CITY OF COSTA MESA

CALIFORNIA 92628-1200

P.O. BOX 1200

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FROM THE OFFICE OF THE DIRECTOR OF FINANCE—CITY TREASURER

December 31, 2008

Jerry Andreas  
1970 Federal Av  
Costa Mesa, CA 92627-4130

**Subject: PAST DUE INVOICE(S)**

<u>Invoice Number</u>	<u>Amount Due</u>
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Occasionally it becomes necessary to really work one-on-one to clear up an outstanding balance. If you will make at least a substantial payment on your account, we can work together in a constructive way to resolve the remaining balance.

I look forward to working with you to resolve your obligation. Please feel free to call me if you have any questions concerning your balance. Enclosed is an addressed envelope for your convenience in sending a check for the above past-due amount.

VISA/MASTERCARD: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

Signature: \_\_\_\_\_

Sincerely,  
**Yvette Ozuna**

Yvette Ozuna  
Accounting Specialist II  
(714) 754-5071



# CITY OF COSTA MESA

CALIFORNIA 92628-1200

P.O. BOX 1200

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FROM THE OFFICE OF THE DIRECTOR OF FINANCE—CITY TREASURER

January 30, 2009

Terri Kurzen  
1970 Federal Ave  
Costa Mesa, CA 92627-4130

**Subject: DEMAND FOR PAYMENT ON INVOICE(S)**

<u>Invoice Number</u>	<u>Amount Due</u>
CITY49913	400.00

By choosing not to respond to our previous correspondence, you leave no other alternative but to make demand for payment in full today.  
If you continue to ignore this matter we will assume by your silence that you have no intention of voluntarily paying this bill.  
This matter requires your IMMEDIATE ATTENTION as it is the attention of this office to exhaust all reasonable legal means to collect your amount.  
Avoid the possibility of additional expense, time and trouble by making payment in full immediately, or by calling me today.

VISA/MASTERCARD: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

Signature: \_\_\_\_\_

Sincerely,  
**Yvette Ozuna**

Yvette Ozuna  
Accounting Specialist II  
(714) 754-5071



# CITY OF COSTA MESA

CALIFORNIA 92628-1200

P.O. BOX 1200

---

FROM THE OFFICE OF THE DIRECTOR OF FINANCE—CITY TREASURER

January 30, 2009

Jerry Andreas  
1970 Federal Av  
Costa Mesa, CA 92627-4130

**Subject: DEMAND FOR PAYMENT ON INVOICE(S)**

<u>Invoice Number</u>	<u>Amount Due</u>
<b>CITY49912</b>	<b>400.00</b>

By choosing not to respond to our previous correspondence, you leave no other alternative but to make demand for payment in full today.  
If you continue to ignore this matter we will assume by your silence that you have no intention of voluntarily paying this bill.  
This matter requires your IMMEDIATE ATTENTION as it is the intention of this office to exhaust all reasonable legal means to collect your amount.  
Avoid the possibility of additional expense, time and trouble by making payment in full immediately, or by calling me today.

VISA/MASTERCARD: \_\_\_\_\_ EXPIRES: \_\_\_\_\_

Signature: \_\_\_\_\_

Sincerely,  
**Yvette Ozuna**

Yvette Ozuna  
Accounting Specialist II  
(714) 754-5071



# CITY OF COSTA MESA

CALIFORNIA 92628-1200

FROM THE OFFICE OF THE DIRECTOR OF FINANCE

June 30, 2009

Certified Mail Rec

Jerry Andreas or Terri Kurzen  
1970 Federal Ave.  
Costa Mesa, CA 92627-4130

RE: Notice of Special Assessment against private property for fines plus interest and penalties

Dear Mr. Andreas/Mr. Kurzen,

We have made repeated attempts to collect the civil citation interest and penalties now due, without success. You have been to a hearing pursuant to Municipal Code Section 1-45 through Set to an administrative hearing and judicial review of the citation pursuant to Government Code Section 38773.5, certain delinquency be collected as a lien against your private property as part of notice.

You are herewith notified that your delinquent civil citation fine has been added as a special assessment lien against your property location immediately.

A public hearing is scheduled for 7:00 p.m., July 21, 2009, in the City Council Chambers located at 77 Fair Dr., Costa Mesa, California. At this meeting, City Council will consider a resolution to certify the Special Assessments and authorize recording such assessments against the respective properties as liens. This action will also authorize the Tax Collector for the County of Orange to place assessments on the tax roll and proceed to collect the assessments as property tax liens against your property. Should the assessments be added to the tax roll as liens, penalties and interest will continue to accrue until paid at the maximum rate allowed by state law.

If you so choose, you may appear before City Council at this public hearing and contest the amount and/or validity of any lien or assessment for a civil fine. Pursuant to Municipal Code Section 1-48(4), such contests shall be limited to the issue of the amount and/or validity of the lien or assessment (whether the civil citation can legally be added to the tax roll as a special assessment) and may not consider whether the underlying Code violation occurred.

You may avoid this action by immediately paying the amount now due in person at the Finance Department, Room 100, in City Hall at the aforementioned address. Further questions regarding this matter should be directed to Judy Vickers, Revenue Supervisor at (714) 754-5064.

Sincerely,

Marc R. Puckett  
Director of Finance/City Treasurer

SENDER: COMPLETE THIS SECTION

COMPLETE THIS SECTION ON DELIVERY

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to: **JERRY KURZEN**  
**JERRY ANDREAS**  
**1970 FEDERAL AVE.**  
**COSTA MESA, CA**  
**92627-4130**

2. Article Number (Transfer from service label) **7007 0710 0002 4156 8078**

3. Service Type  
 Certified Mail  
 Registered  
 Insured Mail  
 Express Mail  
 Return Receipt for Merchandise  
 C.O.D.  
 Restricted Delivery? (Extra Fee)  Yes

4. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

A. Signature  Agent  
 B. Received by (Printed Name)  Addressee  
 C. Date of Delivery **7-1**

2S Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540



# CITY OF COSTA MESA

CALIFORNIA 92628-1200

P.O. BOX 1200

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FROM THE OFFICE OF THE DIRECTOR OF FINANCE—CITY TREASURER

July 16, 2009

**\*\*REVISED\*\***

Jerry Andreas or Mr. Terri Kurzen  
1970 Federal Ave.  
Costa Mesa, CA 92627-4130

RE: Notice of Special Assessment against private property for the value of Delinquent Civil Citation fines plus interest and penalties

Dear Mr. Terri Kurzen,

We have made repeated attempts to collect the civil citation fines issued to you for \$400.00 plus interest and penalties now due, without success. You have been given written notice of your right to a hearing pursuant to Municipal Code Section 1-45 through Section 1-47. Be advised that your right to an administrative hearing and judicial review of the citation against you has expired. Further, pursuant to Government Code Section 38773.5, certain delinquent fines, interest, and penalties may be collected as a lien against your private property as part of nuisance abatement procedures.

You are herewith notified that your delinquent civil citation fines plus interest and penalties may be added as a special assessment lien against your property located at 1970 Federal Ave., if not paid immediately.

A public hearing is scheduled for **6:00 p.m., August 4, 2009**, in the City Council Chambers located at 77 Fair Dr., Costa Mesa, California. At this meeting, City Council will consider a resolution to certify the Special Assessments and authorize recording such assessments against the respective properties as liens. This action will also authorize the Tax Collector for the County of Orange to place assessments on the tax roll and proceed to collect the assessments as property tax liens against your property. Should the assessments be added to the tax roll as liens, penalties and interest will continue to accrue until paid at the maximum rate allowed by state law.

If you so choose, you may appear before City Council at this public hearing and contest the amount and/or validity of any lien or assessment for a civil fine. Pursuant to Municipal Code Section 1-48(4), such contests shall be limited to the issue of the amount and/or validity of the lien or assessment (whether the civil citation can legally be added to the tax roll as a special assessment) and may not consider whether the underlying Code violation occurred.

You may avoid this action by immediately paying the amount now due in person at the Finance Department, Room 100, in City Hall at the aforementioned address. Further questions regarding this matter should be directed to Judy Vickers, Revenue Supervisor at (714) 754-5064.

Sincerely,

Marc R. Puckett  
Director of Finance/City Treasurer