ATTACHMENT 5
APRIL 14, 2014 PLANNING COMMISSION STAFF REPORT AND RELATED EXHIBITS (SOME ITEMS UNDER SEPARATE COVER)

PLANNING COMMISSION AGENDA REPORT

MEETING DATE: APRIL 14 ,2014 **ITEM NUMBER:** PH-2

SUBJECT: **PLANNING APPLICATION PA-99-09; REVIEW OF PREVIOUSLY APPROVED CONDITIONAL USE PERMIT ALLOWING EXTENDED OCCUPANCY ROOMS AT THE SANDPIPER MOTEL LOCATED AT 1967 & 1977 NEWPORT BOULEVARD**

DATE: **APRIL 3, 2014**

FROM: **PLANNING DEPARTMENT/DEVELOPMENT SERVICES DIVISION**

PRESENTATION BY: **MEL LEE, SENIOR PLANNER**

FOR FURTHER INFORMATION CONTACT: **MEL LEE, AICP (714) 754-5611**
mel.lee@costamesaca.gov

DESCRIPTION

On direction of City Council, review Conditional Use Permit PA-99-09 to determine the following:

- Determine whether the Sandpiper Motel has operated in violation of Conditional Use Permit PA-99-09 and/or as a public nuisance such that revocation of the Conditional Use Permit is appropriate; or, in lieu of revocation, impose additional conditions.

RECOMMENDATION

Recommend that the Planning Commission direct staff to prepare a resolution consistent with its findings as follows:

- Make findings that the Sandpiper Motel has been operated in violation of the conditions of approval in Conditional Use Permit PA-99-09 and/or as a public nuisance, such that revocation of the CUP is justified; and revoke, or in lieu of revocation, amend the conditions of the CUP; or

- Conclude that there are insufficient findings that the Sandpiper Motel has been operated in violation of the conditions of approval of Conditional Use Permit PA-99-09 or as a public nuisance. The existing conditions of approval regulating the motel would remain as originally approved.

BACKGROUND

In March 1999, the Planning Commission adopted Resolution No. 99-17 approving Planning Application PA-99-09 which extended the time needed to complete conditions of

approval from a previously approved Conditional Use Permit (PA-98-44). PA-98-44 allowed 40% of the 46 total rooms at the Sandpiper Motel located at 1967 and 1977 Newport Boulevard to be designated as extended occupancy rooms. The conditions of approval under PA-99-09 included a number of operational requirements. A copy of Conditional Use Permit PA-99-09 is provided in the evidence packet, Tab 1. The staff report which outlines the background of the motel site since its development in 1959 is attached to this report as Attachment 1.

ANALYSIS

Staff contends that several grounds exist to revoke or amend the Sandpiper's CUP:

(1) The Sandpiper has been operated in violation of condition of operation 12, to wit, the motel has not utilized more than 25% of its rooms for extended occupancy for over 180 days;

(2) The Sandpiper has been further operated in violation of condition of operation 12, to wit, by allowing a significant number of health and safety violations to occur at the property, including severe hoarding conditions and vermin infestation;

(3) The Sandpiper has been operated in violation of condition of operation 9, to wit, required monthly inspections have not been conducted to ensure that no unauthorized activity is occurring, no unauthorized improvements have been made, and that no maintenance or code compliance problems have developed; and

(4) The Sandpiper Motel has been operated as a public nuisance pursuant to Civil Code Section 3479, 3480, and pursuant to Section 20-12 of the CMMC, to wit, hoarding, vermin, mildew, non-functioning or missing smoke detectors, improperly installed water heaters, and premises not in compliance with all the conditions of approval issued.

Condition of approval number 12 stipulates that:

The conditional use permit herein approved shall be valid until revoked, but shall expire if the conditions of approval and code requirements included as a part of this staff report are not complied with within a period of 180 from Planning Commission approval, or if long-term occupancy drops to 25% or less of the units for 180 days or more. Once the use has been established (by the completion of the conditions of approval and code requirements, with completion confirmed by Planning Staff), the conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the Development Services Director or his designee, any of the findings upon which the approval was based are no longer applicable.

Long-term occupancy has dropped well below 25% for a period of 25 months.

City Staff has reviewed Transient Occupancy Tax (TOT) documents as they relate to extended-occupancy rooms at the Sandpiper Motel. Review of the TOT documents revealed that one long-term tenant has utilized extended occupancy rooms in the motel for approximately 2 years[1]. According to the property owner, the only long-term occupant recently moved from the property. No other long-term occupants currently utilize the extended occupancy rooms as of the date of this report. During the period between January 2012 and January 2014, inclusive, the motel averaged 2.8% long-term occupancy. This figure was based on the motel's TOT forms submitted to the City during that period of time.

Of note, TOT reporting is self-reported by the motel owner. A forensic audit would need to be conducted to definitively conclude the total number of rooms that have been and are currently occupied by extended-occupancy guests. The City has explored hiring outside consultants to complete forensic audits at motel sites throughout the City due to the time intensive nature of these audits.

In the case of the subject motel, it does not appear that greater than 25% of the rooms have been utilized due to the low number (one) of long-term occupancies reported at the motel. Based on the above TOT documents, full adherence to condition of approval number 12 has not been practiced in that the long-term occupancy rate has dropped below 25% of the extended-occupancy for 180 days or more. As such, the conditional use permit appears to have effectively expired.

Code violations

Condition of approval number 12 also provides that the CUP can be referred to the Planning Commission for revocation in the event that the motel is operating in violation of law.

City staff monitored the conditions of approval to varying degrees since 1998. Planning staff conducted inspections of the outside environs of the motel property on or near March 8 of odd-numbered years and generally found the exterior of the property to be in compliance with the conditions of approval. Additionally, Code Enforcement and Environmental Health Care Agency staff conducted annual inspections of the property which included inspections of the outside environs and inspection of a sampling of the rooms. Based on Code Enforcement files, violations such as inoperative vehicles, ripped window screens, and other substandard conditions, occurred from 1998 to 2009 and that violations found on the property were generally addressed and remedied. Any other enforcement efforts regarding the interior of the rooms from 1999 to 2012 were complaint-driven. The total number of Code Enforcement cases at the motel property since 1998 are as follows:

[1] Section 13-173 of Zoning Code currently allows up to 25% of a motel's rooms to be rented to persons whose occupancy exceeds 28 consecutive days or 28 days in any 60 consecutive day period without conditional use approval.

Twelve cases between 1998 and 2009 consisting of:

- Illegal mobile home – 1 case
- Banners – 3 cases
- Miscellaneous trash and debris/illegal storage – 3 cases
- Living in RVs – 2 cases
- Missing smoke detector – 1 case
- Ripped/torn window screens – 1 case
- General compliance inspection – 1 case

All twelve cases are closed.

Inspections of the all of the motel rooms were initiated in May 2013. Results from the recent inspections (and subsequent re-inspections) of all rooms are included in the evidence packet provided, Tabs 4 through 20.

The inspection conducted on May 8 and May 10, 2013, revealed a significant number of violations: unpermitted construction, severe hoarding conditions, unsanitary conditions, vermin, peeling paint, mildew, missing or damaged window screens, improperly installed water heater, damaged windows, graffiti, damaged fixtures, missing smoke detectors, damaged walls and door knobs.

Of particular significance was the condition of Room 139, where severe hoarding conditions were found. The conditions were not corrected until November 2013.

In November of 2014, the City conducted a further inspection at the property, and found new violations. Out of 36 rooms inspected, 21 violations were observed in 16 rooms: evidence of vermin, missing smoke detectors, peeling paint/holes, missing light bulbs, broken/missing window screens, and mildew. All violations were corrected in short order.

Condition of approval number 9 from PA-99-09 reads as follows:

> *Monthly inspections of the long-term occupancy units shall be conducted by the on-site manager to ensure that no unauthorized activity is occurring, no unauthorized improvements have been made, and that no maintenance or code compliance problems have developed.*

Although code enforcement issues have been identified as a result of periodic inspections, the motel has had a relatively limited number of enforcement cases compared to other motel properties in the City, especially since 2009 when present ownership took control of the property. Property management has demonstrated in the past that it has sought corrective remedies for any code compliance issues that may arise. Accordingly, City staff believes property management has taken a proactive role in the maintenance of the property and in resolving code compliance problems.

According to property management, some guests refuse the room service and remove smoke detectors. However, the CUP provides that monthly inspections to ensure that no unauthorized activity is occurring, such as smoke detectors being removed, or that code compliance problems have developed, such as hoarding conditions. While smoke detectors can be removed within seconds, the hoarding conditions found in room 139 were either undetected or ignored over a long period of time. The hoarding conditions constitute circumstantial evidence that the monthly inspections were not conducted by the operator.

Public nuisance.

Additionally, Section 13-29(o)(1)(a) provides that the Planning Commission may require the modification or revocation of a conditional use permit when the use is being operated as a public nuisance, as defined in Civil Code Section 3479 and 3480.

A nuisance is "[a]nything which is injurious to health, including, but not limited to, the illegal sale of controlled substances, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property . . . ." A public nuisance "is one which affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal." Civ. Code §§ 3479, 3480.

Conditions such as hoarding, vermin, mildew, non-functioning or missing smoke detectors constitute public nuisances, as they are the type of conditions that are likely to affect a considerable number of persons.

In addition, the following conditions, which have been observed at the property, are public nuisances per se pursuant to Title 20 of the Costa Mesa Municipal Code:

- Any condition determined to be in violation of the California Building Code or other applicable technical codes. Examples include but are not limited to unpermitted construction, improperly installed water heaters, missing or broken smoke detectors, mold. (CMMC 20-12(a)).
- Inadequate sanitation, including vermin infestation (CMMC 20-12(r)(1)).
- Hoarding conditions (CMMC 20-12(aa)(4)).
- Operating premises not in compliance with all the conditions of approval issued (CMMC 20-12(ii)).

PUBLIC NOTICE

Code-required public notice was provided via the following methods:

1. Publication of a display ad in the local newspaper (Daily Pilot).

2. Notice of the public hearing was mailed to property owners within a 500 foot radius of the site and two (2) notices were posted at the site.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA under Section 15321 for Enforcement Actions by Regulatory Agencies.

LEGAL REVIEW

The City Attorney has reviewed this report and its attachments and has been approved as to the form by the City Attorney's Office.

PLANNING COMMISSION OPTIONS

The Planning Commission may take the following actions:

- Make findings that the Sandpiper Motel has been operated in violation of the conditions of approval in Conditional Use Permit PA-99-09 and/or as a public nuisance, such that revocation of the CUP is justified; and revoke, or in lieu of revocation, amend the conditions of the CUP; or

- Conclude that there are insufficient findings that the Sandpiper Motel has been operated in violation of the conditions of approval of Conditional Use Permit PA-99-09 or as a public nuisance. The existing conditions of approval regulating the motel would remain as originally approved.

CONCLUSION

In sum, the following grounds for revocation are being presented to the Planning Commission:

- The condition of operation that allowed the Sandpiper Motel to have up to 40% extended occupancies was not used during the period from January 2012 through January 2014, in violation of condition of operation 12.

- The poor conditions at the Sandpiper Motel and the recurring maintenance issues throughout the property also violate conditions of operation 9 and 12.

- Conditions at the Sandpiper Motel constitute nuisances per se, in violation of Sections 3479, 3480 of the Civil Code, and Section 20-12 of the Costa Mesa Municipal Code.

MEL LEE, AICP
Senior Planner

JERRY GUARRACINO, AICP
Interim Assistant Director of Development Services

Distribution: Director of Economic & Development/Deputy CEO
Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Director of Community Improvement Division
Staff (4)
File (2)

Motel Owner:
Leader Venture, Inc.
c/o Mike Lin
1951 Newport Boulevard
Costa Mesa, CA 92627-2250

Attachments:
1. Original Staff Report for PA-99-09
2. Aerial Photos and Plans
3. Evidence Packet (Under Separate Cover)
4. Draft Resolutions Revoking or Amending PA-99-09 (To Be Sent as a Separate Transmittal)

ATTACHMENT 1
ORIGINAL STAFF REPORT

PA-98-44

19a-46 rooms

ATTACHMENT 2

RESOLUTION NO. PC-99-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING EXTENSION OF TIME REQUEST PA-99-09

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Robert Washer, with respect to the real property located at 1967 & 1977 Newport Boulevard, requesting an extension of time to complete conditions of approval 1, 2, 4, 5, and 16 for PA-98-44, a previously-approved conditional use permit for the Sandpiper Motel to rent more than 25% of its rooms for long-term occupancies in the C2 zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 8, 1999.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in exhibit "A", and subject to the conditions contained in exhibit "B", the Planning Commission hereby **APPROVES** conditional use permit PA-99-09 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Interoffice Memorandum for extension of time request PA-99-09, and upon applicant's compliance with each and all of the conditions contained in exhibit "B". Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, then this Resolution, and any approvals herein contained, shall be deemed null and void.

PASSED AND ADOPTED this 8th day of March, 1999.

Thomas L. Saltz

Chair, Costa Mesa
Planning Commission

EXHIBIT "B"

CONDITIONS OF APPROVAL

Plng. 1. Within 30 days of Planning Commission action, the applicant shall contact the Building Division to schedule and pay for a residential building inspection to determine compliance with Building Code requirements as well as any potential safety issues. Required improvements/modifications shall be shown on plans submitted for plan check, and shall include, but are not limited to:

- Restriping of the parking lot.
- Replacement of any deteriorating wood trim on the buildings.
- Repainting the trim and west elevations of all buildings to match the other elevations.
- Repair/replacement of the irrigation system.
- Removal or legalization of structures attached to Building 2 and attached to trailer behind Building 2.
- Removal of northerly trailer in its entirety.
- Installation of security lighting. (see condition of approval #18)

These items shall be completed within ~~6 months~~ 1 year (July 27, 1999) of final Planning Commission action.

2. Create an outdoor patio, with minimum dimensions of 25' by 30', where the northerly trailer is currently located. The patio area shall be fenced off from the southerly (remaining) trailer, and a clear, attractive access to the patio area shall be provided between Buildings 2 and 3. This condition shall be completed to the satisfaction of Planning staff within ~~9 months~~ 1 year (July 27, 1999) of final Planning Commission action.

3. The patio area shall be designed to include a concrete slab, turf area, landscaping, tables, chairs and umbrellas and a trash receptacle. Details shall be included in plans submitted for all other work at this site.

4. Remove asphalt areas to provide:

- Landscaping strips, with at least 3 feet of clear planter width along the Newport Boulevard frontage behind the sidewalk, and in-between the Pyrus Kawakamii tree wells;
  A landscape planter at the southeasterly corner of the parking lot (where the AAA sign is currently located);
- A landscape planter, with at least a 5-foot clear planter width, along the northerly property line from Building 3 to the front setback landscaping. This planter shall include canopy trees. A wrought iron fence may be installed in the planter,

at the owner's option.

- A landscape planter, with at least a 3-foot clear planter width, along the southerly property line from Building 1 to the front setback landscaping. This planter shall include canopy trees.

These planters shall include a variety of shrubs, groundcover and mulch material, and shall be watered on an automatic irrigation system, per Code. This condition shall be completed to the satisfaction of the Planning staff by July 27, 1999.

5. A minimum of 5 planters, of a large enough size to support a canopy tree and several shrubs, shall be provided adjacent to entrance driveways, as shown on the plan submitted by the applicant, dated July 20, 1998, under the direction of the Planning Division. Irrigation shall be provided and a tree, shrubs, and groundcover shall be planted in each of the planters, under the direction of Planning staff. This condition shall be completed to the satisfaction of the Planning staff by July 27, 1999.
6. No storage of vehicles not normally driven by tenants of the units shall be permitted on the site. No inoperative vehicles or "for sale" vehicles may be stored or placed on site. There shall be no vehicle repair work conducted at this site. Vehicle parking shall not be permitted to obstruct driveway access to this site, nor to the Rolling Homes Mobile Estates.
7. Twenty-four hour management shall be provided. The manager shall ensure compliance with all applicable conditions of approval and code requirements.
8. Comply with all requirements of the Orange County Health Care Agency, including, but not limited to, allowing and cooperating with biannual inspections.
9. Monthly inspections of the long-term occupancy units shall be conducted by the on-site manager to ensure that no unauthorized activity is occurring, no unauthorized improvements have been made, and that no maintenance problems have developed.
10. The manager shall possess current, operable keys to all units at all times.
11. No businesses shall be conducted in and/or from any unit without a valid Home Occupation Permit (HOP) and business license.
12. The conditional use permit herein approved shall be valid until revoked, but shall expire if the conditions of approval and code requirements included as a part of this staff report are not complied with within a period of 180 days from Planning Commission approval, or if long-term occupancy drops to 25% or

less of the units for 180 days or more. Once the use has been established (by the completion of the conditions of approval and code requirements, with completion confirmed by Planning Staff), the conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the Development Services Director or his designee, any of the findings upon which the approval was based are no longer applicable.

13. Street addresses shall be displayed on the complex identification sign or, if there is no complex identification sign, on the building fascia adjacent to the main entrance or front door in a manner visible to the public street. Street address numerals shall be a minimum 6" in height with not less than ½" stroke and shall contrast sharply with the background. Identification of individual units shall be provided on doors or adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than ¼" stroke and shall contrast sharply with the background.

14. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.

15. The conditions of approval and ordinance or code provisions of conditional use permit PA-98-44 shall be blueprinted on the face of the site plan.

16. The applicant shall contact the Planning Division to arrange for a "special requirements" inspection of the site when all modifications and improvements have been completed or within ~~six (6) months~~ one (1) year of Planning Commission action (July 27, 1999), whichever occurs first. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

Police 17. Provide illuminated address numerals on either the buildings or the freestanding sign, and identify room numbers on the sides of each building, under the direction of the Police Department.

18. Parking lot lighting, which provides for sufficient illumination of at least 1 foot-candle (no dark spots), without spilling into the windows or onto adjoining properties, shall be installed in the parking lot. Walkway lighting shall be provided with illumination of at least .25 foot-candles. Continuous illumination shall be provided between dusk and dawn.

19. Stairwells shall be well-lighted with the lights on dusk-to-dawn

timers. Stairwells shall be kept clear of debris.

20. The manager's unit shall be located to allow visibility of the entire parking lot. It is recommended that the window be enlarged to facilitate this requirement.
21. It is recommended that cash not be accepted for rent payments.
22. Plants and shrubs shall be trimmed to 3' or lower, or 7' or higher, to allow for visibility.
23. A minimum of one parking space per unit shall be provided. If the spaces are assigned to the individual units, the identification shall be a different system than room identification.
24. If parking spaces are assigned, extra parking shall be marked and used as guest and registration parking. If assigned, the guest parking shall be clearly marked "Guest", and several stalls in front of the manager's unit be clearly marked "Registration Parking Only."
25. "No Trespassing" signs are recommended to be posted at all entrances to the property.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

Plng. 1. All contractors and subcontractors must have valid business licenses to do business in the city of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.

2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. This includes a permit for the AAA sign at the southeasterly corner of the parking lot , which shall be installed in a planter area, per Code.
3. Parking stalls shall be double-striped in accordance with City standards.
4. All compact parking spaces shall be clearly marked "compact" or "small car only".
6. Landscape and irrigation plans shall meet the requirements set forth in Costa Mesa Municipal Code Sections 13-103 through 13-108.
7. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
8. All property line walls or fences shall be repaired or replaced as necessary under the direction of the Planning Division.
9. Persons responsible for the renting of a room shall provide their name and permanent address, as verified by presentation of a

valid driver's license or other valid identification, and the license number, State of the license, and make, model and year of any vehicle parked on or off the motel premises. The registration information shall also include the date of occupancy, length of stay and room rate. The information is required to be maintained for at least 30 days past the last day of the stay of the guest and shall be made available for inspection by sworn personnel of the Costa Mesa Police Department or the Building Official.

10. For the short-term occupancy units, no room, suite or bed shall be assigned or rented more than twice within any 24 hour period.
11. Transient occupancy tax shall be charged on all rooms which are occupied on a short-term basis, consistent with the provisions of Chapter IV of Title 16 of the Costa Mesa Municipal Code.
12. The business be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood which includes, but is not limited to, security and operational measures to comply with this requirement.
13. In-room telephone service for emergency response purposes shall be installed and maintained in all rooms.

Fire
14. Provide fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from all areas. Extinguishers may be of a type rated 2A, 10BC as these extinguishers are suitable for all types of fires and are less expensive.
15. Provide approved smoke detectors to be installed in accordance with the 1991 Edition of the Uniform Fire Code.

Bldg.
16. Comply with the requirements of the Uniform Building Code as to design and construction and CCR Title 24 pertaining to "Disabled Access Regulations".
17. All improvements requiring building permits that are not permitted shall be legalized (if allowed) or removed in their entirety within 60 days of final Planning Commission action.
18. If any grading of the site is necessary, prior to issuance of any grading permits, applicant shall submit a Water Quality Management Plan (WQMP) that identifies the application and incorporation of those routine structural and non-structural Best Management Practices (BMPs) outlined in the countywide National Pollution Discharge Elimination System (NPDES) Drainage Area Management Plan (DAMP), Appendix G. The WQMP shall detail implementation of BMPs not dependent on specific land uses, for review and approval by the Development Services Department.

CITY OF COSTA MESA
Development Service Department
P.O. Box 1200, Costa Mesa, CA 92628-1200

PROJECT NO: PA-99-09 DATE: March 11, 1999

TO: Bob Washer
Sandpiper Motel
1967-1977 Newport Boulevard
Costa Mesa, CA 92627

At the regular meeting of Costa Mesa Planning Commission held on March 8, 1999 the above-referenced item was considered and the following action taken:

Approved extension of time by adoption of Planning Commission Resolution PC-99-17, based on information and analysis contained in the Planning Division memorandum dated February 23, 1999, and findings contained in exhibit "A" and revised conditions contained in exhibit "B" with a modification to condition of approval #4 as follows:
Conditions of Approval
4. ~~-Condition-#5-~~ This condition shall be completed to the satisfaction of the Planning Staff by July 27, 1999.

(5-0)

Should you have any questions concerning the Commission's decision or wish to appeal to the City Council, please contact your project Planner Carol Proctor at March 11, 1999.

Sincerely,

Donald D. Lamm

Donald D. Lamm, Development Services Director

cc:

costa mesa

City of Costa Mesa
Inter Office Memorandum

To: PLANNING COMMISSION

From: Carol C. Proctor, Associate Planner

Date: February 23, 1999

Subject: **EXTENSION OF TIME REQUEST PA-99-09 FOR COMPLETING CONDITIONS OF APPROVAL FOR PA-98-44 SANDPIPER MOTEL 1967-1977 NEWPORT BOULEVARD PLANNING COMMISSION MEETING OF MARCH 8, 1999**

RECOMMENDATION

Approve 6-month final extension of time request (July 27, 1999) to complete all conditions of approval for PA-98-44.

BACKGROUND & ANALYSIS

On July 27, 1998, Planning Commission approved PA-98-44, a conditional use request to allow the Sandpiper Motel to rent more than 25% of the 46 units for long-term occupancies. Approval of 41 percent long-term units was conditioned upon compliance with many deadline-related improvements.

The applicant was reminded of the compliance date for many of the conditions and requirements by staff on January 14, 1999 (letter attached). The applicant responded that many of the conditions for renovating the site are in progress, and stated that all conditions would be met within an additional six months period (letter attached).

Staff met with the applicant at the motel premises and noted that although not completed, many of the improvements required under PA-98-44 were being made. However, both trailers behind building 2 were still occupied, so conditions requiring the removal of the northerly trailer, and the installation of the outdoor patio, as well as the access to it, have not been complied with. Staff has prepared an updated schedule identifying the status for each time-related condition.

The applicant has made good progress in complying with the conditions of PA-98-44, and both the Building Division and the County Health Department have

reported that the rooms are in compliance with applicable codes and are in good condition. Therefore, staff believes an additional six (6) months from the original deadline of January 27, 1999, would provide ample time to complete all the outstanding conditions.

The extension would mean that the conditions originally given 6 months and those given 9 months to comply would now be required to comply by the same deadline of July 27, 1999—one year after the original approval date. Additionally, all other conditions and code requirements are expected to be satisfied by this date. There should be no justification to request additional time for compliance, given the remaining outstanding conditions.

Attachments:
Schedule for PA-98-44 - Sandpiper Motel
Inspection Report from Health Department (dated 9-24-99)
Letter from Carol Proctor (dated 1-14-97)
Letter from Bob Washer (dated 1-21-99)
Memo from Building Division (dated 1-26-99)
Memo from Police Department (dated 2-24-99)
Staff Report PA-98-44

cc: Bob Washer
Sandpiper Motel
1967-1977 Newport Boulevard
Costa Mesa CA 92627

SCHEDULE FOR PA-98-44 SANDPIPER MOTEL

(Approved by Planning Commission on July 27, 1998)

CONDITION #	REQUIREMENT	DATE DUE	DATE COMPLETE
1	contact Bldg Div. to schedule & pay for a residential building inspection to determine compliance with Bldg Code requirements & potential safety issues	30 days (8-27-98)	Building Division: 8-98 Health Dept.: 9-98
1	(a) restripe parking lot (b) replace any deteriorating wood trim on bldgs (c) repaint trim and west elevations of all bldgs to match other elevations (d) repair/replace irrigation system (e) remove or legalize all structures attached to bldg 2 and attached to trailer behind bldg 2; remove northerly trailer in its entirety (f) install security lighting per condition 18	6 months (1-27-99)	(a) not done (b) in progress (c) 1-26-99 (d) in progress (e) not done (f) not done per Police Dept: 2-99
2	create outdoor patio (25' x 30' min. dimensions) & clear, attractive access between bldgs 2 & 3	9 months (4-27-99)	not done
4	remove asphalt areas to provide landscaping strips along Newport Blvd; a min. 5' clear landscape planter along north p/l; a 3' clear landscape planter along south p/l	6 months (1-27-99)	in progress
5	provide a min. of 5 planters (large enough to support canopy trees, shrubs & groundcover), with automatic irrigation, adjacent to driveway entrances	6 months (1-27-99)	in progress
16	the applicant shall contact the Planning Division to arrange for a "special requirements" inspection of the site when all modifications & improvements have been completed or within 6 months of PC action, whichever occurs first.	6 months or earlier (up to 1-27-99)	site is not in full compliance; condition is not applicable at this time
Code 2 & Condition 4	legalize AAA freestanding sign upon completion of landscape planter at SE corner of property	6 months or earlier (1-27-99)	1-26-99: observed the sign was removed

HOUSING INSPECTION REPORT

ORANGE COUNTY HEALTH CARE AGENCY
ENVIRONMENTAL HEALTH DIVISION
2009 E. Edinger Ave., Santa Ana, CA 92705
Telephone: (714) 667-3600

BUSINESS ADDRESS: 1967 Newport Blvd, Costa Mesa			DATE: 9-24-98
DBA/OWNER'S NAME: Sea Pipe Motel			RECHECK DATE:
MAILING ADDRESS: Arbit Wishes 44 Rooms			COMPUTER NUMBER: 1196
APPLICABLE LAW: Calif UHC Retail Food	PROGRAM ELEMENT: 24.13	SERVICE: 03	TIME IN / TIME OUT

OFFICE USE		
PUBLIC AREAS	STR	MAN
Elect Wiring	1	2
Plumbing	3	4
Foundation	5	6
Laundry	7	8
Mech Equip.	9	10
Floors	11	12
Roof	13	14
Ext Walls	15	16
Ice Machine	17	18
Stairs	19	20
Toilet/Baths	21	22
Light & Vent	23	24
Occupancy	///	26
Vermin	27	28
Refuse	29	30
Utensils	31	32

UNITS		
	✓	#
Elect Wiring	33	
Plumbing	34	
Walls	35	
Floors	36	
Ceilings	37	
Light & Vent	38	
Occupancy	39	
Vermin	40	
H & C Water	41	
Toilets	42	
Urinals	43	
Sinks	44	
Baths	45	
Kitchen Fac	46	
Maintenance	47	
Misc	48	
49 TOTAL		

CONDITION	
Excellent	☐
Good	☐
Satisfactory	☐
Unsatisfactory	☐
Poor	☐

The marked items represent Health Code violations and must be corrected as follows:

Intial inspection to determine
Compliance with August 26, 1998
Inspection Notice to Correct.

All of the Violations listed
on the August 26, 1998
Inspection report have
been Corrected.

The Pipe appears Very
well maintained

Room Sanitation and
Condition, Look Good
Laundry is done on premises
Room entry doors have
to be tight close
Fire and house Keeping
is Good as Well.

RECEIVED BY: J.D. Walker

SPECIALIST: Whitson (12)

PAGE 1 OF 1

272-9 291 (R9/97)

FILE COPY

City of Costa Mesa
Inter Office Memorandum

To: Carol Proctor, Associate Planner

From: Victor Clift, Chief of Inspection VC

Date: January 26, 1999

Subject: STATUS REPORT - SANDPIPER MOTEL – PA-98-44
BUILDING COMPLIANCE INSPECTION

Approximately forty (40) units were inspected at the subject location. No significant building code violations were found. Some minor items needing correction were observed and noted. A follow-up inspection was conducted and the determination was made that all minor corrections had been completed. The Building Division compliance inspection was considered finalized in August 1998. Bob Washer notified by letter.

cc: Don Lamm
Rick Brown

PLANNING DIVISION STAFF REPORT

AGENDA NO. 7.c.

SITE LOCATION 1967 & 1977 Newport Blvd.

APPLICATION NO. PA-98-44

AP # 419-221-10
(Owner of Record)

MANDATORY ACTION DATE September 1, 1998

APPLICANT Robert Washer

AUTHORIZED AGENT

ADDRESS 1967 Newport Boulevard

ADDRESS

Costa Mesa, CA 92627

APPLICANT IS REMINDED THAT ALL ORDINANCES AND REGULATIONS GOVERNING THE USE OF THE LAND OR BUILDING(S) TO WHICH THIS APPLICATION PERTAINS MUST BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

PREPARED BY Carol Proctor, Associate Planner CP

DATE PREPARED July 21, 1998

LAST UPDATE

REQUEST:

A conditional use permit to allow an existing 46-unit motel (Sandpiper Motel), to rent more than 25% of its rooms for long-term occupancies.

STAFF RECOMMENDATION:

Approve, subject to modifications and conditions.

FINAL COMMISSION ACTION: July 27, 1998

Approved by adoption of Planning Commission Resolution PC-98-44, based on information and analysis contained in the Planning Division staff report and findings contained in exhibit "A", subject to conditions in exhibit "B".

(3-2, Linda Dixon and Chris Fewel voted no)

APPLICANT NOTIFIED ns DATE July 30, 1998

CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92628-1200

costa mesa

I. PLANNING COMMISSION MEETING OF JUNE 22, 1998

This application has been deemed incomplete because of the illegible quality of the site plan, and because of discrepancies between that shown on the plan compared to what is on site. A two-week continuance to the July 13, 1998, meeting is therefore recommended by staff.

II. PLANNING COMMISSION ACTION - MEETING OF JUNE 22, 1998

Continued to the July 13, 1998, Planning Commission meeting (5-0).

III. PLANNING COMMISSION MEETING OF JULY 13, 1998

DESCRIPTION

A. Subject Property

1. Location - 1967 Newport Boulevard
2. General Plan designation - General Commercial
3. Zone - C2
4. Present Development - 46-unit Sandpiper Motel
5. Lot Area - Irregular,
6. CEQA - Exempt, Class 1

B. Surrounding Property

1. Northwest - C2, Ponderosa Mobile Estates
2. Northwest, West - C2, Rolling Homes Mobile Park
3. Southwest - C2, storage yard for Starving Artists Movers
4. East - Newport Boulevard and Costa Mesa Freeway

C. Request

Conditional use permit to allow an existing 46-unit motel (Sandpiper) to rent more than 25% of its rooms for long-term occupancy.

D. Background

In 1959, a permit was issued to relocate a 2-story, 16-unit motel building from one area of the property to another. (This building is identified on the site plan as Building 2.) In 1960, another 2-story, 16-unit motel building was added to the site (identified as Building 1 on the site plan). During this time, an easement access was

recorded, allowing the occupants and guests of the Rolling Homes Mobile Park to use the driveway between Buildings 1 and 2 to enter and exit their property from Newport Boulevard.

In 1978, ZE-77-116 was approved by the Planning Commission, granting a conditional use permit for a third motel building, consisting of 14 units, each with a kitchenette (Building 3). Approval for this addition to the then-named Colonial Motel also included a variance from required front landscape setback requirements (30' required at that time; 3' primarily proposed, except for a 19' landscape setback on the northerly 27 feet of the property). Approval for the variance was based on findings that construction of the future 55 Freeway extension would result in removal of the entire motel complex. Thus, the variance was to be temporary in nature. The alignment has since changed, bypassing this property.

In 1982, Planning Commission approved ZE-82-79, a conditional use permit to legalize two residential trailers behind the motel complex (now called Sandpiper Motel), with variances from building separation (10' required; 6' proposed and provided), and parking requirements. Parking was found to be adequate for the number of units and use; 53 spaces for the 48-unit motel including the units with kitchenettes, plus 6 spaces for the two trailers. Approval of ZE-82-79 included conditions by Planning Commission which restricted the occupancy of the two trailers. One of the trailers is to be used solely as housing for the on-site maintenance person; the other trailer is to be used for temporary emergency housing through a program administered through agencies such as S.O.S. or Orange Coast Interfaith Shelter. The applicant currently uses one motel unit, with a kitchenette, for temporary housing through an agreement with the City and S.O.S. The second trailer is occupied by one of the maids.

The current owner modified the motel complex in the 1980s by converting one unit in Building 1 to an expanded lobby and rear office as part of the existing manager's office/unit. A unit in Building 2 was also converted to a laundry room. Consequently, there are currently 15 units in Building 1, 15 units in Building 2, and 14 units in Building 3, plus the 2 trailers, for a total of 46 units.

In 1995, the City formed a "Motel Task Force", comprised of various City departments and the Orange County Health Care Agency, in an effort to eliminate specific code violations and crime

problems at a number of motels in the City. An inventory of the motels was conducted, as well as listings of police calls for service and Automobile club rating for each applicable lodging facility, using 1994 records. The motels were then ranked according to the need to address the building/safety conditions, level of crime, etc. The Sandpiper Motel was ranked under the "High" priority category (using a system with 5 categories from "Very Low" to "Very High" priority). One issue that was identified by the Motel Task Force and study was the number of motels providing long-term occupancy.

In early 1997, City Council adopted a new motel ordinance that required, among other things, approval of a conditional use permit to allow more than 25% of the total number of rooms in any motel to be occupied by the same person for more than 28 consecutive days or 28 days in any 60 consecutive day period. The applicant is applying for the conditional use permit as allowed by this code section.

IV. PROJECT DESCRIPTION

The applicant proposes to rent a maximum of 19 of the 46 (41%) units for long-term occupancy. The long-term occupancy units would include all 14 units in Building 3, 4 units in Building 2, plus the rear trailer not occupied by the on-site maintenance person. (Code allows a maximum of 2 units per motel designated for occupancy by paid employees.) The applicant stated that typical long-term occupants are, for the most part, business people. These guests include general contractors, construction workers, people between homes, and people who cannot immediately secure permanent housing. Most of these guests stay for approximately 3 to 5 months. There are a few who make the motel their permanent residence. The applicant believes the long-term occupancy units meet an existing need. At this time, 16 units are occupied by long-term residents.

The type, number, and area of units in the three-building motel are as follows:

Building 1

Type of Unit	Number of Units	Area
Single room, no kitchenette	12	257 sq. ft.
Double room, no kitchenette	2	324 sq. ft.
Manager's Unit	1	approx. 700 sq. ft.

Building 2

Type of Unit	Number of Units	Area
Single room, no kitchenette	12	196 sq. ft.
Single room, kitchenette	1	276 sq. ft.
Double room, no kitchenette	2	324 sq. ft.

Building 3

Type of Unit	Number of Units	Area
Single room, kitchenette	12	332 sq. ft.
Double room, kitchenette	2	418 sq. ft.

Two trailer units behind Building 2 bring the total number of units to 46.

Although approved site plans from the 1980s identified 59 parking spaces, the site plan submitted with this application notes 80 parking spaces. It appears that several landscape areas have been removed since the last City review of this site and parking has been redesigned with spaces now at a 90-degree angle. Some of the spaces are now in the setback area where previously, driveway access was located at the southeast corner of the property. The parking lot does not include handicap access.

There are no special amenities (such as a pool, patio or enclosed greenbelt area, recreation or banquet room) provided or proposed at this motel. Consequently, the policy of the motel is to discourage families with small children. The motel does offer free continental breakfast in the lobby, and has private security, mandatory maid service, and a laundry facility. Vending machines exist near the manager's unit and stairwells of Building 1.

V. PLANNING STAFF ANALYSIS

Section 13-173(a) of the Municipal Code states that a motel operator/owner may rent more than 25% of the rooms for extended periods exceeding 28 consecutive days or 28 days in any 60 consecutive day period, upon approval of a conditional use permit. In applying for the conditional use permit, the owner/operator shall determine the number and/or percentage of rooms to be offered for extended occupancy, and the Planning Commission may approve the request as submitted or may establish an alternate number and/or percentage. In considering the conditional use permit request as well as the number and/or percentage of rooms for extended occupancies, code requires that the following criteria be examined:

1. Whether or not the overall site design and the floor plans of individual rooms proposed are conducive to extended occupancy.

2. Whether or not adequate parking and other amenities are provided to support extended occupancy.

3. Whether or not the renting of rooms for more than 28 consecutive days is likely to lead to or, in the case of existing motels, has led to police problems due to the design of the motel and/or the nature of the surrounding area.

Staff visited the site on several occasions. The Sandpiper Motel was originally designed for short-term tenancy for travelers on Newport Boulevard when it was the main north-south highway through the City. The number of driveways, along with the lack of open space (landscape areas), amenities, and the small size of the units support this fact. Since the extension of the Costa Mesa Freeway, this motel (along with others) has lost traditional visitor trade and has limited visibility from the freeway. Consequently, the applicant indicates that, in order to stay profitable, the motel needs to have the extended-stay tenants.

The units have been designed for transient occupancy; the following is a discussion of items staff feels should be provided to ensure livability of the project for a change to long-term occupancy (motel-apartments) for the 19 units:

Kitchens/Interior Improvements

Two units were inspected, one with a kitchenette, and one without. The units without kitchenettes are not designed for extended occupancy, although these units are equipped with a bar-type refrigerator. Building Code requires the provision of minimum improvements to allow for preparation of meals in residential units. Motel management will provide a small microwave for the extended-stay units without kitchen amenities in Building 2. The rear trailers, all units in Building 3, and one unit in Building 2 have kitchenette facilities. However, staff will want to ensure that the appliances are operational, in good condition, and do not present a safety hazard.

Staff will not be requiring fire sprinklers, new carpeting, furniture, window coverings, etc., unlike the Travel Lodge (at 2450 Newport Boulevard), which was required by the City to totally remodel its interiors in order to become a single room occupancy (SRO) facility. However, the motel

operator/owner shall comply with the Orange County Health Department on an on-going basis relating to inspections of the facility. The intent is not to displace the tenants, but to bring the property up to an appropriate standard for long-term tenancy and to gain compliance with all applicable codes.

The units are not large enough for washer/dryers. Residential apartment projects normally provide a laundry room facility for tenants. However, as noted in the Background section, the Sandpiper Motel has an indoor laundry facility located in Building 2.

Other deficiencies may exist inside the units. Wall heaters, plumbing, water heaters, electrical wiring, etc., may need to be repaired or replaced for compliance with Building Code requirements. The building inspection required as a condition of approval will help determine what items need to be repaired or replaced.

This motel has a "one diamond" Automobile Club (AAA) rating, which means it met minimum standards set by AAA. According to the Automobile Club, 40 percent of the lodging industry cannot meet the minimum AAA standards in North America. Attached to the report is a compilation of the lodging requirements needed to obtain AAA's one diamond rating.

Parking Lot/Parking

A minimum of one parking space per unit should be provided. This site exceeds that requirement (46 units with a minimum of 59 spaces). However, some of the parking that is shown on the submitted plans has replaced the landscaping areas identified on City-approved plans. This landscaping should be reinstalled, particularly because the site has little setback and interior landscaping. Additionally, the AAA sign located at the southeasterly corner of the parking lot, adjacent to the southernmost driveway, has been installed without benefit of City approvals or permits. This sign needs to be located in a planter area, per the Sign Ordinance.

The parking lot needs to be striped according to City standards, including compliance with the Uniform Building Code and Title 24 regulations pertaining to disabled access. Exhibit B of this report includes code requirement reminders detailing these items.

The use of the parking lot will be restricted to the parking of operable vehicles only. Storage of RVs, trailers, boats, and miscellaneous items will

be prohibited. RVs will be permitted if they are the tenant's only means of transportation.

Safety Issues

The Police Department felt that lighting of the property is inadequate. It is recommended that the parking lot provide a minimum of one foot-candle of light on the surface during the hours of darkness. Walkways within the building complex need to be illuminated with an intensity of at least .25 foot-candles. The lighting shall be designed so that there are no dark areas. This can probably be accomplished by installing security lighting on the buildings.

The Police Department requested that address numerals be illuminated at night and meet minimum requirements for commercial buildings, including identification of individual room numbers on the sides of each building (i.e. Rooms 8-15 [second floor]; Rooms 1-14 [first floor]).
Other recommended safety issues include:

- using solid core construction entry doors;
- providing quality door and window locking devices;
- installing panoramic door viewers (already installed at this motel)
- placing "No Trespassing" signs at all entrances to the property to define the property as private;
- installing a low hedge or shrub between the sidewalk and the parking stalls facing Newport Boulevard to act as a natural barrier and further define the property as private;
- increasing the area of the manager's office window to provide better visibility of the parking lot and walkway areas;
- ensuring sufficient parking for each unit, several guest spaces and several stalls in front of the manager's unit clearly marked "registration parking only."

The Police Department also had a concern with the number of driveways/ access points to this property. One driveway, north of the property, is the entry access for the Ponderosa Trailer Park. However, the motel site can be accessed from this driveway. In order to better control who enters this property as well as promote a semi-private property, the Police Department recommends that the access from the Ponderosa Trailer Park driveway be blocked off with fencing and/or landscaping. For the same reasons, the Police Department recommends that the southerly driveway be blocked off and parking and/or landscaping be provided. This would leave two driveways serving the motel and the Rolling Homes Mobile Park.

The Fire Department has included a requirement for the installation of smoke detectors in each unit. Installation of fire extinguishers is also required.

One manager's unit exists at the Sandpiper Motel. Code requires that motels provide on-site management, available 24 hours a day. The manager and property owner have both assured staff that such management will continue to be provided because they feel this will allow them to maintain a quality motel business.

Code requires the provision of an in-room telephone service for emergency response purposes. Staff will include this as a code requirement, but notes that the Sandpiper Motel is currently employing such service (see attached brochure).

Overall appearance of the site

The property is in good condition with very little disrepair. Staff noted a cracked window on one unit, but generally observed a clean, quiet, motel with sparse landscaping. The age of this facility, like many along Newport Boulevard, somewhat hampers its appearance in terms of the image it projects from Newport Boulevard as well as the interior design and condition. The interiors of the two units staff inspected were simple, yet neat and clean. Attractive, well-maintained, and well-managed motels provide positive reinforcement for the viability of an area.

The site has little landscaping, primarily because of the variance granted in 1978, but also because interior landscaping was either not installed per the approved plans or was removed at a later date. There is a fenced-in lawn area behind (west of) each building but these areas are not accessible to the motel customers. The two trailers are located in the fenced-in area behind Building 2, with the other fenced areas used for storage for the motel. As noted under the Parking Lot/Parking section, little-to-no required interior landscaping exists. Conditions have, therefore, been included requiring the replacement of some of the asphalt parking spaces with landscape planters or "fingers" along the parking area facing the buildings. Landscaping strips shall also be installed along the street frontage, between the existing Pyrus Kawakamii trees. A landscape planter shall be installed along the northerly property line as well, to block off entry into the motel-apartment site from the Ponderosa Mobile Estates driveway. As required by Code, all planter areas shall be automatically irrigated.

The view from both the Rolling Homes Trailer Park and the Ponderosa Mobile Estates properties revealed that the rear (west) elevations of all three buildings have not been painted to match the remaining elevations. Furthermore, the wood trim is deteriorating and the paint on the trim is peeling. A condition is included for painting the rear elevations to match the front and sides of each building. As it relates to the trim, the Uniform Building Code dictates that all dry rot and deteriorating wood be removed, all peeling paint be stripped, and the trim repainted to match the trim on the other elevations.

A couple of structures were noted behind Building 2. One appears to be a structure containing a "boiler unit"; the other is attached to the southerly trailer. These will need to be inspected by the Building Division and verified for permits. Any construction and additions conducted without benefit of permits will need to satisfy all code requirements; then obtain any required permits. A condition is included, advising the applicant of the required Building Division inspection on these structures.

Recreational area

Because this project was originally designed and constructed as a motel, adequate recreation space for long-term residents was not a consideration. Even though the applicant informed staff that families are discouraged from extended stays at the motel for this reason, staff has a concern because this cannot be enforced since it would be discriminatory.

The request is basically a conversion of 41% of the motel to a use more similar to apartments. Most apartment units are larger than the units at this facility, therefore, it is staff's opinion that an indoor recreation area should be provided. However, since the applicant stressed that only on rare occasions will he allow families to stay at the motel, this provision will not be included at this time. Staff will be monitoring the motel through inspections and complaints, should this application be approved. If the number of families staying at the facility increases dramatically, or if staff notes the need for additional (interior) recreational area, this conditional use permit will be brought back to the Planning Commission for inclusion of an indoor recreation room next to the manager's office.

This site does contain yard area at the rear of both Buildings 1 and 2, offering potential for open space/yard area, although the area is fenced and not available to guests and residents of the motel. Since the long-term occupancy units are primarily in Building 3, it would make most sense to remove the trailer not being used for emergency housing (see Background section), and fence off that area for outdoor play/recreation

area. Based on the number of units at the motel, open space recreation needs to be considered. Therefore, staff recommends the following:

- The trailer not used for emergency housing or maintenance personnel shall be removed. The resulting yard area shall be fenced off from the remaining trailer, and the yard area shall be relandscaped and irrigated to provide a recreational area. Amenities such as gas barbecue(s), chairs, tables, umbrellas, benches, and trash receptacles shall be provided. The area can be gated and keyed, if need be, with keys provided to motel guests/residents. The area shall be monitored by the motel management in terms of hours of use, tenant/guest use, and appearance.

Miscellaneous

The Health Department will still be involved in inspecting the property on a biannual basis. The applicant will be required to comply with all requirements of the Health Department.

Unless waived by Planning Commission, Code requires the motel manager to maintain a list of all current tenants, including their valid driver's license or other valid identification, as well as their vehicle license number, State of the license, and make, model and year of any vehicle parked on or off the motel premises. The registration information is to include the date of occupancy, length of stay and room rate. The information is required to be maintained for 30 days past the last day of the stay of the guest and must be made available for inspection by sworn personnel of the Costa Mesa Police Department or the Building Official. Staff feels that this is still a valid requirement even though the some of the units may be rented on a long-term, rather than short-term, basis. Code also prohibits the renting or assignment of a room, suite or bed more than twice within any 24-hour period.

Regularly-scheduled maid and housekeeping services are also required by Code. This will still be required, to minimize the possibility of illicit activities or unauthorized improvements being conducted in any of the units. Additionally, to ensure that no unauthorized modifications or maintenance problems take place or develop, the management will be responsible for inspecting the long-term occupancy rooms on a monthly basis.

The transient occupancy tax will not be required for the long-term occupancy rooms. However, if the applicant rents any of the rooms for

short-term occupancies (less than 30 days), they will be required to pay the transient occupancy tax.

Lastly, Code requires that the business be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood which includes, but is not limited to, security and operational measures to comply with this requirement.

Police response to the request

Since this is one of the first long-term occupancy conditional use permits the City has processed, the Police Department is uncertain what impact this conversion may have on on-site crime. There has been a higher number of calls to this site, when compared to other low-rent motels in the City. Disturbances are the most frequent type of call to this location.

The Police Department hopes that conversion to a long-term occupancy, operated in compliance with conditions of approval, will result in a lessening of the number of calls for Police service at this site. Recommended conditions from the Police Department have been included.

Conclusion

Staff has conditioned these improvements to allow tenants to enjoy a reasonable quality of life even though they may have no other option but to live in a motel for an extended period of time. To ensure that all the improvements are made to the site, staff will include a condition stating that the conditional use permit is not active (i.e., that no more than 25% of the rooms may be occupied by long-term occupancies) unless all the conditions of approval, code requirements and special district requirements are complied with. The applicant will be given 6 months to comply; failure to do so will result in the expiration of the conditional use permit and the need to revert to 25% or less long-term occupancy of the total rooms

VI. PLANNING STAFF RECOMMENDATION

Approve by adoption of Planning Commission resolution, based on findings contained in exhibit "A", subject to conditions contained in exhibit "B".

VII. PLANNING COMMISSION MEETING OF JULY 13, 1998

The applicant requested a 2-week continuance to provide additional time to review the report and conditions.

VIII. PLANNING COMMISSION ACTION - MEETING OF JULY 13, 1998

Continued to the July 27, 1998, Planning Commission meeting (5-0).

IX. PLANNING COMMISSION MEETING OF JULY 27, 1998

The applicant met with staff regarding several of the recommended conditions of PA-98-44. The following were discussed:

(1) Restriping the parking lot and handicap parking (Condition #1 and Code Requirement #12)
(2) Parking lot landscaping fingers (Condition #5)
(3) Automatic irrigation, as opposed to hand watering (Condition #4 and Code Requirements #s 6 & 7)
(4) Installation of a wrought iron fence instead of landscaping to close off the access from the Ponderosa Mobile Estates driveway. (Condition #4)
(5) Reducing the area of the outdoor patio (Condition #2)
(6) Parking on the side of the driveway access to the Rolling Homes Mobile Estates (Condition #6)

Staff has agreed to modifications in the conditions dealing with parking lot landscaping (condition #5), area of the outdoor patio (condition # 2), and parking next to the driveway leading to Rolling Homes Mobile Estates (condition # 6). Exhibit B has been modified to incorporate these revisions Staff feels the remaining conditions are reasonable and warranted as originally written. Some of the conditions are necessitated by other conditions, depending on the situation. For example, if the conditional use permit is granted, and the landscaping planters are required, restriping of the parking lot will be required. Also, if the building inspection reveals structures or improvements that need legalization, the lot will be required to be brought up to meet the California Codes and Regulations, Title 24, pertaining to "Disabled Access Regulations".

X. PLANNING STAFF RECOMMENDATION

Approve by adoption of Planning Commission resolution, based on findings contained in exhibit "A", subject to conditions contained in exhibit "B".

City of Costa Mesa
Interoffice Memorandum

To: Planning Commission

From: Perry L. Valantine

Date: July 22, 1998

Subject: **PA-98-44 - SANDPIPER MOTEL**
SUMMARY OF POLICE ACTIVITY

Attached is a summary of Police calls to the Sandpiper Motel, the neighboring mobile home parks and the Travel Lodge Motel for the last year. The Police Department indicates that some (perhaps 25%) of the calls registered to 1991 Newport Boulevard (Ponderosa Mobile Estates) may have involved guests of the Sandpiper Motel, and/or interactions between motel guests and mobile home park residents. A more precise determination would require additional time for the Police Department to pull and thoroughly review reports for each of the incidents.

Statistics provided to the motel task force indicate the number of calls per room for motels in 1996 ranged from 0.19 to 3.37. The Sandpiper Motel ranked as the 11th highest, with 0.88 calls per room in 1996, and the Travel Lodge ranked 17th, with 0.43 calls per room.

Attachment

c: Jerry Scheer, Assistant City Attorney
Sue Hupp, Community Services Specialist, CMPD

Robert Washer
1967 Newport Boulevard
Costa Mesa, California 92627

POLICE CALLS FOR SERVICE FOR THE PAST ONE YEAR AT:	
1973 NEWPORT BL. (ROLLING HOMES MOBILE PARK)	
Disturbance	1
Suspicious activity	1
Information on a possible theft	1
Total:	**3**
1967 NEWPORT BL. (SANDPIPER MOTEL)*	
Contact Parolees & Probationers	4
Disturbance	8
Arrests:	
Spousal abuse	2
Child neglect	1
Warrant	1
Drunk in public	1
Resist or obstruct Police	1
Under influence of drugs	1
Assault on spouse	1
Assault and battery	1
Assault with a deadly weapon	1
Total:	**22**
1977 NEWPORT BL (SANDPIPER MOTEL)	
Disturbance	3
Subtotal:	**3**
Total for Sandpiper Motel:	**25**
1991 NEWPORT BL (PONDEROSA MOBILE ESTATES)	
Disturbance	31
Disturbance with a warrant arrest	1
Suspicious person/vehicle	4
Child custody	1
Hard to control child	1
Child safety concerns	1
Keep peace re: property and money	1
Arrests:	
False info to Police Officer	1
Warrant	2
Assault on spouse	1
Juvenile arrested for making threats	1
Probation contacting probationer re: selling drugs	1
Theft	1
Assault and battery	2
Mental person	1
Total:	**50**

*Approximately 11 of the 46 units were involved in these calls.

1951 NEWPORT BL (TRAVEL LODGE)	
Disturbance	5
Keep Peace	2
Vehicle Burglary	2
Commercial Burglary (in hotel room)	1
Arrests:	
Warrant (served for non support)	1
Drug under influence*	1
Spousal abuse	1
Total:	**13**

*Manager called regarding someone trespassing on the Travel Lodge property. Officers arrive, suspect under influence, and arrested.

RESOLUTION NO. PC-98-44

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING CONDITIONAL USE PERMIT PA-98-44

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Robert Washer, with respect to the real property located at 1967 & 1977 Newport Boulevard, requesting A conditional use permit to allow an existing 46-unit motel (Sandpiper Motel). to rent more than 25% of its rooms for long-term occupancies in the C2 zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on July 27, 1998.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in exhibit "A", and subject to the conditions contained in exhibit "B", the Planning Commission hereby **APPROVES** conditional use permit PA-98-44 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Staff Report for conditional use permit PA-98-44, and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, then this Resolution, and any approvals herein contained, shall be deemed null and void.

PASSED AND ADOPTED this 27th day of July, 1998.

Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Perry L. Valantine, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on July 27, 1998, by the following votes:

AYES: COMMISSIONERS Davenport, Sutro, Robertson

NOES: COMMISSIONERS Dixon, Fewel

ABSENT: COMMISSIONERS None

ABSTAIN: COMMISSIONERS None

Perry L. Valantine
Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"

FINDINGS

A. The information presented substantially complies with Costa Mesa Municipal Code section 13-29(g)(2) in that the proposed long-term occupancy for 19 of the 46 units of the Sandpiper Motel is substantially compatible with developments in the same general area. Although the property is commercially-zoned, it abuts commercially-zoned but residentially-used property to the north and west (Ponderosa Trailer Park and Rolling Hills Estates Trailer Park). Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity, assuming compliance with conditions of approval, code requirements and special district requirements. Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and specific plan for the property.

B. The proposed long-term occupancy of 19 units of the motel, with satisfaction of the conditions and code requirements included by staff, is consistent with Costa Mesa Municipal Code Section 13-174, in that the site design and the floor plans of these individual rooms are conducive to extended occupancy; adequate parking and other amenities are provided or required by conditions of approval to support extended occupancy; and the renting of rooms for more than 28 consecutive days, in compliance with the conditions of approval, code requirements and special district requirements, should lead to a reduction in police problems.

C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.

D. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

Plng. 1. Within 30 days of Planning Commission action, the applicant shall contact the Building Division to schedule and pay for a residential building inspection to determine compliance with Building Code requirements as well as any potential safety issues. Required improvements/modifications shall be shown on plans submitted for plan check, and shall include, but are not limited to:

- Restriping of the parking lot.
- Replacement of any deteriorating wood trim on the buildings.
- Repainting the trim and west elevations of all buildings to match the other elevations.
- Repair/replacement of the irrigation system.
- Removal or legalization of structures attached to Building 2 and attached to trailer behind Building 2.
- Removal of northerly trailer in its entirety.
- Installation of security lighting. (see condition of approval #18)

These items shall be completed within 6 months of final Planning Commission action.

2. Create an outdoor patio, with minimum dimensions of 25' by 30', where the northerly trailer is currently located. The patio area shall be fenced off from the southerly (remaining) trailer, and a clear, attractive access to the patio area shall be provided between Buildings 2 and 3. This condition shall be completed to the satisfaction of Planning staff within 9 months of final Planning Commission action.

3. The patio area shall be designed to include a concrete slab, turf area, landscaping, tables, chairs and umbrellas and a trash receptacle. Details shall be included in plans submitted for all other work at this site.

4. Remove asphalt areas to provide:

- Landscaping strips, with at least 3 feet of clear planter width along the Newport Boulevard frontage behind the sidewalk, and in-between the Pyrus Kawakamii tree wells;
  A landscape planter at the southeasterly corner of the parking lot (where the AAA sign is currently located);
- A landscape planter, with at least a 5-foot clear planter width, along the northerly property line from Building 3 to the front setback landscaping. This planter shall include canopy trees. A wrought iron fence may be installed in the planter,

at the owner's option.

- A landscape planter, with at least a 3-foot clear planter width, along the southerly property line from Building 1 to the front setback landscaping. This planter shall include canopy trees.

These planters shall include a variety of shrubs, groundcover and mulch material, and shall be watered on an automatic irrigation system, per Code.

5. A minimum of 5 planters, of a large enough size to support a canopy tree and several shrubs, shall be provided adjacent to entrance driveways, as shown on the plan submitted by the applicant, dated July 20, 1998, under the direction of the Planning Division. Irrigation shall be provided and a tree, shrubs, and groundcover shall be planted in each of the planters, under the direction of Planning staff.
6. No storage of vehicles not normally driven by tenants of the units shall be permitted on the site. No inoperative vehicles or "for sale" vehicles may be stored or placed on site. There shall be no vehicle repair work conducted at this site. Vehicle parking shall not be permitted to obstruct driveway access to this site, nor to the Rolling Homes Mobile Estates.
7. Twenty-four hour management shall be provided. The manager shall ensure compliance with all applicable conditions of approval and code requirements.
8. Comply with all requirements of the Orange County Health Care Agency, including, but not limited to, allowing and cooperating with biannual inspections.
9. Monthly inspections of the long-term occupancy units shall be conducted by the on-site manager to ensure that no unauthorized activity is occurring, no unauthorized improvements have been made, and that no maintenance problems have developed.
10. The manager shall possess current, operable keys to all units at all times.
11. No businesses shall be conducted in and/or from any unit without a valid Home Occupation Permit (HOP) and business license.
12. The conditional use permit herein approved shall be valid until revoked, but shall expire if the conditions of approval and code requirements included as a part of this staff report are not complied with within a period of 180 days from Planning Commission approval, or if long-term occupancy drops to 25% or less of the units for 180 days or more. Once the use has been

established (by the completion of the conditions of approval and code requirements, with completion confirmed by Planning Staff), the conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the Development Services Director or his designee, any of the findings upon which the approval was based are no longer applicable.

13. Street addresses shall be displayed on the complex identification sign or, if there is no complex identification sign, on the building fascia adjacent to the main entrance or front door in a manner visible to the public street. Street address numerals shall be a minimum 6" in height with not less than ½" stroke and shall contrast sharply with the background. Identification of individual units shall be provided on doors or adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than ¼" stroke and shall contrast sharply with the background.

14. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.

15. The conditions of approval and ordinance or code provisions of conditional use permit PA-98-44 shall be blueprinted on the face of the site plan.

16. The applicant shall contact the Planning Division to arrange for a "special requirements" inspection of the site when all modifications and improvements have been completed or within six (6) months of Planning Commission action, whichever occurs first. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

Police 17. Provide illuminated address numerals on either the buildings or the freestanding sign, and identify room numbers on the sides of each building, under the direction of the Police Department.

18. Parking lot lighting, which provides for sufficient illumination of at least 1 foot-candle (no dark spots), without spilling into the windows or onto adjoining properties, shall be installed in the parking lot. Walkway lighting shall be provided with illumination of at least .25 foot-candles. Continuous illumination shall be provided between dusk and dawn.

19. Stairwells shall be well-lighted with the lights on dusk-to-dawn timers. Stairwells shall be kept clear of debris.

20. The manager's unit shall be located to allow visibility of the

entire parking lot. It is recommended that the window be enlarged to facilitate this requirement.

21. It is recommended that cash not be accepted for rent payments.
22. Plants and shrubs shall be trimmed to 3' or lower, or 7' or higher, to allow for visibility.
23. A minimum of one parking space per unit shall be provided. If the spaces are assigned to the individual units, the identification shall be a different system than room identification.
24. If parking spaces are assigned, extra parking shall be marked and used as guest and registration parking. If assigned, the guest parking shall be clearly marked "Guest", and several stalls in front of the manager's unit be clearly marked "Registration Parking Only."
25. "No Trespassing" signs are recommended to be posted at all entrances to the property.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

Plng.
1. All contractors and subcontractors must have valid business licenses to do business in the city of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. This includes a permit for the AAA sign at the southeasterly corner of the parking lot , which shall be installed in a planter area, per Code.
3. Parking stalls shall be double-striped in accordance with City standards.
4. All compact parking spaces shall be clearly marked "compact" or "small car only".
6. Landscape and irrigation plans shall meet the requirements set forth in Costa Mesa Municipal Code Sections 13-103 through 13-108.
7. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
8. All property line walls or fences shall be repaired or replaced as necessary under the direction of the Planning Division.
9. Persons responsible for the renting of a room shall provide their name and permanent address, as verified by presentation of a valid driver's license or other valid identification, and the license number, State of the license, and make, model and year of any

vehicle parked on or off the motel premises. The registration information shall also include the date of occupancy, length of stay and room rate. The information is required to be maintained for at least 30 days past the last day of the stay of the guest and shall be made available for inspection by sworn personnel of the Costa Mesa Police Department or the Building Official.

10. For the short-term occupancy units, no room, suite or bed shall be assigned or rented more than twice within any 24 hour period.

11. Transient occupancy tax shall be charged on all rooms which are occupied on a short-term basis, consistent with the provisions of Chapter IV of Title 16 of the Costa Mesa Municipal Code.

12. The business be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood which includes, but is not limited to, security and operational measures to comply with this requirement.

13. In-room telephone service for emergency response purposes shall be installed and maintained in all rooms.

Fire 14. Provide fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from all areas. Extinguishers may be of a type rated 2A, 10BC as these extinguishers are suitable for all types of fires and are less expensive.

15. Provide approved smoke detectors to be installed in accordance with the 1991 Edition of the Uniform Fire Code.

Bldg. 16. Comply with the requirements of the Uniform Building Code as to design and construction and CCR Title 24 pertaining to "Disabled Access Regulations".

17. All improvements requiring building permits that are not permitted shall be legalized (if allowed) or removed in their entirety within 60 days of final Planning Commission action.

18. If any grading of the site is necessary, prior to issuance of any grading permits, applicant shall submit a Water Quality Management Plan (WQMP) that identifies the application and incorporation of those routine structural and non-structural Best Management Practices (BMPs) outlined in the countywide National Pollution Discharge Elimination System (NPDES) Drainage Area Management Plan (DAMP), Appendix G. The WQMP shall detail implementation of BMPs not dependent on specific land uses, for review and approval by the Development Services Department.

ATTACHMENT 2
AERIAL PHOTOS AND PLANS

City of Costa Mesa

CITY OF COSTA MESA - [Created: 4/3/2014 2:45:26 PM] [Scale: 141.46] [Page: 8.5 x 11 / Landscape]

Overview Map

Legend

- Address Medium
- Address Points
- Freeway
- Roads
  - Collector
  - Freeway
  - Major
  - Newport BLVD (cont)
  - Primary
  - SECONDARY
  - Hydrology
  - Channels
  - Street Names
  - Street Centerlines

Map Display

(C) 2002-4 GeoPrise.net (GeoVec, Inc.) - (866)422-2505

City of Costa Mesa

CITY OF COSTA MESA - [Created: 4/3/2014 2:46:45 PM] [Scale: 141.45] [Page: 8.5 x 11 / Landscape]

- 11 -

Overview Map

Legend

- Address Medium
- Address Points
- Freeway
- Roads
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Map Display

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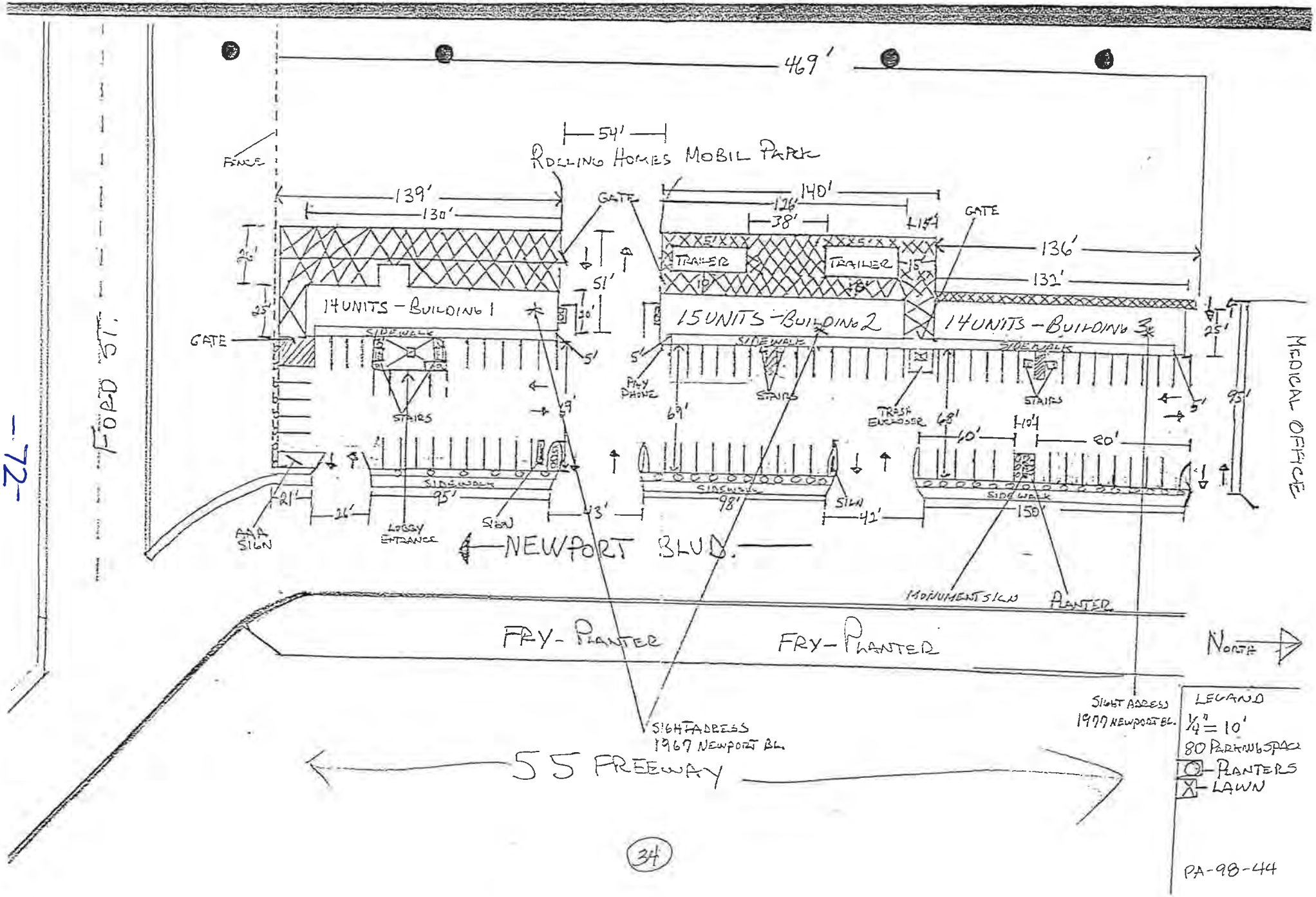
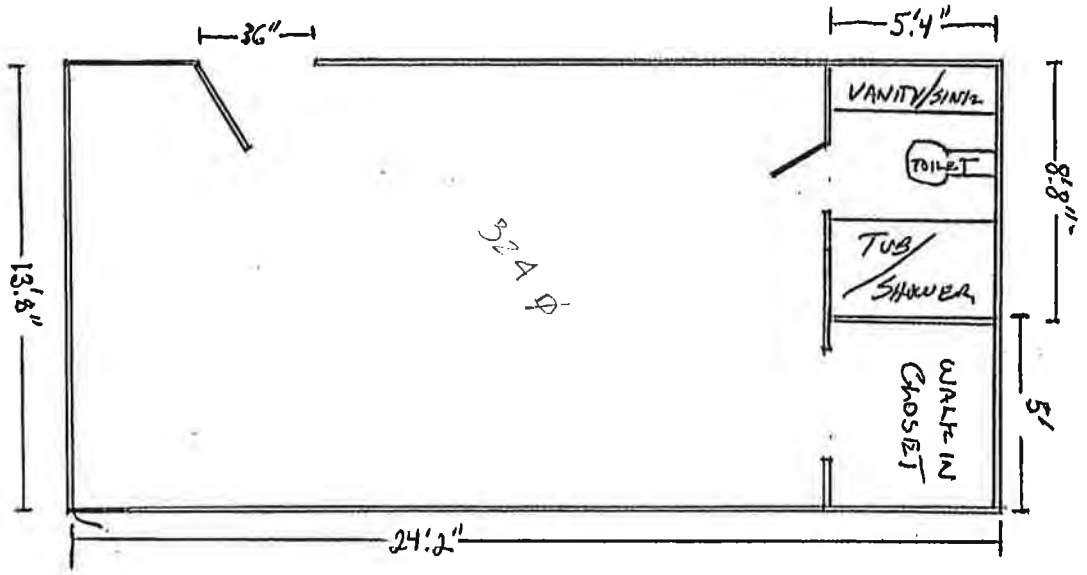
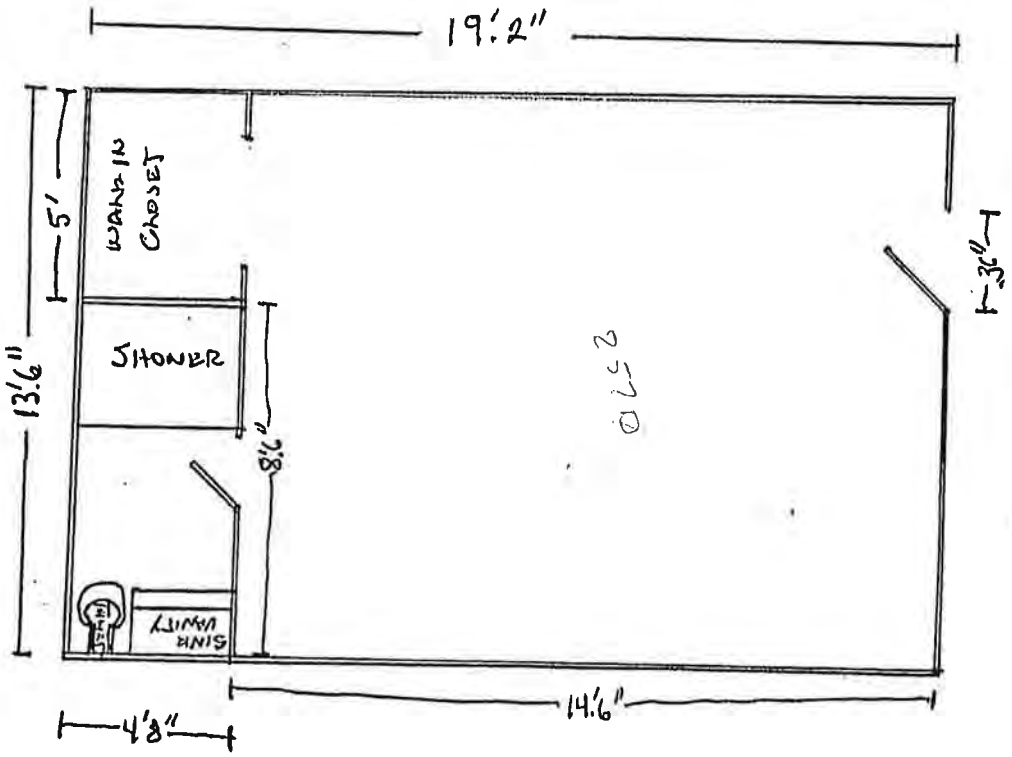

469'
54'
ROLLING HOMES MOBIL PARK
FENCE
139'
130'
GATE
140'
126'
38'
GATE
136'
132'
TRAILER
TRAILER
51'
14 UNITS - BUILDING 1
15 UNITS - BUILDING 2
14 UNITS - BUILDING 3
25'
GATE
SIDEWALK
STAIRS
PAY PHONE
TRASH ENCLOSER
95'
MEDICAL OFFICE
FORD ST.
69'
68'
40'
80'
21'
26'
95'
43'
98'
42'
150'
AAA SIGN
LOBBY ENTRANCE
SIGN
NEWPORT BLVD.
MONUMENT SIGN
PLANTER
FRY-PLANTER
FRY-PLANTER
NORTH
SIGHT ADRESS 1967 NEWPORT BL.
SIGHT ADRESS 1977 NEWPORT BL.
55 FREEWAY
LEGAND
1/4" = 10'
80 PARKING SPACE
PLANTERS
LAWN
PA-98-44

TYPICAL DOUBLE ROOM
BUILDING #1



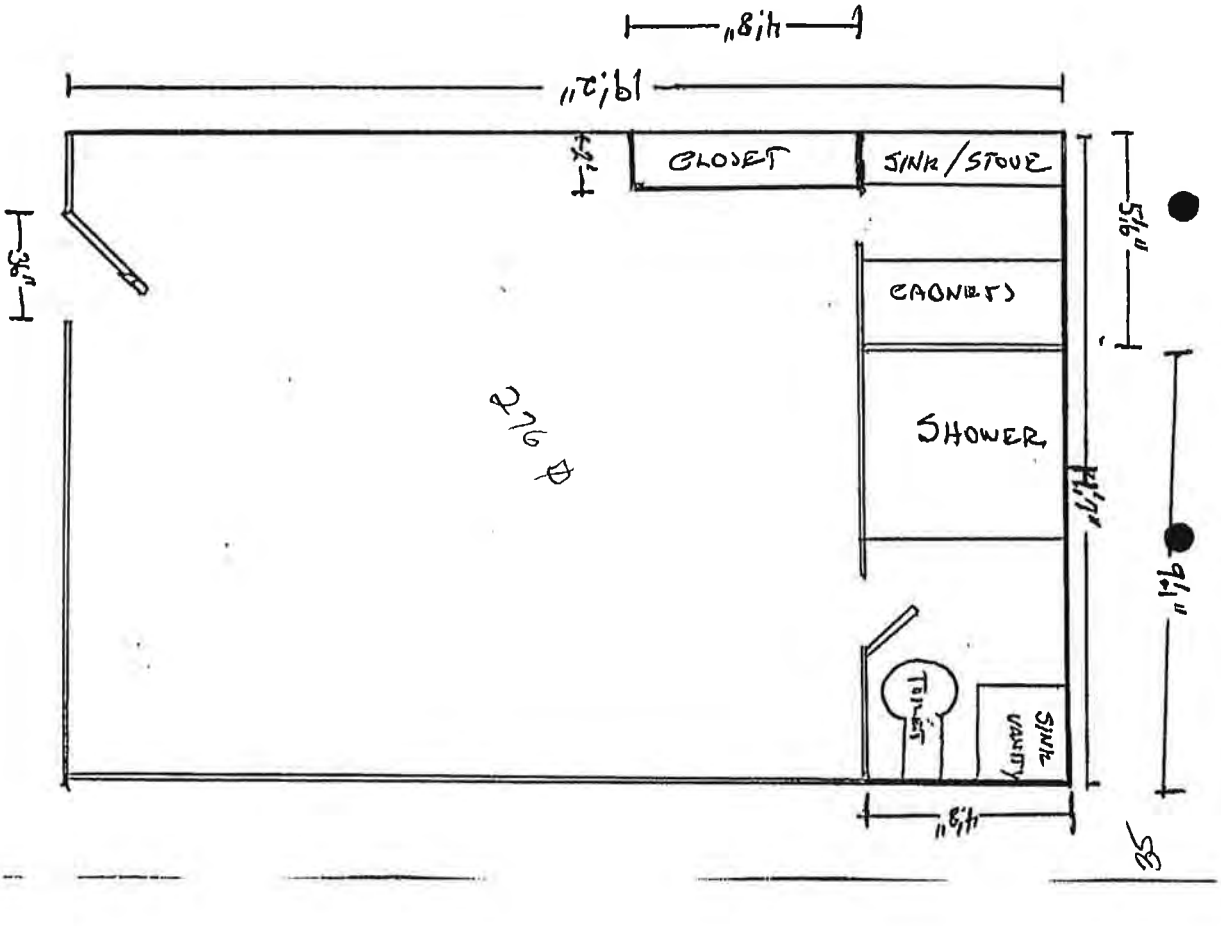
(36)

TYPICAL SINGLE ROOM
BUILDING #1



DA-95-44

ONE SINGLE KITCHENETTE
BUILDING #2



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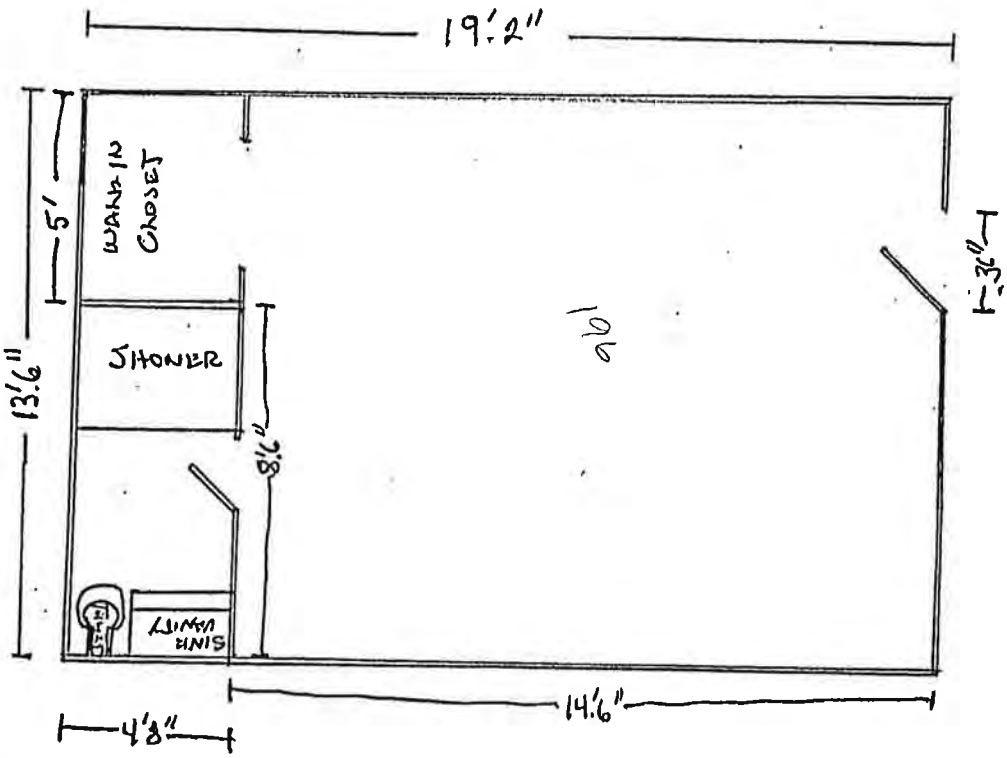
BUILDING #2



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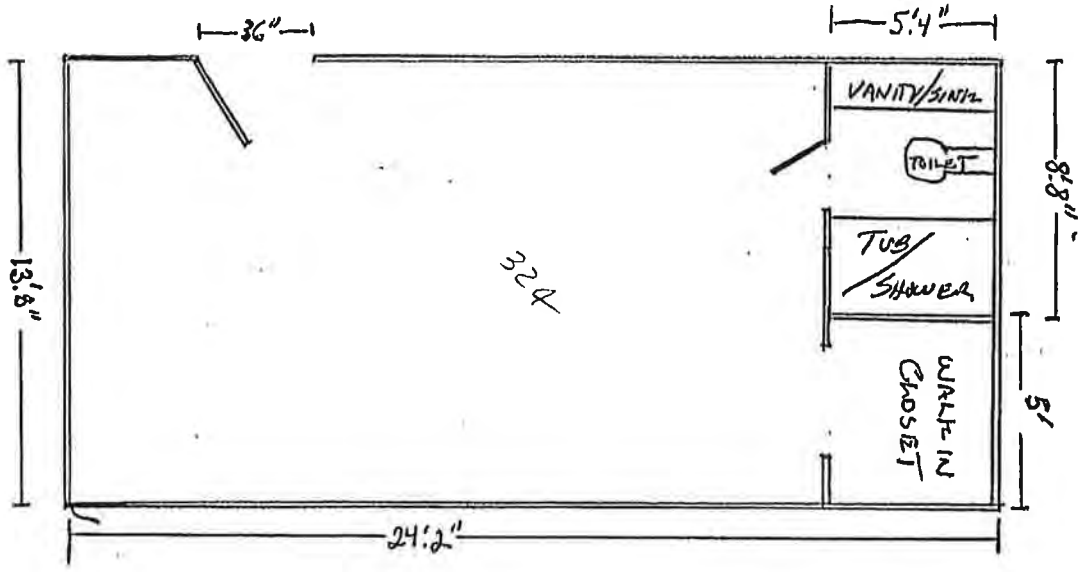
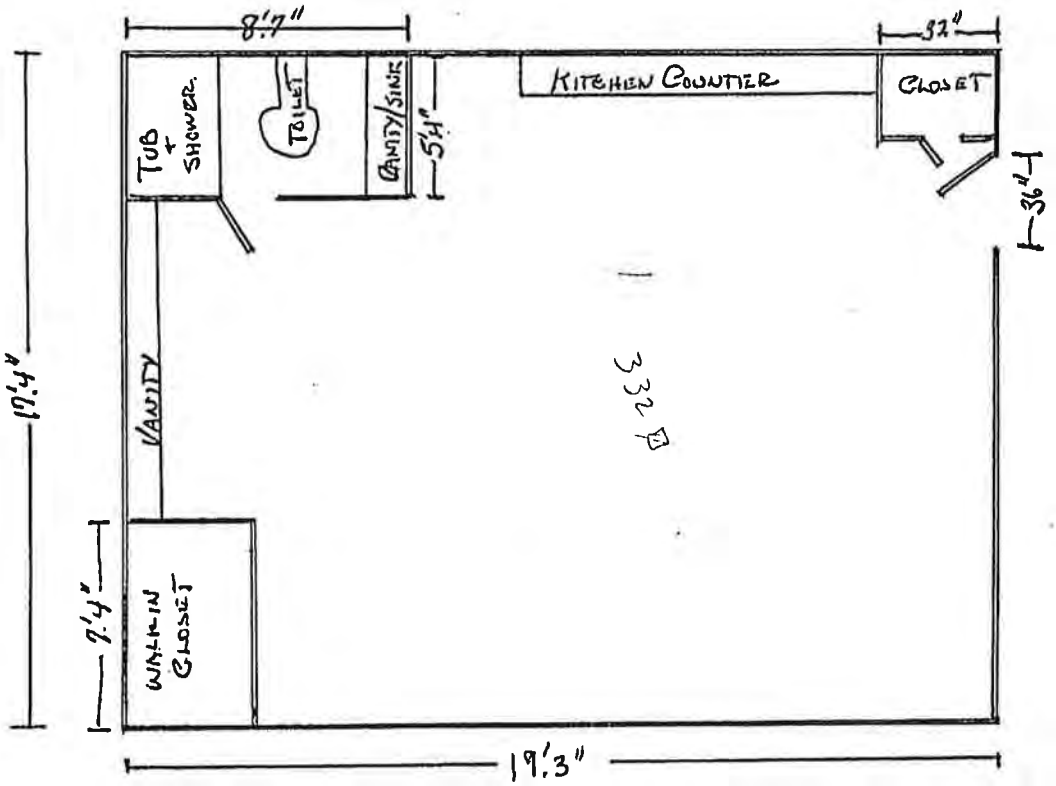
BUILDING #2

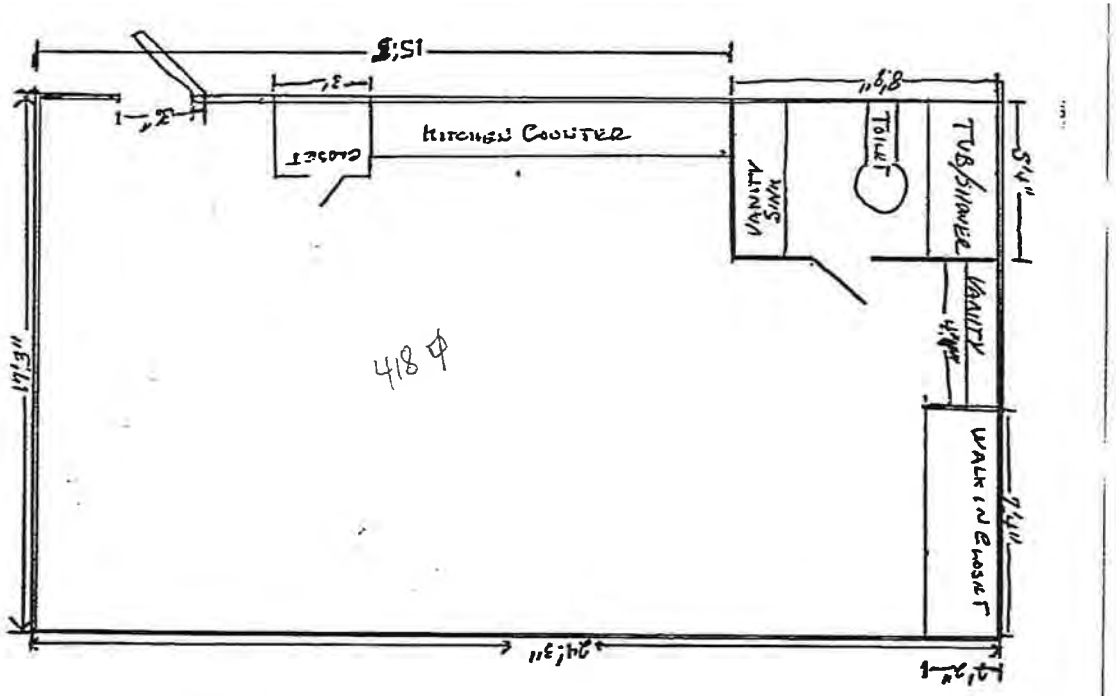


137

TYPICAL SINGLE ROOM
KITCHENETTE – BUILDING #3



TYPICAL DOUBLE ROOM
KITCHENETTE – BUILDING #3



ATTACHMENT 3
EVIDENCE PACKET
(UNDER SEPARATE COVER)

ATTACHMENT 4
DRAFT RESOLUTIONS
(TO BE SENT NEXT WEEK – NOT AVAILABLE AT TIME OF AGENDA DISTRIBUTION)

RESOLUTION NO. PC-14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA REVOKING CONDITIONAL USE PERMIT PA-99-09 FOR THE SANDPIPER MOTEL TO RENT UP TO 40% OF ITS ROOMS TO LONG-TERM TENANTS

WHEREAS, on March 8, 1999, the Planning Commission of the City of Costa Mesa approved Conditional Use Permit PA-99-09 under Resolution No. PC-99-17 to extend the compliance period for PA-98-44, which allowed 40 percent of the total rooms at the Sandpiper Motel, located at 1967 and 1977 Newport Boulevard, to be dedicated to long-term occupancy; and

WHEREAS, on April 14, 2014, a duly noticed public hearing on the revocation of CUP PA-99-09 was held before the Planning Commission, which included a staff report, presentation of evidence by staff wherein the applicant and applicant's counsel were allowed to cross-examine members of the City staff and provide oral arguments to the Planning Commission. In addition, public comments both in favor of and opposed to revocation were received by the Planning Commission; and

WHEREAS, based upon its review and due consideration of all materials presented to it, the Planning Commission makes the following findings regarding the revocation of PA-99-09.

NOW THEREFORE, the Planning Commission of the City of Costa Mesa finds and resolves as follows:

A. The Costa Mesa Development Services Department has identified the following Conditions of Approval that have been violated by the Sandpiper Motel during the period from January 2012 through January 2014, inclusive:

1. Condition of approval number 12 provides that the CUP "shall expire...if long-term occupancy drops to 25% or less of the units for 180 days or more."

    a. Long-term occupancy is defined in Section 13-173 of the Costa Mesa Municipal Code as occupancies that exceed 28 consecutive days or 28 days in any 60-day period.

    b. The Costa Mesa Municipal Code provides for a tax exemption if hotel/motel guests remain longer than 30 days (CMMC §§ 16-67, 16-68). Tax exemption can be obtained by submitting TOT forms to the City.

c. TOT forms submitted by Sandpiper indicate a maximum of 5% of the units occupied by long-term residents for the period January 2012 through January 2014.

d. The Sandpiper Motel having submitted no evidence to the contrary, the Planning Commission finds that for the period between January 1, 2012 and January 31, 2014, the property operated extended occupancies at a percentage and for a time period which triggered the expiration of the CUP in accordance with condition of approval 12 of the CUP.

2. Condition of approval number 12 further provides that "the conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances."

a. The Sandpiper Motel has been operated in violation of applicable laws and ordinances. To wit:

i. On May 8, 2013, an inspection of the Sandpiper Motel was conducted by the Orange County Health Department, the Costa Mesa Fire Department, the Costa Mesa Building Department and the Costa Mesa Code Enforcement Division. 8 rooms were inspected.

ii. On May 8, 2013 the following violations were found in rooms 106, 113, 119, 123, 126, 129, 139 and 140, as well as the laundry room:

a. Unpermitted construction. 2010 California Building Code ("CBC") § 105.1; former CMMC § 20-4(b).

b. Severe hoarding conditions. 2007 International Property Management Code §§ ("IPMC") 307.1, 308.1; Health & Safety Code § 17920.3; 1997 Uniform Housing Code ("UHC") §§ 1001.2, 1001.9, 1001.11.

c. Unsanitary conditions. UHC § 1001.2.

d. Vermin. UHC § 1001.2(12); former CMMC § 20-7(r).

e. Peeling paint. IPMC § 305.3; former § CMMC 20-7(e).

f. Mildew. UHC § 1001.2(11).

g. Missing or damaged window screens. Former CMMC § 20-7(i); IPMC § 304.14.

h. Improperly installed water heater. 2010 California Plumbing Code ("CPC") §§ 1.8.4.1, 503.0.

i. Damaged windows. Former CMMC § 20-6(g).

j. Graffiti. Former CMMC § 20-6(e).

k. Damaged fixtures. IPMC § 305.3; former CMMC § 20-7(e).

l. Missing smoke detectors. IPMC § 704.1.

m. Damaged walls and door knobs. UHC § 1001.2(13); IPMC § 304.15.

b. Unpermitted construction was brought into compliance by June 14, 2013. All other violations, other than the conditions in room 139, were corrected by May 31, 2013.

c. Severe hoarding conditions continued in room 139 for several months. The violations were fully corrected by November 15, 2013. Reinspections were conducted on May 30, June 7, August 9, August 27, September 20, October 16 and November 15, 2013.

d. While the violations were eventually corrected, it is unclear how long they were allowed to stand, and were only corrected due to the City's enforcement action, which required two inspections by the City on May 8 and May 10, 2013, and repeated reinspections over a period of several months. The Sandpiper should be operating in compliance with the law at all times, not only when the City catches the violations and forces the motel to comply. Despite the corrections, therefore, the Sandpiper Motel operated for a period of several months, maybe longer, in violation of applicable law.

e. The Sandpiper's annual inspection followed on November 1, 2013. City found an additional 21 violations in 16 rooms that had not been previously inspected in May 2013, as follows

i. Peeling paint. IPMC § 305.3; CMMC § 20-6(d) (former CMMC § 20-7(e)).

ii. Vermin infestation. UHC § 1001.2(12); CMMC §§ 20-6(q), 20-12(r)(1) (former CMMC § 20-7(r)).

iii. Damaged walls (holes). UHC § 1001.2(13); IPMC § 305.3.

iv. Missing light bulbs. UHC § 1001.2(13).

v. Broken/missing window screens. CMMC § 20-6(h) (former CMMC § 20-7(i)); IPMC § 304.14.

vi. Mildew. UHC § 1001.2(11).

f. While the code violations found during the November 1, 2013 inspection were also corrected, compliance followed inspection and enforcement by the City. The Sandpiper Motel should have been correcting violations as they occurred, and not waiting to be told by the City to do so.

3. Condition of operation number 9 provides that "[m]onthly inspections of the long-term occupancy units shall be conducted by the on-site manager to ensure that ... no maintenance problems have developed."

a. It is reasonable to infer that monthly inspections have not occurred at the property, based on the severe hoarding conditions of room 139, the unpermitted construction, and the multiple and repeatedly deteriorated conditions of windows, doors, etc. found during the inspection of May 8, 2013.

b. It is further reasonable to infer that monthly inspections were not conducted during the period between the May 8, 2013 and November 1, 2013 inspections, based on the additional violations found at the property.

4. The property has been operated as a public nuisance, pursuant to Section 13-29 of the Costa Mesa Municipal Code and Sections 3479 and 3480 of the Civil Code. Namely, the following conditions are found to be injurious to health, indecent or offensive to the senses, or constitute obstructions to the free use of property, so as to interfere with the comfortable enjoyment of life or property:

a. Severe hoarding conditions, which constitute a fire hazard, as emergency workers, in the event of a fire, cannot enter the affected room to look for victims based on the lack of clearance. The conditions also may constitute a fire hazard depending on the flammability of the materials being hoarded. Such conditions further constitute a health hazard, due to the accumulation of garbage and debris, and constitute ideal conditions for vermin infestation. While the conditions were limited to one unit, the effects of such conditions are not. Vermin do not remain confined to one room, nor

would a fire. Finally, such conditions caused noxious odors based on the accumulation of garbage.

b. Missing or broken smoke detectors constitute a condition that is injurious to health as an undetected fire can spread quickly and cause damage, injury and possibly death to the occupants of the room as well as other occupants.

c. Vermin carry disease and can contaminate food and drink. Vermin infestations are injurious to health and constitute obstructions to the free use of property, and interfere with the comfortable enjoyment of life and property.

B. The cost for the above inspections and re-inspections has been borne by the City with taxpayer funds.

C. Under the totality of the circumstances above, there is substantial evidence that the Sandpiper Motel used less than 25% of its rooms for extended occupancies for a period exceeding 180 days, and that the CUP has thus expired by operation of its own terms.

D. Under the totality of the circumstances above, there is substantial evidence that the Sandpiper Motel has been operated by its management in disregard for the health, safety and general welfare of the neighborhood, its patrons and the people of the City of Costa Mesa, as well as in violation of law.

E. The current and past operation of the Sandpiper Motel constitutes a public nuisance and is detrimental to the public health or safety so as to constitute a public nuisance.

F. This revocation hearing of Conditional Use Permit PA-99-09 is deemed Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15321 (Class 21), Enforcement Actions of Regulatory Agencies.

G. Chapter IX, Article 12, Transportation Demand Management, of Title 13 of the Costa Mesa Municipal Code does not apply to this revocation hearing.

The Secretary of the Commission shall attest to the adoption of this resolution and shall forward a copy to the applicant, and any person requesting the same.

BE IT RESOLVED, therefore, that based on the evidence in the record and the findings contained in this resolution, the Planning Commission hereby revokes Conditional Use Permit PA-99-09 with respect to the property described above.

REVOCATION OF CONDITIONAL USE PERMIT PA-99-09 PASSED AND APPROVED at the Planning Commission meeting of April 14, 2014, by the following vote:

PASSED AND ADOPTED this 14th day of April, 2014.

JIM FITZPATRICK, Chair,
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on April 14, 2014, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

RESOLUTION NO. PC-14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA IMPOSING ADDITIONAL CONDITIONS ON, IN LIEU OF REVOKING, CONDITIONAL USE PERMIT PA-99-09 FOR THE SANDPIPER MOTEL TO RENT UP TO 40% OF ITS ROOMS TO LONG-TERM TENANTS

WHEREAS, on March 8, 1999, the Planning Commission of the City of Costa Mesa approved Conditional Use Permit PA-99-09 under Resolution No. PC-99-17 to extend the compliance period for PA-98-44, which allowed 40 percent of the total rooms at the Sandpiper Motel, located at 1967 and 1977 Newport Boulevard, to be dedicated to long-term occupancy; and

WHEREAS, on April 14, 2014, a duly noticed public hearing on the revocation of CUP PA-99-09 was held before the Planning Commission, which included a staff report, presentation of evidence by staff wherein the applicant and applicant's counsel were allowed to cross-examine members of the City staff and provide oral arguments to the Planning Commission. In addition, public comments both in favor of and opposed to revocation were received by the Planning Commission; and

WHEREAS, based upon its review and due consideration of all materials presented to it, the Planning Commission makes the following findings regarding the revocation of PA-99-09.

NOW THEREFORE, the Planning Commission of the City of Costa Mesa finds and resolves as follows:

A. The Costa Mesa Development Services Department has identified the following Conditions of Approval that have been violated by the Sandpiper Motel during the period from January 2012 through January 2014, inclusive:

1. Condition of approval number 12 provides that the CUP "shall expire...if long-term occupancy drops to 25% or less of the units for 180 days or more."

    a. Long-term occupancy is defined in Section 13-173 of the Costa Mesa Municipal Code as occupancies that exceed 28 consecutive days or 28 days in any 60-day period.

    b. The Costa Mesa Municipal Code provides for a tax exemption if hotel/motel guests remain longer than 30 days (CMMC §§ 16-67, 16-68). Tax exemption can be obtained by submitting TOT forms to the City.

c. TOT forms submitted by Sandpiper indicate a maximum of 5% of the units occupied by long-term residents for the period January 2012 through January 2014.

d. The Sandpiper Motel having submitted no evidence to the contrary, the Planning Commission finds that for the period between January 1, 2012 and January 31, 2014, the property operated extended occupancies at a percentage and for a time period which triggered the expiration of the CUP in accordance with condition of approval 12 of the CUP.

2. Condition of approval number 12 further provides that "the conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances."

a. The Sandpiper Motel has been operated in violation of applicable laws and ordinances. To wit:

i. On May 8, 2013, an inspection of the Sandpiper Motel was conducted by the Orange County Health Department, the Costa Mesa Fire Department, the Costa Mesa Building Department and the Costa Mesa Code Enforcement Division. 8 rooms were inspected.

ii. On May 8, 2013 the following violations were found in rooms 106, 113, 119, 123, 126, 129, 139 and 140, as well as the laundry room:

a. Unpermitted construction. 2010 California Building Code ("CBC") § 105.1; former CMMC § 20-4(b).

b. Severe hoarding conditions. 2007 International Property Management Code §§ ("IPMC") 307.1, 308.1; Health & Safety Code § 17920.3; 1997 Uniform Housing Code ("UHC") §§ 1001.2, 1001.9, 1001.11.

c. Unsanitary conditions. UHC § 1001.2.

d. Vermin. UHC § 1001.2(12); former CMMC § 20-7(r).

e. Peeling paint. IPMC § 305.3; former § CMMC 20-7(e).

f. Mildew. UHC § 1001.2(11).

g. Missing or damaged window screens. Former CMMC § 20-7(i); IPMC § 304.14.

h. Improperly installed water heater. 2010 California Plumbing Code ("CPC") §§ 1.8.4.1, 503.0.

i. Damaged windows. Former CMMC § 20-6(g).

j. Graffiti. Former CMMC § 20-6(e).

k. Damaged fixtures. IPMC § 305.3; former CMMC § 20-7(e).

l. Missing smoke detectors. IPMC § 704.1.

m. Damaged walls and door knobs. UHC § 1001.2(13); IPMC § 304.15.

b. Unpermitted construction was brought into compliance by June 14, 2013. All other violations, other than the conditions in room 139, were corrected by May 31, 2013.

c. Severe hoarding conditions continued in room 139 for several months. The violations were fully corrected by November 15, 2013. Reinspections were conducted on May 30, June 7, August 9, August 27, September 20, October 16 and November 15, 2013.

d. While the violations were eventually corrected, it is unclear how long they were allowed to stand, and were only corrected due to the City's enforcement action, which required two inspections by the City on May 8 and May 10, 2013, and repeated reinspections over a period of several months. The Sandpiper should be operating in compliance with the law at all times, not only when the City catches the violations and forces the motel to comply. Despite the corrections, therefore, the Sandpiper Motel operated for a period of several months, maybe longer, in violation of applicable law.

e. The Sandpiper's annual inspection followed on November 1, 2013. City found an additional 21 violations in 16 rooms that had not been previously inspected in May 2013, as follows

i. Peeling paint. IPMC § 305.3; CMMC § 20-6(d) (former CMMC § 20-7(e)).

ii. Vermin infestation. UHC § 1001.2(12); CMMC §§ 20-6(q), 20-12(r)(1) (former CMMC § 20-7(r)).

iii. Damaged walls (holes). UHC § 1001.2(13); IPMC § 305.3.

iv. Missing light bulbs. UHC § 1001.2(13).

v. Broken/missing window screens. CMMC § 20-6(h) (former CMMC § 20-7(i)); IPMC § 304.14.

vi. Mildew. UHC § 1001.2(11).

f. While the code violations found during the November 1, 2013 inspection were also corrected, compliance followed inspection and enforcement by the City. The Sandpiper Motel should have been correcting violations as they occurred, and not waiting to be told by the City to do so.

3. Condition of operation number 9 provides that "[m]onthly inspections of the long-term occupancy units shall be conducted by the on-site manager to ensure that ... no maintenance problems have developed."

a. It is reasonable to infer that monthly inspections have not occurred at the property, based on the severe hoarding conditions of room 139, the unpermitted construction, and the multiple and repeatedly deteriorated conditions of windows, doors, etc. found during the inspection of May 8, 2013.

b. It is further reasonable to infer that monthly inspections were not conducted during the period between the May 8, 2013 and November 1, 2013 inspections, based on the additional violations found at the property.

4. The property has been operated as a public nuisance, pursuant to Section 13-29 of the Costa Mesa Municipal Code and Sections 3479 and 3480 of the Civil Code. Namely, the following conditions are found to be injurious to health, indecent or offensive to the senses, or constitute obstructions to the free use of property, so as to interfere with the comfortable enjoyment of life or property:

a. Severe hoarding conditions, which constitute a fire hazard, as emergency workers, in the event of a fire, cannot enter the affected room to look for victims based on the lack of clearance. The conditions also may constitute a fire hazard depending on the flammability of the materials being hoarded. Such conditions further constitute a health hazard, due to the accumulation of garbage and debris, and constitute ideal conditions for vermin infestation. While the conditions were limited to one unit, the effects of such

conditions are not. Vermin do not remain confined to one room, nor would a fire. Finally, such conditions caused noxious odors based on the accumulation of garbage.

b. Missing or broken smoke detectors constitute a condition that is injurious to health as an undetected fire can spread quickly and cause damage, injury and possibly death to the occupants of the room as well as other occupants.

c. Vermin carry disease and can contaminate food and drink. Vermin infestations are injurious to health and constitute obstructions to the free use of property, and interfere with the comfortable enjoyment of life and property.

B. The cost for the above inspections and re-inspections has been borne by the City with taxpayer funds.

C. Under the totality of the circumstances above, there is substantial evidence that the Sandpiper Motel used less than 25% of its rooms for extended occupancies for a period exceeding 180 days, and that the CUP has thus expired by operation of its own terms.

D. Under the totality of the circumstances above, there is substantial evidence that the Sandpiper Motel has been operated by its management in disregard for the health, safety and general welfare of the neighborhood, its patrons and the people of the City of Costa Mesa, as well as in violation of law.

E. The current and past operation of the Sandpiper Motel constitutes a public nuisance and is detrimental to the public health or safety so as to constitute a public nuisance.

F. This revocation hearing of Conditional Use Permit PA-99-09 is deemed Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15321 (Class 21), Enforcement Actions of Regulatory Agencies.

G. Chapter IX, Article 12, Transportation Demand Management, of Title 13 of the Costa Mesa Municipal Code does not apply to this revocation hearing.

H. The Secretary of the Commission shall attest to the adoption of this resolution and shall forward a copy to the applicant, and any person requesting the same.

NOW THEREFORE, the Planning Commission also hereby finds that revocation of CUP PA-99-09 for the operation of the Sandpiper Motel is justified and hereby resolves to impose additional conditions on PA-99-09 as follows, in lieu of revocation at this time:

A. The Sandpiper Motel shall contract with a bona fide pest control provider to inspect the property and spray to maintain the property free of vermin on a monthly basis. Monthly reports shall be provided to Development Services staff.

B. Maid service shall be provided at least once every three (3) days while a guest remains in the same, and immediately after a guest leaves the premises or changes rooms, irrespective of the guest's wishes. Any guest who refuses to allow maid service or the monthly inspection shall be evicted forthwith.

C. The purpose of maid service, in addition to the monthly inspections, shall be to maintain the rooms in a sanitary condition, ensure that linens and bedding are clean, and to ensure that the rooms are not being utilized in a manner contrary to applicable law. Damage, maintenance issues, smoke detectors that have been removed, etc. shall be reported to the management and promptly addressed.

D. Any guest who removes or disables any smoke detector shall be evicted forthwith.

E. Any guest who refuses access to City personnel following a noticed inspection shall be evicted forthwith.

F. City may conduct up to two comprehensive inspections per year, and shall provide the property owner with notice no later than three business days prior to conducting the inspection. Property owner shall provide notice to the patrons and shall provide access to all the rooms.

G. All conditions in CUP PA-99-09 that are likely to affect the privacy or quiet enjoyment of the premises by guests shall be prominently posted in the lobby and on the inside of each room's door.

H. The premises shall not be maintained or operated in a manner that constitutes a public nuisance, pursuant Sections 3479 and 3480 of the Civil Code, and Title 20 of the Costa Mesa Municipal Code.

I. The above conditions of approval shall be in addition to the conditions of approval for PA-99-09.

J. The business owner and property owner at 1967 and 1977 Newport Boulevard shall consent in writing to all of these conditions of approval.

PASSED AND ADOPTED this 14th day of April, 2014.

JIM FITZPATRICK, Chair,
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on April 14, 2014, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

SANDPIPER MOTEL CUP EVIDENCE PACKET
PLANNING APPLICATION PA-99-09

APRIL 14, 2014 PLANNING COMMISSION MEETING

TAB #	DESCRIPTION
1	CUP PA-99-09
2	TOT forms Jan 2012-Jan 2014
3	Summary of TOT forms/extended occupancy
4	5/10/13 Inspection Photographs of unpermitted construction
5	5/14/13 Notice of violation/umpermitted construction
6	5/8/13 Inspection Notice of violation for entire property
7	5/8/13 OC Health Dept Inspection Report
8	5/8/13 Inspection Room 139 photographs
9	Inspection 5/8/13 Photographs violations in other rooms
10	Reinspection 5/30 and 5/31/13 Room 139 photographs
11	5/31/13 OC Health Dept follow-up Inspection Report
12	Reinspection 5/30 and 5/31/13 Photographs other rooms, violations corrected
13	Reinspection 6/7/13 Room 139 photograph
14	Reinspection 8/9/13 Room 139 photograph
15	Reinspection 8/27 and 9/20/13 Room 139 tenant evicted
16	Reinspection 10/16/2013 Room 139 photographs

TAB #	DESCRIPTION
17	Reinspection 11/1/2013 Room 139 photographs
18	Annual inspection 11/1/2013 Notice of violations for entire property
19	Annual inspection 11/1/2013 Individual room photographs and NOVs
20	Reinspection 11/15/2013 Room 139 violations corrected
21	Receipt for pest treatment 11/12/2013
22	Complaint investigations 1995-2006
23	Complaint investigations 2007
24	Complaint investigations 2008
25	Complaint investigations 2009

RESOLUTION NO. PC-99-17

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING EXTENSION OF TIME REQUEST PA-99-09

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Robert Washer, with respect to the real property located at 1967 & 1977 Newport Boulevard, requesting an extension of time to complete conditions of approval 1, 2, 4, 5, and 16 for PA-98-44, a previously-approved conditional use permit for the Sandpiper Motel to rent more than 25% of its rooms for long-term occupancies in the C2 zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 8, 1999.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in exhibit "A", and subject to the conditions contained in exhibit "B", the Planning Commission hereby **APPROVES** conditional use permit PA-99-09 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this Resolution is expressly predicated upon the activity as described in the Interoffice Memorandum for extension of time request PA-99-09, and upon applicant's compliance with each and all of the conditions contained in exhibit "B". Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, then this Resolution, and any approvals herein contained, shall be deemed null and void.

PASSED AND ADOPTED this 8th day of March, 1999.

Chair, Costa Mesa
Planning Commission

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

I, Perry L. Valantine, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on March 8, 1999, by the following votes:

AYES: COMMISSIONERS Davenport, Sutro, Fewel, Foley, Colvin

NOES: COMMISSIONERS None

ABSENT: COMMISSIONERS None

ABSTAIN: COMMISSIONERS None

Perry L Valantine
Secretary, Costa Mesa Planning Commission

EXHIBIT "A"

FINDINGS

A. The information presented substantially complies with Costa Mesa Municipal Code section 13—29(g)(2) in that the proposed long-term occupancy for 19 of the 46 units of the Sandpiper Motel is substantially compatible with developments in the same general area. Although the property is commercially-zoned, it abuts commercially-zoned but residentially-used property to the north and west (Ponderosa Trailer Park and Rolling Hills Estates Trailer Park). Granting the conditional use permit will not be detrimental to the health, safety and general welfare of the public or other properties or improvements within the immediate vicinity, assuming compliance with conditions of approval, code requirements and special district requirements. Granting the conditional use permit will not allow a use, density or intensity which is not in accordance with the general plan designation and specific plan for the property. Granting a six-month extension of time to complete the outstanding conditions for this conditional use permit will not alter the above findings upon which the conditional use permit approval was based.

B. The proposed long-term occupancy of 19 units of the motel, with satisfaction of the conditions and code requirements included by staff, is consistent with Costa Mesa Municipal Code Section 13-174, in that the site design and the floor plans of these individual rooms are conducive to extended occupancy; adequate parking and other amenities are provided or required by conditions of approval to support extended occupancy; and the renting of rooms for more than 28 consecutive days, in compliance with the conditions of approval, code requirements and special district requirements, should lead to a reduction in police problems. The applicant is making a concerted effort to comply with the conditions and requirements of the project have been made by the applicant.

C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been found to be exempt from CEQA.

D. The project is exempt from Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code.

EXHIBIT "B"

CONDITIONS OF APPROVAL

Plng. 1. Within 30 days of Planning Commission action, the applicant shall contact the Building Division to schedule and pay for a residential building inspection to determine compliance with Building Code requirements as well as any potential safety issues. Required improvements/modifications shall be shown on plans submitted for plan check, and shall include, but are not limited to:

- Restriping of the parking lot.
- Replacement of any deteriorating wood trim on the buildings.
- Repainting the trim and west elevations of all buildings to match the other elevations.
- Repair/replacement of the irrigation system.
- Removal or legalization of structures attached to Building 2 and attached to trailer behind Building 2.
- Removal of northerly trailer in its entirety.
- Installation of security lighting. (see condition of approval #18)

These items shall be completed within ~~6 months~~ 1 year (July 27, 1999) of final Planning Commission action.

2. Create an outdoor patio, with minimum dimensions of 25' by 30', where the northerly trailer is currently located. The patio area shall be fenced off from the southerly (remaining) trailer, and a clear, attractive access to the patio area shall be provided between Buildings 2 and 3. This condition shall be completed to the satisfaction of Planning staff within ~~6 months~~ 1 year (July 27, 1999) of final Planning Commission action.

3. The patio area shall be designed to include a concrete slab, turf area, landscaping, tables, chairs and umbrellas and a trash receptacle. Details shall be included in plans submitted for all other work at this site.

4. Remove asphalt areas to provide:

- Landscaping strips, with at least 3 feet of clear planter width along the Newport Boulevard frontage behind the sidewalk, and in-between the Pyrus Kawakamii tree wells;
  A landscape planter at the southeasterly corner of the parking lot (where the AAA sign is currently located);
- A landscape planter, with at least a 5-foot clear planter width, along the northerly property line from Building 3 to the front setback landscaping. This planter shall include canopy trees. A wrought iron fence may be installed in the planter,

at the owner's option.

- A landscape planter, with at least a 3-foot clear planter width, along the southerly property line from Building 1 to the front setback landscaping. This planter shall include canopy trees.

These planters shall include a variety of shrubs, groundcover and mulch material, and shall be watered on an automatic irrigation system, per Code. This condition shall be completed to the satisfaction of the Planning staff by July 27, 1999.

5. A minimum of 5 planters, of a large enough size to support a canopy tree and several shrubs, shall be provided adjacent to entrance driveways, as shown on the plan submitted by the applicant, dated July 20, 1998, under the direction of the Planning Division. Irrigation shall be provided and a tree, shrubs, and groundcover shall be planted in each of the planters, under the direction of Planning staff. This condition shall be completed to the satisfaction of the Planning staff by July 27, 1999.
6. No storage of vehicles not normally driven by tenants of the units shall be permitted on the site. No inoperative vehicles or "for sale" vehicles may be stored or placed on site. There shall be no vehicle repair work conducted at this site. Vehicle parking shall not be permitted to obstruct driveway access to this site, nor to the Rolling Homes Mobile Estates.
7. Twenty-four hour management shall be provided. The manager shall ensure compliance with all applicable conditions of approval and code requirements.
8. Comply with all requirements of the Orange County Health Care Agency, including, but not limited to, allowing and cooperating with biannual inspections.
9. Monthly inspections of the long-term occupancy units shall be conducted by the on-site manager to ensure that no unauthorized activity is occurring, no unauthorized improvements have been made, and that no maintenance problems have developed.
10. The manager shall possess current, operable keys to all units at all times.
11. No businesses shall be conducted in and/or from any unit without a valid Home Occupation Permit (HOP) and business license.
12. The conditional use permit herein approved shall be valid until revoked, but shall expire if the conditions of approval and code requirements included as a part of this staff report are not complied with within a period of 180 days from Planning Commission approval, or if long-term occupancy drops to 25% or

less of the units for 180 days or more. Once the use has been established (by the completion of the conditions of approval and code requirements, with completion confirmed by Planning Staff), the conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the Development Services Director or his designee, any of the findings upon which the approval was based are no longer applicable.

13. Street addresses shall be displayed on the complex identification sign or, if there is no complex identification sign, on the building fascia adjacent to the main entrance or front door in a manner visible to the public street. Street address numerals shall be a minimum 6" in height with not less than ½" stroke and shall contrast sharply with the background. Identification of individual units shall be provided on doors or adjacent to the unit entrances. Letters or numerals shall be 4" in height with not less than ¼" stroke and shall contrast sharply with the background.

14. A copy of the conditions of approval for the conditional use permit must be kept on premises and presented to any authorized City official upon request. New business/property owners shall be notified of conditions of approval upon transfer of business or ownership of land.

15. The conditions of approval and ordinance or code provisions of conditional use permit PA-98-44 shall be blueprinted on the face of the site plan.

16. The applicant shall contact the Planning Division to arrange for a "special requirements" inspection of the site when all modifications and improvements have been completed or within ~~six (6) months~~ one (1) year of Planning Commission action (July 27, 1999), whichever occurs first. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.

Police 17. Provide illuminated address numerals on either the buildings or the freestanding sign, and identify room numbers on the sides of each building, under the direction of the Police Department.

18. Parking lot lighting, which provides for sufficient illumination of at least 1 foot-candle (no dark spots), without spilling into the windows or onto adjoining properties, shall be installed in the parking lot. Walkway lighting shall be provided with illumination of at least .25 foot-candles. Continuous illumination shall be provided between dusk and dawn.

19. Stairwells shall be well-lighted with the lights on dusk-to-dawn

timers. Stairwells shall be kept clear of debris.

20. The manager's unit shall be located to allow visibility of the entire parking lot. It is recommended that the window be enlarged to facilitate this requirement.
21. It is recommended that cash not be accepted for rent payments.
22. Plants and shrubs shall be trimmed to 3' or lower, or 7' or higher, to allow for visibility.
23. A minimum of one parking space per unit shall be provided. If the spaces are assigned to the individual units, the identification shall be a different system than room identification.
24. If parking spaces are assigned, extra parking shall be marked and used as guest and registration parking. If assigned, the guest parking shall be clearly marked "Guest", and several stalls in front of the manager's unit be clearly marked "Registration Parking Only."
25. "No Trespassing" signs are recommended to be posted at all entrances to the property.

CODE REQUIREMENTS

The following list of federal, state and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

Plng. 1. All contractors and subcontractors must have valid business licenses to do business in the city of Costa Mesa. Final inspections, final occupancy and utility releases will not be granted until all such licenses have been obtained.
2. Permits shall be obtained for all signs according to the provisions of the Costa Mesa Sign Ordinance. This includes a permit for the AAA sign at the southeasterly corner of the parking lot , which shall be installed in a planter area, per Code.
3. Parking stalls shall be double-striped in accordance with City standards.
4. All compact parking spaces shall be clearly marked "compact" or "small car only".
6. Landscape and irrigation plans shall meet the requirements set forth in Costa Mesa Municipal Code Sections 13-103 through 13-108.
7. Landscaping and irrigation shall be installed in accordance with the approved plans prior to final inspection or occupancy clearance.
8. All property line walls or fences shall be repaired or replaced as necessary under the direction of the Planning Division.
9. Persons responsible for the renting of a room shall provide their name and permanent address, as verified by presentation of a

valid driver's license or other valid identification, and the license number, State of the license, and make, model and year of any vehicle parked on or off the motel premises. The registration information shall also include the date of occupancy, length of stay and room rate. The information is required to be maintained for at least 30 days past the last day of the stay of the guest and shall be made available for inspection by sworn personnel of the Costa Mesa Police Department or the Building Official.

10. For the short-term occupancy units, no room, suite or bed shall be assigned or rented more than twice within any 24 hour period.
11. Transient occupancy tax shall be charged on all rooms which are occupied on a short-term basis, consistent with the provisions of Chapter IV of Title 16 of the Costa Mesa Municipal Code.
12. The business be conducted, at all times, in a manner that will allow the quiet enjoyment of the surrounding neighborhood which includes, but is not limited to, security and operational measures to comply with this requirement.
13. In-room telephone service for emergency response purposes shall be installed and maintained in all rooms.

Fire 14. Provide fire extinguishers with a minimum rating of 2A to be located within 75 feet of travel distance from all areas. Extinguishers may be of a type rated 2A, 10BC as these extinguishers are suitable for all types of fires and are less expensive.

15. Provide approved smoke detectors to be installed in accordance with the 1991 Edition of the Uniform Fire Code.

Bldg. 16. Comply with the requirements of the Uniform Building Code as to design and construction and CCR Title 24 pertaining to "Disabled Access Regulations".

17. All improvements requiring building permits that are not permitted shall be legalized (if allowed) or removed in their entirety within 60 days of final Planning Commission action.
18. If any grading of the site is necessary, prior to issuance of any grading permits, applicant shall submit a Water Quality Management Plan (WQMP) that identifies the application and incorporation of those routine structural and non-structural Best Management Practices (BMPs) outlined in the countywide National Pollution Discharge Elimination System (NPDES) Drainage Area Management Plan (DAMP), Appendix G. The WQMP shall detail implementation of BMPs not dependent on specific land uses, for review and approval by the Development Services Department.

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FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill in Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will **not** be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary – Finance Dept.; Pink - Customer

DATE	PERIOD COVERED	
	FROM	TO
2/14/2012	1-1-12	1-31-12

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		48,268.-
2.	OCCUPANCIES GREATER THAN 30 DAYS	2,976.-	
3.	GOVERNMENT EMPLOYEES	-0-	
4.	OTHER (Explain)	-0-	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		2,976.-
6.	TAXABLE RENTS (Line 1 Minus Line 5)		45,292.-
7.	TAX: 8% OF LINE 6		3,623.36
8.	OVER COLLECTED T.O.T.		-0-
9.	PENALTY: 10% Per Month		-0-
10.	INTEREST: 1/2 OF 1% PER MONTH		-0-
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		3,623.36

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: [illegible]
Title: general manager
Name of Business: Sandpiper Motel

121211 45.00
121311 43.00
121411
121511
121611
121711
121811
121911
122011
122111
122211
122311
122411
122511
122611
122711
122811

****
CITY OF COSTA MESA
COSTA MESA, CA 92626
****
Reg# #/Rcpt#: 001-00230742 [LB]
Accounting Date: Wed, Feb 22, 2012
Date/Time: Wed, Feb 22, 2012 1:06 PM
****
1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 01/01/2012 TO 01/31/2012 HOTE
L:
FEE AMOUNT: $3,623.36

RECEIPT TOTAL = $3,623.36
****
Payment Data:
Pmt# :1
Payer: MIKE LIN FOR SANDPIPER MOTEL
Method: CC
Ref#: VISA
AMOUNT = $3,000.00
-
****
Payment Data:
Pmt# :2
Payer: SANDPIPER MOTEL
Method: CK
Ref#: 2867
AMOUNT = $623.36
-
****
RECEIPT SUMMARY
****
TOTAL TENDERED = $3,623.36
RECEIPT TOTAL = $3,623.36

CHANGE DUE = $0.00
****
THANK YOU!!
****
v:1.0.3329

Costa Mesa
FINANCE DEPARTMENT
CITY OF COSTA MESA

DATE

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

SANDPIPER MOTEL
NAME OF HOTEL/MOTEL
1967 Newport Blvd.
Costa Mesa, CA 92627-2251
ADDRESS

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I, David G[redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered 139 for a period of more than thirty (30) consecutive days. My period of stay is/was from 1-1-2012 to 1-31-2012. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 1-1-2012 To 1-31-2012

Number of (nights) / weeks / months occupied: 31 Room rate: 53- per day / week / month
CIRCLE ONE

Total amount of exemption $ 1643-

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

FINANCE DEPARTMENT
CITY OF COSTA MESA

DATE: _____

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

Name of Hotel/Motel: SANDPIPER MOTEL
Address: 1967 Newport Blvd.
Costa Mesa, CA 92627-2251

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I, Stephanie N[redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered 127 for a period of more than thirty (30) consecutive days. My period of stay is/was from 1-1-2012 to 1-31-2012. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed: [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 1-1-2012 to 1-31-2012

Number of nights / weeks / months occupied 31 Room rate 43- per day / week / month
(circle one)

Total amount of exemption $ 1333-

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

1850-22

03-06-2012 02:30 PM
RECEIPT
001-0023121B

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary – Finance Dept.; Pink - Customer

DATE	PERIOD COVERED	
	FROM	TO
3-5-2012	2-1-2012	2-29-2012

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		52,683.13
2.	OCCUPANCIES GREATER THAN 30 DAYS	2,784 -	
3.	GOVERNMENT EMPLOYEES	-0-	
4.	OTHER (Explain)	-0-	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		2,784 -
6.	TAXABLE RENTS (Line 1 Minus Line 5)		49,899.13
7.	TAX: 8% OF LINE 6		3,991.93
8.	OVER COLLECTED T.O.T.		-0-
9.	PENALTY: 10% Per Month		-0-
10.	INTEREST: 1/2 OF 1% PER MONTH		-0-
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		3,991.93

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: _____

Title: general manager

Name of Business: Sandpiper Motel

****
CITY OF COSTA MESA
COSTA MESA, CA 92626
****
Reg# #/Rcpt#: 001-0023121B [LB]
Accounting Date: Tue, Mar 6, 2012
Date/Time: Tue, Mar 6, 2012 2:30 PM
****
1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 02/01/2012 TO 02/29/2012 HOTE
L: SANDPIPER
FEE AMOUNT: $3,991.93

RECEIPT TOTAL = $3,991.93
****
Payment Data:
Pmt# :1
Payer: MIKE LIN FOR SANDPIPER MOTEL
Method: CC
Ref#: VISA
AMOUNT = $3,000.00
-
****
Payment Data:
Pmt# :2
Payer: SANDPIPER MOTEL
Method: CK
Ref#: 2880
AMOUNT = $991.93
-
****
RECEIPT SUMMARY
****
TOTAL TENDERED = $3,991.93
RECEIPT TOTAL = $3,991.93

CHANGE DUE = $0.00
****
THANK YOU!!
****
v:1.0.3358

Costa Mesa
FINANCE DEPARTMENT
CITY OF COSTA MESA

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

SANDPIPER MOTEL
NAME OF HOTEL/MOTEL
1967 Newport Blvd.
Costa Mesa, CA 92627-2251
ADDRESS

DATE

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I, DAVID G[redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered 139 for a period of more than thirty (30) consecutive days. My period of stay is/was from 2-1-12 to NOW. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed: [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 2-1-12 To 2-29-12

Number of (nights) / weeks / months occupied: 29 Room rate: 53- per (day) / week / month
CIRCLE ONE

Total amount of exemption $ 1537-

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

FINANCE DEPARTMENT
CITY OF COSTA MESA

DATE: _____

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

Name of Hotel/Motel: SANDPIPER MOTEL
Address: 1967 Newport Blvd.
Costa Mesa, CA 92627-2251

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I, STEPHANIE N[redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered 127 for a period of more than thirty (30) consecutive days. My period of stay is/was from 2-1-12 to NOW. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed: [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 2-1-12 to 2-29-12

Number of (nights) / weeks / months occupied (circle one) 29 Room rate 43- (per) day / week / month (circle one)

Total amount of exemption $ 1247-

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

1860-22

04-19-2012/01:51 PM
USERLB
001-00232794

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary -- Finance Dept.; Pink - Customer

DATE	PERIOD COVERED	
	FROM	TO
4-11-2012	3-1-12	3-31-12

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		61064.01
2.	OCCUPANCIES GREATER THAN 30 DAYS	2976-	
3.	GOVERNMENT EMPLOYEES	-0-	
4.	OTHER (Explain)	-0-	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		2976-
6.	TAXABLE RENTS (Line 1 Minus Line 5)		58,088.01
7.	TAX: 8% OF LINE 6		4,647.04
8.	OVER COLLECTED T.O.T.		-0-
9.	PENALTY: 10% Per Month		-0-
10.	INTEREST: 1/2 OF 1% PER MONTH		-0-
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		4647.04

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: _____

Title: General manager

Name of Business: Sandpiper Motel

****
CITY OF COSTA MESA
COSTA MESA, CA 92626
****
Reg# #/Rcpt#: 001-00232794 [LB]
Accounting Date: Thu, Apr 19, 2012
Date/Time: Thu, Apr 19, 2012 1:51 PM
****
1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 03/01/2012 TO 03/31/2012 HOTE
L: SANDPIPER
FEE AMOUNT: $4,647.04

RECEIPT TOTAL = $4,647.04
****
Payment Data:
Pmt# :1
Payer: MIKE LIN FOR SANDPIPER MOTEL
Method: CC
Ref#: VISA
AMOUNT = $3,000.00
-
****
Payment Data:
Pmt# :2
Payer: SANDPIPER MOTEL
Method: CK
Ref#: 2902
AMOUNT = $1,647.04
-
****
RECEIPT SUMMARY
****
TOTAL TENDERED = $4,647.04
RECEIPT TOTAL = $4,647.04

CHANGE DUE = $0.00
****
THANK YOU!!
****
v:1.0.3365

Costa Mesa
FINANCE DEPARTMENT
CITY OF COSTA MESA

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

SANDPIPER MOTEL
NAME OF HOTEL/MOTEL
1967 Newport Blvd.
Costa Mesa, CA 92627-2251
ADDRESS

DATE

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I, DAVID G[redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered 139 for a period of more than thirty (30) consecutive days. My period of stay is/was from 3/1/2012 to 3/31/2012. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed: [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 3/1/2012 To 3/31/2012

Number of (nights) / weeks / months occupied: 31 Room rate: 53— per (day) / week / month
CIRCLE ONE

Total amount of exemption $ 1,643—

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

FINANCE DEPARTMENT
CITY OF COSTA MESA

DATE: _____

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

SANDPIPER MOTEL

Name of Hotel/Motel: 1967 Newport Blvd.
Costa Mesa, CA 92627-2251

Address: _____

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I, Stephanie N[redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered 127 for a period of more than thirty (30) consecutive days. My period of stay is/was from 3/1/2012 to 3/31/2012. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed: [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 3/1/2012 to 3/31/2012

Number of nights / weeks / months occupied (circle one) 31 Room rate 43— per day / week / month (circle one)

Total amount of exemption $ 1,333.—

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
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6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary – Finance Dept.; Pink - Customer

05-14-2012 12:16 PM
USER:AB
001-00233688

DATE	PERIOD COVERED FROM	PERIOD COVERED TO
5/14/2012	4/1/12	4/30/12

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		55,144.89
2.	OCCUPANCIES GREATER THAN 30 DAYS	2,880.-	
3.	GOVERNMENT EMPLOYEES	-0-	
4.	OTHER (Explain)	-0-	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		2,880.-
6.	TAXABLE RENTS (Line 1 Minus Line 5)		52,264.89
7.	TAX: 8% OF LINE 6		4,181.20
8.	OVER COLLECTED T.O.T.		-0-
9.	PENALTY: 10% Per Month		-0-
10.	INTEREST: 1/2 OF 1% PER MONTH		-0-
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		4,181.20

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: [signature]
Title: general manager
Name of Business: Sandpiper Motel

****
DUPLICATE DUPLICATE DUPLICATE DUPLICATE
CITY OF COSTA MESA
COSTA MESA, CA 92626
****
Reg# #/Rcpt#: 001-00233688 [AB]
Accounting Date: Mon, May 14, 2012
Date/Time: Mon, May 14, 2012 12:16 PM
****
1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 04/01/2012 TO 04/30/2012 HOTE
L: SANDPIPER
FEE AMOUNT: $4,181.20
RECEIPT TOTAL = $4,181.20
****
Payment Data:
Pmt# :1
Payer: MIKE LIN
Method: CC
Ref#: VISA
AMOUNT = $3,000.00
****
Payment Data:
Pmt# :2
Payer: MIKE LIN
Method: CK
Ref#: 2919
AMOUNT = $1,181.20
****
RECEIPT SUMMARY
****
TOTAL TENDERED = $4,181.20
RECEIPT TOTAL = $4,181.20
CHANGE DUE = $0.00
****
THANK YOU!!
****
DUPLICATE DUPLICATE DUPLICATE DUPLICATE
v:1.0.3422

Costa Mesa
FINANCE DEPARTMENT
CITY OF COSTA MESA

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

SANDPIPER MOTEL
NAME OF HOTEL/MOTEL
1967 Newport Blvd.
Costa Mesa, CA 92627-2251
ADDRESS

DATE

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I, David G [redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered 139 for a period of more than thirty (30) consecutive days. My period of stay is/was from 4/1/2012 to 4/30/2012. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed: [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 4/1/2012 To 4/30/2012

Number of (nights) / weeks / months occupied: 30 Room rate: 53 per (day) / week / month
CIRCLE ONE

Total amount of exemption $ 1590 —

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

041212 53—30

FINANCE DEPARTMENT
CITY OF COSTA MESA

DATE: _____

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

SANDPIPER MOTEL
Name of Hotel/Motel: 1967 Newport Blvd.
Costa Mesa, CA 92627-2251
Address: _____

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I, Stephanie N [redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered 127 for a period of more than thirty (30) consecutive days. My period of stay is/was from 4/1/2012 to 4/30/2012. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed: [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 4/1/2012 to 4/30/2012

Number of (nights) / weeks / months occupied 30 Room rate 43 — (per day) / week / month
(circle one) (circle one)

Total amount of exemption $ 1,290 —

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

1660-22

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754 5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary - Finance Dept.; Pink - Customer

06-11-2012/02:01 PM
USER:YN
001 00234684

RETURN THIS COPY WITH REMITTANCE

DATE	PERIOD COVERED	
	FROM	TO
6-10-12	5-1-12	5-31-12

1.	GROSS RENTAL RECEIPTS		63,301.29
2.	OCCUPANCIES GREATER THAN 30 DAYS	3,036.-	
3.	GOVERNMENT EMPLOYEES	-0-	
4.	OTHER (Explain)	-0-	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		3,036.-
6.	TAXABLE RENTS (Line 1 Minus Line 5)		60,265.08
7.	TAX: 8% OF LINE 6		4,821.21
8.	OVER COLLECTED T.O.T.		-0-
9.	PENALTY: 10% Per Month		-0-
10.	INTEREST: 1/2 OF 1% PER MONTH		-0-
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		4,821.21

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: _____

Title: General Manager

Name of Business: Sandpiper Motel

****
CITY OF COSTA MESA
COSTA MESA, CA 92626
****
Reg# #/Rcpt#:-001-00234684 [V0 1
Accounting Date: Mon, Jun 11, 2012
Date/Time: Mon, Jun 11, 2012 2:01 PM
****
1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 05/01/2012 TO 05/31/2012 HOTE
L: SANDPIPER
FEE AMOUNT: $4,821.21
RECEIPT TOTAL = $4,821.21
****
Payment Data:
Pmt# :1
Payer: MIKE LIN
Method: CC
Ref#: VISA
AMOUNT = $3,000.00
****
Payment Data:
Pmt# :2
Payer: SANDPIPER MOTEL
Method: CK
Ref#: 2941
AMOUNT = $1,821.21
****
RECEIPT SUMMARY
****
TOTAL TENDERED = $4,821.21
RECEIPT TOTAL = $4,821.21
CHANGE DUE = $0.00
****
THANK YOU!!
****
v:1.0.3422

Costa Mesa
FINANCE DEPARTMENT
CITY OF COSTA MESA

DATE

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

SANDPIPER MOTEL
NAME OF HOTEL/MOTEL
1967 Newport Blvd.
Costa Mesa, CA 92627-2251
ADDRESS

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I, David G [redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered #139 for a period of more than thirty (30) consecutive days. My period of stay is/was from 5/1/12 to 5/31/12. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed: [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 5/1/12 To 5/31/12

Number of (nights) / weeks / months occupied: 31 Room rate: $53 — per (day) / week / month
CIRCLE ONE

Total amount of exemption $ 1,643 —

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

FINANCE DEPARTMENT
CITY OF COSTA MESA

DATE: _____

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

Name of Hotel/Motel: SANDPIPER MOTEL
Address: 1967 Newport Blvd.
Costa Mesa, CA 92627-2251

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I, Stephanie N [redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered #127 for a period of more than thirty (30) consecutive days. My period of stay is/was from 5/1/12 to 5/31/12. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed: [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 5/1/12 to 5/31/12

Number of (nights) / weeks / months occupied 31 Room rate $43 - 1 nite / $45 - 30 nites per day / week / month
(circle one)

Total amount of exemption $ 1,393 —

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

1860-22

****
CITY OF COSTA MESA
COSTA MESA, CA 92626
****
Reg# #/Rcpt#: 001-00236046 [YO]
Accounting Date: Mon, Jul 23, 2012
Date/Time: Mon, Jul 23, 2012 3:36 PM
****
1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 06/01/2012 TO 06/30/2012 HOTE
L: SANDPIPER

FEE AMOUNT: $4,747.08

RECEIPT TOTAL = $4,747.08
****
Payment Data:
Pmt# :1
Payer: MIKE LIN
Method: CC
Ref#: VISA
AMOUNT
- = $3,000.00
****
Payment Data:
Pmt# :2
Payer: MIKE LIN
Method: CK
Ref#: 2970
AMOUNT
- = $1,747.08
****
RECEIPT SUMMARY
****
TOTAL TENDERED = $4,747.08
RECEIPT TOTAL = $4,747.08

CHANGE DUE = $0.00
****
THANK YOU!!
****
v:1.0.3431

Costa Mesa
FINANCE DEPARTMENT
CITY OF COSTA MESA

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

SANDPIPER MOTEL
NAME OF HOTEL/MOTEL
1967 Newport Blvd.
Costa Mesa, CA 92627-2251
ADDRESS

DATE

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I, DAVID G[redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered 139 for a period of more than thirty (30) consecutive days. My period of stay is/was from 6/1/2012 to 6/30/2012. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 6/1/2012 To 6/30/2012

Number of (nights) / weeks / months occupied: 30 Room rate: 53 — per (day) / week / month
CIRCLE ONE

Total amount of exemption $ 1590 —

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
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5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary – Finance Dept.; Pink - Customer

07-23-2012/03:36 PM
USER:YO
001-00236046

DATE	PERIOD COVERED	
	FROM	TO
7-16-12	6-1-12	6-30-12

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		60,938.47
2.	OCCUPANCIES GREATER THAN 30 DAYS	1590 —	
3.	GOVERNMENT EMPLOYEES	-0-	
4.	OTHER (Explain)	-0-	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		1,590 —
6.	TAXABLE RENTS (Line 1 Minus Line 5)		59,348.47
7.	TAX: 8% OF LINE 6		4,747.88
8.	OVER COLLECTED T.O.T.		-0-
9.	PENALTY: 10% Per Month		-0-
10.	INTEREST: 1/2 OF 1% PER MONTH		-0-
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		4,747.88

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: [redacted]
Title: general manager
Name of Business: Sandpiper Motel

****
CITY OF COSTA MESA
COSTA MESA, CA 92626
****
Reg# #/Rcpt#: 001-00236994 [LB]
Accounting Date: Mon, Aug 20, 2012
Date/Time: Mon, Aug 20, 2012 10:18 AM
****
1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 07/01/2012 TO 07/31/2012 HOTE
L: SANDPIPER
FEE AMOUNT: $5,465.70

RECEIPT TOTAL = $5,465.70
****
Payment Data:
Pmt# :1
Payer: MIKE LIN FOR SANDPIPER MOTEL
Method: CC
Ref#: VISA
AMOUNT = $3,000.00
-
****
Payment Data:
Pmt# :2
Payer: SANDPIPER MOTEL
Method: CK
Ref#: 2993
AMOUNT = $2,465.70
-
****
RECEIPT SUMMARY
****
TOTAL TENDERED = $5,465.70
RECEIPT TOTAL = $5,465.70

CHANGE DUE = $0.00
****
THANK YOU!!
****
v:1.0.3431

Costa Mesa
FINANCE DEPARTMENT
CITY OF COSTA MESA

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

SANDPIPER MOTEL
NAME OF HOTEL/MOTEL
1967 Newport Blvd.
Costa Mesa, CA 92627-2251
ADDRESS

DATE

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I, David g[redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered 139 for a period of more than thirty (30) consecutive days. My period of stay is/was from 7-1-12 to 7-31-12. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 7/1/12 To 7/31/12

Number of (nights) / weeks / months occupied: 31 Room rate: 53— per day / week / month
CIRCLE ONE

Total amount of exemption $ 1,643—

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

08-20-2012/10:16 AM
USER:LB
001-00236994

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary – Finance Dept., Pink - Customer

DATE	PERIOD COVERED	
	FROM	TO
8/20/12	7-1-12	7-31-12

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		69,964.73
2.	OCCUPANCIES GREATER THAN 30 DAYS	1,643—	
3.	GOVERNMENT EMPLOYEES	-0-	
4.	OTHER (Explain)	-0-	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		1,643—
6.	TAXABLE RENTS (Line 1 Minus Line 5)		68,321.73
7.	TAX: 8% OF LINE 6		5,465.72
8.	OVER COLLECTED T.O.T.		-0-
9.	PENALTY: 10% Per Month		-0-
10.	INTEREST: 1/2 OF 1% PER MONTH		-0-
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		5,465.72

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: [redacted]
Title: general manager
Name of Business: Sandpiper Motel

****
CITY OF COSTA MESA
COSTA MESA, CA 92626
****
Reg# #/Rcpt#: 001-00238192 [LB]
Accounting Date: Mon, Sep 24, 2012
Date/Time: Mon, Sep 24, 2012 4:04 PM
****
1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 08/01/2012 TO 08/31/2012 HOTEL: SANDPIPER
FEE AMOUNT: $5,175.28

RECEIPT TOTAL = $5,175.28
****
Payment Data:
Pmt# :1
Payer: MIKE LIN FOR SANDPIPER MOTEL
Method: CC
Ref#: VISA
AMOUNT = $3,000.00

****
Payment Data:
Pmt# :2
Payer: SANDPIPER MOTEL
Method: CK
Ref#: 3015
AMOUNT = $2,175.28

****
RECEIPT SUMMARY
****
TOTAL TENDERED = $5,175.28
RECEIPT TOTAL = $5,175.28

CHANGE DUE = $0.00
****
THANK YOU!!
****
v:1.0.3431

Costa Mesa
FINANCE DEPARTMENT
CITY OF COSTA MESA

DATE

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

SANDPIPER MOTEL
NAME OF HOTEL/MOTEL
1967 Newport Blvd.
Costa Mesa, CA 92627-2251
ADDRESS

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I, DAVID G [redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered 139 for a period of more than thirty (30) consecutive days. My period of stay is/was from 8/1/12 to 8/31/12. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 8/1/12 To 8/31/12

Number of ~~nights~~ / weeks / months occupied: 31 Room rate: $53 per day / week / month
CIRCLE ONE

Total amount of exemption $ 1,643

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

09-24-2012/04:04 PM
USER:LB
001-0023819Z

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary – Finance Dept ; Pink - Customer

DATE	PERIOD COVERED	
	FROM	TO
9/20/12	8/1/12	8/31/12

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		66,333.92
2.	OCCUPANCIES GREATER THAN 30 DAYS	1643.-	
3.	GOVERNMENT EMPLOYEES	-0-	
4.	OTHER (Explain)	-0-	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		1643.-
6.	TAXABLE RENTS (Line 1 Minus Line 5)		64,690.92
7.	TAX: 8% OF LINE 6		5,175.28
8.	OVER COLLECTED T.O.T.		-0-
9.	PENALTY: 10% Per Month		-0-
10.	INTEREST: 1/2 OF 1% PER MONTH		-0-
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		5,175.28

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: [redacted]
Title: General Manager
Name of Business: Sandpiper Motel

****
CITY OF COSTA MESA
COSTA MESA, CA 92626
****
Reg# #/Rcpt#: 001-00238993 [MS]
Accounting Date: Wed, Oct 17, 2012
Date/Time: Wed, Oct 17, 2012 3:45 PM
****
1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 09/01/2012 TO 09/30/2012 HOTE
L: SANDPIPER

FEE AMOUNT: $4,236.24

RECEIPT TOTAL = $4,236.24
****
Payment Data:
Pmt# :1
Payer: MIKE LIN FOR SANDPIPER MOTEL
Method: CC
Ref#: VI
AMOUNT = $3,000.00

****
Payment Data:
Pmt# :2
Payer: SANDPIPER MOTEL
Method. CK
Ref#: 3025
AMOUNT = $1,236.24

****
RECEIPT SUMMARY
****
TOTAL TENDERED = $4,236.24
RECEIPT TOTAL = $4,236.24

CHANGE DUE = $0.00
****
THANK YOU!!
****
v:1.0.3431

FINANCE DEPARTMENT
CITY OF COSTA MESA

DATE: _____

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

Name of Hotel/Motel: Sandpiper Motel
Address: 1967-1977 Newport Blvd Costa Mesa CA 92627

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

PAID I/C [redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered 12 for a period of more than thirty (30) consecutive days. My period of stay is/was from 9/1/2012 to 9/30/2012. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed: [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 9/1/2012 to 9/30/2012

Number of nights / weeks / months occupied (circle one) 30 Room rate $53 per day / week / month (circle one)

Total amount of exemption $ 1590

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary – Finance Dept.; Pink - Customer

10-17-2012 03:45 PM
USER:MS
001 0023B993

DATE	PERIOD COVERED	
	FROM	TO
10/17/2012	9-1-12	9-30-12

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		54,542.94
2.	OCCUPANCIES GREATER THAN 30 DAYS	1590	
3.	GOVERNMENT EMPLOYEES	-0-	
4.	OTHER (Explain)	-0-	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		1590
6.	TAXABLE RENTS (Line 1 Minus Line 5)		52,952.94
7.	TAX: 8% OF LINE 6		4,236.24
8.	OVER COLLECTED T.O.T.		-0-
9.	PENALTY: 10% Per Month		-0-
10.	INTEREST: 1/2 OF 1% PER MONTH		-0-
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		4,236.24

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: [redacted]
Title: general manager
Name of Business: Sandpiper Motel

CITY OF COSTA MESA
COSTA MESA, CA 92626

Reg# #/Rcpt#: 001-00240277 [RG]
Accounting Date: Mon, Nov 26, 2012
Date/Time: Mon, Nov 26, 2012 3:17 PM

1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 10/01/2012 TO 10/31/2012 HOTE
L: SANDPIPER

FEE AMOUNT: $4,330.02

RECEIPT TOTAL = $4,330.02

Payment Data:

Pmt# :1
Payer: MIKE LIN
Method: CC
Ref#: VISA
AMOUNT = $3,000.00

Payment Data:

Pmt# :2
Payer: SANDPIPER MOTEL
Method: CK
Ref#: 3051
AMOUNT = $1,330.02

RECEIPT SUMMARY

TOTAL TENDERED = $4,330.02
RECEIPT TOTAL = $4,330.02

CHANGE DUE = $0.00

THANK YOU!!

v:1.0.3431

FINANCE DEPARTMENT
~~CITY~~ OF COSTA MESA

DATE: _____

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

Name of Hotel/Motel: sandpiper motel
1967-1977 Newport Blvd
Address: Costa Mesa CA 92627

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

DAVID A. C— [redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered 139 for a period of more than thirty (30) consecutive days. My period of stay is/was from _____ to _____. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed: [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 10/1/12 to 10/31/12

Number of nights / weeks / months occupied 31 (circle one) Room rate: $ 53 per day / week / month (circle one)

Total amount of exemption $ 1643

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary – Finance Dept.; Pink - Customer

11-26-2012/03:17 PM
USER:RG
003 0002027?

DATE	PERIOD COVERED	
	FROM	TO
11/20/12	10/1/12	10/31/12

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		55,768.18
2.	OCCUPANCIES GREATER THAN 30 DAYS	1643—	
3.	GOVERNMENT EMPLOYEES	-0-	
4.	OTHER (Explain)	-0-	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		1643—
6.	TAXABLE RENTS (Line 1 Minus Line 5)		54,125.18
7.	TAX: 8% OF LINE 6		4,330.02
8.	OVER COLLECTED T.O.T.		-0-
9.	PENALTY: 10% Per Month		-0-
10.	INTEREST: 1/2 OF 1% PER MONTH		-0-
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		4,330.02

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: _____
Title: genal manager
Name of Business: Sandpiper Motel

CITY OF COSTA MESA
COSTA MESA, CA 92626

Reg# #/Rcpt#: 001-00241074 [RG]
Accounting Date: Wed, Dec 19, 2012
Date/Time: Wed, Dec 19, 2012 11:33 AM

1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 11/01/2012 TO 11/30/2012 HOTE
L; SANDPIPER
FEE AMOUNT: $3,772.69

RECEIPT TOTAL = $3,772.69

Payment Data:

Pmt# :1
Payer: MIKE LIN
Method: CC
Ref#: VISA
AMOUNT = $3,000.00

Payment Data:

Pmt# :2
Payer: MIKE LIN
Method: CK
Ref#: 3075
AMOUNT = $772.69

RECEIPT SUMMARY

TOTAL TENDERED = $3,772.69
RECEIPT TOTAL = $3,772.69

CHANGE DUE = $0.00

THANK YOU!!

v:1.0.3431

FINANCE DEPARTMENT
CITY OF COSTA MESA

DATE: _____

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

Name of Hotel/Motel: sandpiper motel
1967-1977 Newport Blvd
Costa Mesa CA 92627

Address: _____

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I David [redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered 139 for a period of more than thirty (30) consecutive days. My period of stay is/was from _____ to _____. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed: [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 11/1/12 to 11/30/12

Number of nights / weeks / months occupied 30 (circle one) Room rate $53 per day / week / month (circle one)

Total amount of exemption $ 1590

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev 11/10) White and Canary – Finance Dept.; Pink - Customer

12-19-2012/11:33 AM
USER:RG
001-00241074

DATE	PERIOD COVERED FROM	PERIOD COVERED TO
12-19-12	11-1-12	11-30-12

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		48,748.55
2.	OCCUPANCIES GREATER THAN 30 DAYS	1590	
3.	GOVERNMENT EMPLOYEES	0	
4.	OTHER (Explain)	0	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		1590
6.	TAXABLE RENTS (Line 1 Minus Line 5)		47,158.55
7.	TAX: 8% OF LINE 6		3,772.69
8.	OVER COLLECTED T.O.T.		0
9.	PENALTY: 10% Per Month		0
10.	INTEREST: 1/2 OF 1% PER MONTH		0
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		3,772.69

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: [signature]

Title: general manager

Name of Business: Sandpiper Motel

****
CITY OF COSTA MESA
COSTA MESA, CA 92626
****
Reg# #/Rcpt#: 001-00242309 [RR1]
Accounting Date: Tue, Jan 29, 2013
Date/Time: Tue, Jan 29, 2013 4:10 PM
****
1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 12/01/2012 TO 12/31/2012 HOTE
L: SANDPIPER FEE AMOUNT: $3,717.43

RECEIPT TOTAL = $3,717.43
****
Payment Data:

Pmt# :1
Payer: MIKE LIN FOR SANDPIPER
Method: CC
Ref#: VISA
AMOUNT = $3,000.00

****
Payment Data:

Pmt# :2
Payer: MIKE LIN FOR SANDPIPER
Method: CK
Ref#: 3108
AMOUNT = $717.43

****
RECEIPT SUMMARY
****
TOTAL TENDERED = $3,717.43
RECEIPT TOTAL = $3,717.43

CHANGE DUE = $0.00
****
THANK YOU!!
****
v:1.0.3431

FINANCE DEPARTMENT
CITY OF COSTA MESA

DATE: _____

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

Name of Hotel/Motel: sandpiper motel
Address: 1967-1977 Newport Blvd Costa Mesa CA 92627

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I, [redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered 139 for a period of more than thirty (30) consecutive days. My period of stay is/was from _____ to _____. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed: [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 12/1/12 to 12/21/12

Number of nights / weeks / months occupied (circle one) 21 Room rate 53 per day / week / month (circle one)

Total amount of exemption $ 1643

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary – Finance Dept.; Pink - Customer

01-29-2013 04:10 PM
USER:RR1

DATE	PERIOD COVERED 001 -	
	FROM	TO
1-19-13	12-1-12	12-31-12

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		48,110.00
2.	OCCUPANCIES GREATER THAN 30 DAYS	1643-	
3.	GOVERNMENT EMPLOYEES	-0-	
4.	OTHER (Explain)	-0-	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		1643-
6.	TAXABLE RENTS (Line 1 Minus Line 5)		46,467.00
7.	TAX: 8% OF LINE 6		3,717.36
8.	OVER COLLECTED T.O.T.		-0-
9.	PENALTY: 10% Per Month		-0-
10.	INTEREST: 1/2 OF 1% PER MONTH		-0-
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		3,717.36

RECEIVED
JAN 29 2013
CITY OF COSTA MESA

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: _____
Title: general Manager
Name of Business: Sandpiper Motel

DUPLICATE DUPLICATE DUPLICATE DUPLICATE
CITY OF COSTA MESA
COSTA MESA, CA 92626

Reg# #/Rcpt#: 001-00243200 [RR1]
Accounting Date: Mon, Feb 25, 2013
Date/Time: Mon, Feb 25, 2013 1:17 PM

1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 01/01/2013 TO 01/31/2013 HOTE
L: SANDPIPER FEE AMOUNT: $3,957.16

RECEIPT TOTAL = $3,957.16

Payment Data:

Pmt# :1
Payer: MIKE S LIN
Method: CC
Ref#: VISA
AMOUNT = $3,000.00

Payment Data:

Pmt# :2
Payer: SANDPIPER MOTEL
Method: CK
Ref#: 3121
AMOUNT = $957.16

RECEIPT SUMMARY

TOTAL TENDERED = $3,957.16
RECEIPT TOTAL = $3,957.16

CHANGE DUE = $0.00

THANK YOU!!

DUPLICATE DUPLICATE DUPLICATE DUPLICATE
v:1.0.3431

Costa Mesa
FINANCE DEPARTMENT
CITY OF COSTA MESA

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

SANDPIPER MOTEL
NAME OF HOTEL/MOTEL

1967 Newport Blvd.
Costa Mesa, CA 92627-2251
ADDRESS

DATE

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I, DAVID G[redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered 139 for a period of more than thirty (30) consecutive days. My period of stay is/was from 1/1/13 to 1/31/13. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed: [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 1/1/13 To 1/31/13

Number of (nights / weeks / months) occupied: 31 Room rate: 53 per (day / week / month)
CIRCLE ONE CIRCLE ONE

Total amount of exemption $ 1643

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

1860-22

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary – Finance Dept.; Pink - Customer

02-25-2013/01:17 PM
USER:RRI

DATE	PERIOD COVERED	
	FROM	TO
2/25/13	1/1/13	1/31/13

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		51,107.40
2.	OCCUPANCIES GREATER THAN 30 DAYS	1643	
3.	GOVERNMENT EMPLOYEES	0	
4.	OTHER (Explain)	0	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		1643
6.	TAXABLE RENTS (Line 1 Minus Line 5)		49,464.40
7.	TAX: 8% OF LINE 6		3,957.16
8.	OVER COLLECTED T.O.T.		0
9.	PENALTY: 10% PER MONTH		0
10.	INTEREST: 1/2 OF 1% PER MONTH		0
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		3,957.16

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: [redacted]

Title: General Manager

Name of Business: Sandpiper Motel

DUPLICATE DUPLICATE DUPLICATE DUPLICATE

CITY OF COSTA MESA

COSTA MESA, CA 92626

****

Reg# #/Rcpt#: 001-00244238 [RR1]

Accounting Date: Mon, Mar 25, 2013

Date/Time: Mon, Mar 25, 2013 2:50 PM

****

1040/TAX-TRANSIENT OCC TAX

REF#:PERIOD: 02/01/2013 TO 02/28/2013 HOTE

L: SANDPIPER

FEE AMOUNT: $4,117.24

RECEIPT TOTAL = $4,117.24

****

Payment Data:

Pmt# :1

Payer: MIKE LIN

Method: CK

Ref#: 3138

AMOUNT = $1,117.24

****

Payment Data:

Pmt# :2

Payer: MIKE LIN

Method: CC

Ref#: VISA

AMOUNT = $3,000.00

****

RECEIPT SUMMARY

****

TOTAL TENDERED = $4,117.24

RECEIPT TOTAL = $4,117.24

CHANGE DUE = $0.00

****

THANK YOU!!

****

DUPLICATE DUPLICATE DUPLICATE DUPLICATE

V:1.0.3431

Costa Mesa
FINANCE DEPARTMENT
CITY OF COSTA MESA

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

SANDPIPER MOTEL
NAME OF HOTEL/MOTEL
1967 Newport Blvd.
Costa Mesa, CA 92627-2251
ADDRESS

DATE

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below

STATEMENT

I, DAVID G[redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered 139 for a period of more than thirty (30) consecutive days. My period of stay is/was from 2/1/13 to NOW I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days

Signed [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 2/1/13 To NOW

Number of (nights / weeks / months) occupied: 28 Room rate: 53- per (day / week / month)
CIRCLE ONE

Total amount of exemption $ 1484-

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1881-22 (rev. 11/10) White and Canary – Finance Dept.; Pink - Customer

03-25-2013/02:50 PM
USER:ERI

DATE	PERIOD COVERED 001 –	
	FROM	TO
3-11-13	2-1-13	2-28-13

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		52,949.40-
2.	OCCUPANCIES GREATER THAN 30 DAYS	1484-	
3.	GOVERNMENT EMPLOYEES	-0-	
4.	OTHER (Explain)	-0-	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		1484.-
6.	TAXABLE RENTS (Line 1 Minus Line 5)		51,465.40
7.	TAX: 8% OF LINE 6		4,117.24
8.	OVER COLLECTED T.O.T.		-0-
9.	PENALTY: 10% Per Month		-0-
10.	INTEREST: 1/2 OF 1% PER MONTH		-0-
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		4,117.24

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: [redacted]
Title: general manager
Name of Business: Sandpiper Motel

DUPLICATE DUPLICATE DUPLICATE DUPLICATE
CITY OF COSTA MESA
COSTA MESA, CA 92626
****
Reg# #/Rcpt#: 001-00245150 [RR1]
Accounting Date: Mon, Apr 22, 2013
Date/Time: Mon, Apr 22, 2013 3:21 PM
****
1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 03/01/2013 TO 03/31/2013 HOTE
L: SANDPIPER

FEE AMOUNT: $4,206.49

RECEIPT TOTAL = $4,206.49
****
Pmt# :1 Payment Data:
Payer: MIKE LIN
Method: CC
Ref#: VISA
AMOUNT
- = $3,000.00
****
Pmt# :2 Payment Data:
Payer: SANDPIPER MOTEL
Method: CK
Ref#: 3169
AMOUNT
- = $1,206.49
****
RECEIPT SUMMARY
****
TOTAL TENDERED = $4,206.49
RECEIPT TOTAL = $4,206.49

CHANGE DUE = $0.00
****
THANK YOU!!
****
DUPLICATE DUPLICATE DUPLICATE DUPLICATE
v:1.0.3431

Costa Mesa

FINANCE DEPARTMENT
CITY OF COSTA MESA

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

SANDPIPER MOTEL
NAME OF HOTEL/MOTEL

1967 Newport Blvd.
Costa Mesa, CA 92627-2251

DATE

ADDRESS

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I, David G[redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered #139 for a period of more than thirty (30) consecutive days. My period of stay is/was from 3/1/2013 to NOW. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 3/1/2013 To NOW

Number of nights / weeks / months occupied: 31 (CIRCLE ONE) Room rate: 53 per day / week / month (CIRCLE ONE)

Total amount of exemption $ 1643 —

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary – Finance Dept.; Pink - Customer

04-22-2013/03:21 PM
USER:RR1

DATE	PERIOD COVERED 001 -	
	FROM	TO
4/22/13	3/1/13	3/31/13

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		54224.10
2.	OCCUPANCIES GREATER THAN 30 DAYS	1643 —	
3.	GOVERNMENT EMPLOYEES	-0-	
4.	OTHER (Explain)	-0-	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		1643 —
6.	TAXABLE RENTS (Line 1 Minus Line 5)		52,581.10
7.	TAX: 8% OF LINE 6		4,206.49
8.	OVER COLLECTED T.O.T.		-0-
9.	PENALTY: 10% Per Month		-0-
10.	INTEREST: 1/2 OF 1% PER MONTH		-0-
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		4,206.49

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: [signature]

Title: Genl manager

Name of Business: Sandpiper Motel

DUPLICATE DUPLICATE DUPLICATE DUPLICATE
CITY OF COSTA MESA
COSTA MESA, CA 92626

Reg# #/Rcpt#: 001-00246325 [RR1]
Accounting Date: Tue, May 28, 2013
Date/Time: Tue, May 28, 2013 10:27 AM

1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 04/01/2013 TO 04/30/2013 HOTEL: SANDPIPER

FEE AMOUNT: $4,055.73

RECEIPT TOTAL = $4,055.73

Payment Data:
Pmt# :1
Payer: MIKE LIN
Method: CC
Ref#: VISA
AMOUNT = $3,000.00

Payment Data:
Pmt# :2
Payer: SANDPIPER MOTEL
Method: CK
Ref#: 3187
AMOUNT = $1,055.73

RECEIPT SUMMARY

TOTAL TENDERED = $4,055.73
RECEIPT TOTAL = $4,055.73

CHANGE DUE = $0.00

THANK YOU!!

DUPLICATE DUPLICATE DUPLICATE DUPLICATE
v:1.0.3431

Costa Mesa
FINANCE DEPARTMENT
CITY OF COSTA MESA

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

SANDPIPER MOTEL
NAME OF HOTEL/MOTEL
1967 Newport Blvd.
Costa Mesa, CA 92627-2251
ADDRESS

DATE

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I, DAVID G [redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered 39 for a period of more than thirty (30) consecutive days. My period of stay is/was from 4/1/13 to 4/30/13. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 4/1/13 To 4/30/13

Number of (nights) / weeks / months occupied: 30 Room rate: 53 — per day / week / month
CIRCLE ONE

Total amount of exemption $ 1590 —

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

1860-22

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary – Finance Dept.; Pink - Customer

05-28-2013/10:27 AM
USER:RR1

DATE	PERIOD COVERED FROM	PERIOD COVERED TO
5/18/2013	4-1-13	4-30-13

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		52,286.53
2.	OCCUPANCIES GREATER THAN 30 DAYS	1590 —	
3.	GOVERNMENT EMPLOYEES	-0-	
4.	OTHER (Explain)	-0-	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		1590 —
6.	TAXABLE RENTS (Line 1 Minus Line 5)		50,696.53
7.	TAX: 8% OF LINE 6		4,055.73
8.	OVER COLLECTED T.O.T.		-0-
9.	PENALTY: 10% Per Month		-0-
10.	INTEREST: 1/2 OF 1% PER MONTH		-0-
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		4,055.73

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: [redacted]
Title: general manager
Name of Business: Sandpiper Motel

DUPLICATE DUPLICATE DUPLICATE DUPLICATE

CITY OF COSTA MESA,

COSTA MESA, CA 92626

****

Reg# #/Rcpt#: 001-00247452 [RR1]

Accounting Date: Tue, Jun 25, 2013

Date/Time: Tue, Jun 25, 2013 1:33 PM

****

1040/TAX-TRANSIENT OCC TAX

REF#:PERIOD: 05/01/2013 TO 05/31/2013 HOTEL: SANDPIPER

FEE AMOUNT: $4,385.05

RECEIPT TOTAL = $4,385.05

****

Payment Data:

Pmt# :1

Payer: MIKE LIN

Method: CC

Ref#: VISA

AMOUNT = $3,000.00

****

Payment Data:

Pmt# :2

Payer: SANDPIPER MOTEL

Method: CK

Ref#: 3219

AMOUNT = $1,385.05

****

RECEIPT SUMMARY

****

TOTAL TENDERED = $4,385.05

RECEIPT TOTAL = $4,385.05

CHANGE DUE = $0.00

****

THANK YOU!!

****

DUPLICATE DUPLICATE DUPLICATE DUPLICATE

v:1.0.3431

Costa Mesa
FINANCE DEPARTMENT
CITY OF COSTA MESA

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

SANDPIPER MOTEL
NAME OF HOTEL/MOTEL
1967 Newport Blvd.
Costa Mesa, CA 92627-2251
ADDRESS

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below.

STATEMENT

I, DAVID G [redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered # 139 for a period of more than thirty (30) consecutive days. My period of stay is/was from 5/1/13 to 5/31/13. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 5/1/13 To NOW

Number of (nights) / weeks / months occupied: 31 Room rate: 53 — per (day) / week / month (CIRCLE ONE)

Total amount of exemption $ 1643 —

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary – Finance Dept.; Pink - Customer

06-25-2013/01:33 PM
USER:RR1

DATE	PERIOD COVERED FROM	PERIOD COVERED TO
6/24/13	5/1/13	5/31/13

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		56,456.12
2.	OCCUPANCIES GREATER THAN 30 DAYS	1643 —	
3.	GOVERNMENT EMPLOYEES	-0-	
4.	OTHER (Explain)	-0-	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		1643 —
6.	TAXABLE RENTS (Line 1 Minus Line 5)		54,813.12
7.	TAX: 8% OF LINE 6		4385.05
8.	OVER COLLECTED T.O.T.		-0-
9.	PENALTY: 10% PER MONTH		-0-
10.	INTEREST: 1/2 OF 1% PER MONTH		-0-
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		4,385.05

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: [redacted]
Title: General Manager
Name of Business: Sandpiper Motel

****
CITY OF COSTA MESA
COSTA MESA, CA 92626
****
Reg# #/Rcpt#: 001-00248111 [RR1]
Accounting Date: Mon, Jul 15, 2013
Date/Time: Mon, Jul 15, 2013 3:33 PM
****
1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 06/01/2013 TO 06/30/2013 HOTEL: SANDPIPER
FEE AMOUNT: $4,827.63

RECEIPT TOTAL = $4,827.63

****
Payment Data:
Pmt# :1
Payer: MIKE LIN
Method: CC
Ref#: VISA
AMOUNT = $3,000.00

****
Payment Data:
Pmt# :2
Payer: SANDPIPER MOTEL
Method: CK
Ref#: 3239
AMOUNT = $1,827.63

****
RECEIPT SUMMARY
****
TOTAL TENDERED = $4,827.63
RECEIPT TOTAL = $4,827.63

CHANGE DUE = $0.00
****
THANK YOU!!
****
v:1.0.3431

Costa Mesa
FINANCE DEPARTMENT
CITY OF COSTA MESA

DATE

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

SANDPIPER MOTEL
NAME OF HOTEL/MOTEL
1967 Newport Blvd.
Costa Mesa, CA 92627-2251
ADDRESS

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below

STATEMENT

I, David [redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered _____ for a period of more than thirty (30) consecutive days. My period of stay is/was from 6/1/13 to 6/30/13 I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 6/1/13 To 6/30/13

Number of (nights) / weeks / months occupied: 30 , Room rate: $53 per day / week / month
CIRCLE ONE

Total amount of exemption $ 1590 —

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. Change of Address must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary - Finance Dept.; Pink - Customer

07-15-2013/03:33 PM
USER:RR1

DATE	PERIOD COVERED	
	FROM	TO
7/15/13	6-1-13	6-30-13

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		61,935.53
2.	OCCUPANCIES GREATER THAN 30 DAYS	1590-	
3.	GOVERNMENT EMPLOYEES	0	
4.	OTHER (Explain)	0	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		1590 —
6.	TAXABLE RENTS (Line 1 Minus Line 5)		60,345.53
7.	TAX: 8% OF LINE 6		4827.63
8.	OVER COLLECTED T.O.T.		0
9.	PENALTY: 10% PER MONTH		0
10.	INTEREST: 1/2 OF 1% PER MONTH		0
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		4827.63

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: [redacted]
Title: Yard manager
Name of Business: Sandpiper Motel

****
CITY OF COSTA MESA
COSTA MESA, CA 92626
****
Reg# #/Rcpt#: 001-00249622 [MS]
Accounting Date: Mon, Aug 26, 2013
Date/Time: Mon, Aug 26, 2013 3:46 PM
****
1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 07/01/2013 TO 07/31/2013 HOTEL: SANDPIPER

FEE AMOUNT: $5,743.69

RECEIPT TOTAL = $5,743.69

****
Payment Data:
Pmt# :1
Payer: MIKE LIN FOR SANDPIPER MOTEL
Method: CC
Ref#: VI
AMOUNT = $3,000.00

****
Payment Data:
Pmt# :2
Payer: SANDPIPER MOTEL
Method: CK
Ref#: 3262
AMOUNT = $2,743.69

****
RECEIPT SUMMARY
****
TOTAL TENDERED = $5,743.69
RECEIPT TOTAL = $5,743.69

CHANGE DUE = $0.00
****
THANK YOU!!
****
v:1.0.3431

Costa Mesa
FINANCE DEPARTMENT
CITY OF COSTA MESA

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

SANDPIPER MOTEL — NAME OF HOTEL/MOTEL
1967 Newport Blvd.
Costa Mesa, CA 92627-2251 — ADDRESS

TC

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I, David g[redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered 139 for a period of more than thirty (30) consecutive days. My period of stay is/was from 7/1/13 to 7/31/13. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 7/1/13 To: 7/31/13

Number of (nights) / weeks / months occupied: 31 Room rate: 53.- per day / week / month (CIRCLE ONE)

Total amount of exemption $ 1643.-

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary – Finance Dept.; Pink - Customer

08-26-2013/03:46 PM
USER:MS

DATE	PERIOD COVERED 003 - [redacted]	
	FROM	TO
8/20/13	7-1-13	7-31-13

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		73,439.99
2.	OCCUPANCIES GREATER THAN 30 DAYS	1643.-	
3.	GOVERNMENT EMPLOYEES	-0-	
4.	OTHER (Explain)	-0-	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		1643.-
6.	TAXABLE RENTS (Line 1 Minus Line 5)		71,796.99
7.	TAX: 8% OF LINE 6		5,743.68
8.	OVER COLLECTED T.O.T.		-0-
9.	PENALTY: 10% Per Month		-0-
10.	INTEREST: 1/2 OF 1% PER MONTH		-0-
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		5,743.68

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: [redacted]
Title: General manager
Name of Business: Sandpiper Motel

DUPLICATE DUPLICATE DUPLICATE DUPLICATE DUPLICATE

CITY OF COSTA MESA

COSTA MESA, CA 92626

Reg# #/Rcpt#: 001-00250537 [RR1]

Accounting Date: Mon, Sep 23, 2013

Date/Time: Mon, Sep 23, 2013 4:40 PM

1040/TAX-TRANSIENT OCC TAX

REF#:PERIOD: 08/01/2013 TO 08/31/2013 HOTE

L: SANDPIPER

FEE AMOUNT: $5,623.38

RECEIPT TOTAL = $5,623.38

Payment Data:

Pmt# :1

Payer: MIKE LIN

Method: CC

Ref#: VISA

AMOUNT

= $3,000.00

Payment Data:

Pmt# :2

Payer: SANDPIPER MOTEL

Method: CK

Ref#: 3286

AMOUNT

= $2,623.38

RECEIPT SUMMARY

TOTAL TENDERED = $5,623.38

RECEIPT TOTAL = $5,623.38

CHANGE DUE = $0.00

THANK YOU!!

DUPLICATE DUPLICATE DUPLICATE DUPLICATE DUPLICATE

v:1.0.3431

Costa Mesa

FINANCE DEPARTMENT
CITY OF COSTA MESA

TRANSIENT OCCUPANCY TAX EXEMPTION CERTIFICATE

SANDPIPER MOTEL
NAME OF HOTEL/MOTEL

1967 Newport Blvd.
Costa Mesa, CA 92627-2251

DATE

ADDRESS

To be relieved from Transient Occupancy Tax liability, the person who stays more than thirty (30) consecutive days, must complete the statement below:

STATEMENT

I, David G[redacted], declare under penalty of perjury, that I will/have occupied room(s) numbered # 139 for a period of more than thirty (30) consecutive days. My period of stay is/was from 8/1/13 to 8/31/13. I also agree to pay the amount of Transient Occupancy Tax if I DO NOT stay for a period of more than thirty (30) consecutive days.

Signed [redacted]

For Hotel/Motel Use Only

Folio/Registration No. _____ Period of stay: From 8/1/13 To 8/31/13

Number of nights / weeks / months occupied: 31 (CIRCLE ONE) Room rate: 53 per day / week / month (CIRCLE ONE)

Total amount of exemption $ 1643 —

This exemption certificate must be attached to the transient occupancy tax return filed during the period in which the exemption was given.

1860-22

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary – Finance Dept.; Pink - Customer

09-23-2013/04:40 PM
USER:RR1
001-00250537

DATE	PERIOD COVERED FROM	TO
9/23/13	8/1/13	8/31/13

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		71,935.31
2.	OCCUPANCIES GREATER THAN 30 DAYS	1643 —	
3.	GOVERNMENT EMPLOYEES	0	
4.	OTHER (Explain)	0	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		1,643 —
6.	TAXABLE RENTS (Line 1 Minus Line 5)		70,292.21
7.	TAX: 8% OF LINE 6		5,623.32
8.	OVER COLLECTED T.O.T.		0
9.	PENALTY: 10% Per Month		0
10.	INTEREST: 1/2 OF 1% PER MONTH		0
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		5,623.32

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: [signature]

Title: gen'l manager

Name of Business: Sandpiper Motel

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
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6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary – Finance Dept.; Pink - Customer

10-28-2013/12:12 PM
USER:MS

DATE	PERIOD COVERED	
	FROM	TO
10/28/13	9-1-13	9-31-13

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS	50,779.58
2.	OCCUPANCIES GREATER THAN 30 DAYS	0
3.	GOVERNMENT EMPLOYEES	0
4.	OTHER (Explain)	0
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)	0
6.	TAXABLE RENTS (Line 1 Minus Line 5)	50,779.58
7.	TAX: 8% OF LINE 6	4,062.37
8.	OVER COLLECTED T.O.T.	0
9.	PENALTY: 10% Per Month	0
10.	INTEREST: 1/2 OF 1% PER MONTH	0
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)	4,062.37

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: _____

Title: General Manager

Name of Business: Sandpiper Motel

****
CITY OF COSTA MESA
COSTA MESA, CA 92626
****
Reg# #/Rcpt#: 001-00251807 [MS]
Accounting Date: Mon, Oct 28, 2013
Date/Time: Mon, Oct 28, 2013 12:12 PM
****
1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 09/01/2013 TO 09/30/2013 HOTE
L: SANDPIPER
FEE AMOUNT: $4,062.37

RECEIPT TOTAL = $4,062.37
****
Payment Data:
Pmt# :1
Payer: MIKE LIN FOR SANDPIPER MOTEL
Method: CC
Ref#: VI
AMOUNT = $3,000.00
-
****
Payment Data:
Pmt# :2
Payer: SANDPIPER MOTEL
Method: CK
Ref#: 3300
AMOUNT = $1,062.37
-
****
RECEIPT SUMMARY
****
TOTAL TENDERED = $4,062.37
RECEIPT TOTAL = $4,062.37

CHANGE DUE = $0.00
****
THANK YOU!!
****
v:1.0.3431

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

02-25-2014/02:30 PM
USER:RR1
001-00255675

DATE	PERIOD COVERED	
	FROM	TO
2/15/14	1-1-14	1-31-14

RETURN THIS COPY WITH REMITTANCE

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 1/1/10) White and Canary – Finance Dept.; Pink - Customer

1.	GROSS RENTAL RECEIPTS		54427.82
2.	OCCUPANCIES GREATER THAN 30 DAYS	0	
3.	GOVERNMENT EMPLOYEES	0	
4.	OTHER (Explain)	0	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		0
6.	TAXABLE RENTS (Line 1 Minus Line 5)		54427.82
7.	TAX: 8% OF LINE 6		4354.23
8.	OVER COLLECTED T.O.T.		0
9.	PENALTY: 10% Per Month		0
10.	INTEREST: 1/2 OF 1% PER MONTH		0
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		4354.23

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: _____

Title: general manager

Name of Business: Sandpiper Motel

****
DUPLICATE DUPLICATE DUPLICATE
CITY OF COSTA MESA
COSTA MESA, CA 92626
****
Reg# #/Rcpt#: 001-00255675 [RR1]
Accounting Date: Tue, Feb 25, 2014
Date/Time: Tue, Feb 25, 2014 2:30 PM
****
1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 01/01/2014 TO 01/31/2014 HOTE
L: SANDPIPER
FEE AMOUNT: $4,354.23
RECEIPT TOTAL = $4,354.23
****
Payment Data:
Pmt# :1
Payer: MIKE LIN
Method: CC
Ref#: VISA
AMOUNT = $3,000.00
****
Payment Data:
Pmt# :2
Payer: SANDPIPER MOTEL
Method: CK
Ref#: 3387
AMOUNT = $1,354.23
****
RECEIPT SUMMARY
****
TOTAL TENDERED = $4,354.23
RECEIPT TOTAL = $4,354.23
CHANGE DUE = $0.00
****
THANK YOU!!
****
DUPLICATE DUPLICATE DUPLICATE
v:1.0.3431

MERCHANT COPY

MIKE LIN

I AGREE TO PAY ABOVE TOTAL AMOUNT ACCORDING TO CARD ISSUER AGREEMENT (CARDHOLDER AGREEMENT IF CREDIT VOUCHER)

TOTAL $3000.00

SALE

VISA
#########3278

INVOICE: 843881000
AUTH NO: 018270
DATE: FEB 25 14
TIME: 14:30:27
BATCH: 000443

TERMINAL #: 001 MERCHANT ID: 5555555555 4356

CITY-COSTA MESA-TEBBER
77 FAIR DR
COSTA MESA CA 926262

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary – Finance Dept.; Pink - Customer

01-15-2014/10:04 AM
USER:RR1

RETURN THIS COPY WITH REMITTANCE

DATE	PERIOD COVERED	
	FROM	TO
1-10-2014	12-1-13	12-31-13

1.	GROSS RENTAL RECEIPTS		44,478.96
2.	OCCUPANCIES GREATER THAN 30 DAYS	-0-	
3.	GOVERNMENT EMPLOYEES	-0-	
4.	OTHER (Explain)	-0-	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		-0-
6.	TAXABLE RENTS (Line 1 Minus Line 5)		44,478.96
7.	TAX: 8% OF LINE 6		3,558.32
8.	OVER COLLECTED T.O.T.		-0-
9.	PENALTY: 10% PER MONTH		-0-
10.	INTEREST: 1/2 OF 1% PER MONTH		-0-
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		3,558.32

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: [signature]
Title: General manager
Name of Business: Sandpiper Motel

```
**********
DUPLICATE DUPLICATE DUPLICATE DUPLICATE
CITY OF COSTA MESA
COSTA MESA, CA 92626
**********
Reg# #/Rcpt#: 001-00254144 [ RR1 ]
Accounting Date: Wed, Jan 15, 2014
Date/Time: Wed, Jan 15, 2014 10:04 AM
**********
1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 12/01/2013 TO 12/31/2013 HOTE
L: SANDPIPER
FEE AMOUNT: $3,558.32
----------
RECEIPT TOTAL = $3,558.32
**********
Payment Data:
Pmt# :1
Payer: MIKE LIN
Method: CC
Ref#: VISA
AMOUNT = $3,000.00
-
**********
Payment Data:
Pmt# :2
Payer: SANDPIPER MOTEL
Method: CK
Ref#: 3364
AMOUNT = $558.32
-
**********
RECEIPT SUMMARY
**********
TOTAL TENDERED = $3,558.32
RECEIPT TOTAL = $3,558.32
----------
CHANGE DUE = $0.00
**********
THANK YOU!!
**********
DUPLICATE DUPLICATE DUPLICATE DUPLICATE
v:1.0.3431
```

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary – Finance Dept.; Pink - Customer

12-23-2013/12:38 PM
USER:MS

RETURN THIS COPY WITH REMITTANCE

DATE	PERIOD COVERED FROM	PERIOD COVERED TO
12/17/13	11-1-13	11-30-13

1.	GROSS RENTAL RECEIPTS		41,633.63
2.	OCCUPANCIES GREATER THAN 30 DAYS	Ø	
3.	GOVERNMENT EMPLOYEES	Ø	
4.	OTHER (Explain)	Ø	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		Ø
6.	TAXABLE RENTS (Line 1 Minus Line 5)		41,633.63
7.	TAX: 8% OF LINE 6		3,330.69
8.	OVER COLLECTED T.O.T.		Ø
9.	PENALTY: 10% PER MONTH		Ø
10.	INTEREST: 1/2 OF 1% PER MONTH		Ø
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		3,330.69

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: _____

Title: Guest Manager

Name of Business: Sandpiper Motel

****
CITY OF COSTA MESA
COSTA MESA, CA 92626
****
Reg# #/Rcpt#: 001-00253507 [MS]
Accounting Date: Mon, Dec 23, 2013
Date/Time: Mon, Dec 23, 2013 12:38 PM
****
1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 11/01/2013 TO 11/30/2013 HOTE
L: SANDPIPER
FEE AMOUNT: $3,330.69

RECEIPT TOTAL = $3,330.69
****
Payment Data:
Pmt# :1
Payer: MIKE LIN FOR SANDPIPER MOTEL
Method: CC
Ref#: VI
AMOUNT = $3,000.00
-
****
Payment Data:
Pmt# :2
Payer: SANDPIPER MOTEL
Method: CK
Ref#: 3345
AMOUNT = $330.69
-
****
RECEIPT SUMMARY
****
TOTAL TENDERED = $3,330.69
RECEIPT TOTAL = $3,330.69

CHANGE DUE = $0.00
****
THANK YOU!!
****
v:1.0.3431

FINANCE DEPARTMENT
CITY OF COSTA MESA
77 FAIR DRIVE
P.O. Box 1200
Costa Mesa, CA 92628-1200
Phone: (714) 754-5036

RETURN ON HOTEL, MOTEL TRANSIENT OCCUPANCY TAX

1. **Fill In Completely.** Be sure this form is filled in completely and accurately.
2. **Remittance.** Avoid penalty, make sure proper remittance is enclosed. Make checks payable to City of Costa Mesa. Please enter license number on check.
3. **Checks, Drafts, Postal Notes and Money Orders** are accepted by the Tax Administrator only as agent of the taxpayer and do not constitute payment until cleared. The Tax Administrator assumes no responsibility for loss in transit.
4. **Penalties and Interest for Delinquency.** Return is due to the Tax Administrator by the last work day of the month following close of period. Postmarks will not be accepted. Penalty is 10% of the tax due per month. Interest accrues at 1/2 of 1% of tax per month.
5. **If Business Is Disposed Of Or Suspended.** Closing return must be filed immediately with Tax Administrator and the tax due must be paid. No change of ownership can be recorded until this is done.
6. **Change of Address** must be filed immediately with the Tax Administrator.
7. **File This Return With Tax Administrator** at address shown above. Return white and yellow copies. Retain pink copy for your records.

1861-22 (rev. 11/10) White and Canary -- Finance Dept.; Pink - Customer

11-21-2013/02:32 PM
USER:RR1
001-00252644

DATE	PERIOD COVERED	
	FROM	TO
11-23-13	10-1-13	10-31-13

RETURN THIS COPY WITH REMITTANCE

1.	GROSS RENTAL RECEIPTS		44,404.92
2.	OCCUPANCIES GREATER THAN 30 DAYS	0	
3.	GOVERNMENT EMPLOYEES	0	
4.	OTHER (Explain)	0	
5.	TOTAL ADJUSTMENTS (Lines 2, 3 & 4)		0
6.	TAXABLE RENTS (Line 1 Minus Line 5)		44,404.92
7.	TAX: 8% OF LINE 6		3,552.40
8.	OVER COLLECTED T.O.T.		0
9.	PENALTY: 10% Per Month		0
10.	INTEREST: 1/2 OF 1% PER MONTH		0
11.	TOTAL TAX DUE (Total Lines 7, 8, 9 & 10)		3,552.40

I declare under penalty of perjury that to the best of my knowledge and belief, the statements herein are correct and true.

Signed: _____

Title: general manager

Name of Business: Sandpiper Motel

****
DUPLICATE DUPLICATE DUPLICATE DUPLICATE
CITY OF COSTA MESA
COSTA MESA, CA 92626
****
Reg# #/Rcpt#: 001-00252644 [RR1]
Accounting Date: Thu, Nov 21, 2013
Date/Time: Thu, Nov 21, 2013 2:32 PM
****
1040/TAX-TRANSIENT OCC TAX
REF#:PERIOD: 10/01/2013 TO 10/31/2013 HOTE
L: SANDPIPER
FEE AMOUNT: $3,552.40

RECEIPT TOTAL = $3,552.40
****
Payment Data:
Pmt# :1
Payer: MILE LIN
Method: CC
Ref#: VISA
AMOUNT = $3,000.00
-
****
Payment Data:
Pmt# :2
Payer: SANDPIPER MOTEL
Method: CK
Ref#: 3323
AMOUNT = $552.40
-
****
RECEIPT SUMMARY
****
TOTAL TENDERED = $3,552.40
RECEIPT TOTAL = $3,552.40

CHANGE DUE = $0.00
****
THANK YOU!!
****
DUPLICATE DUPLICATE DUPLICATE DUPLICATE
v:1.0.3431

Sandpiper Motel (46 rooms)	**Rooms rented for long-term occupancy (according to TOT)**	**Percentage of total rooms**
2012 January	2	5%
2012 February	2	5%
2012 March	2	5%
2012 April	2	5%
2012 May	2	5%
2012 June	1	3%
2012 July	1	3%
2012 August	1	3%
2012 September	1	3%
2012 October	1	3%
2012 November	1	3%
2012 December	1	3%
2013 January	1	3%
2013 February	1	3%
2013 March	1	3%
2013 April	1	3%
2013 May	1	3%
2013 June	1	3%
2013 July	1	3%
2013 August	1	3%
2013 September	0	0%
2013 October	0	0%
2013 November	0	0%
2013 December	0	0%
2014 January	0	0%

Friday, May 10, 2013 14:16

Friday, May 10, 2013 14:07

Friday, May 10, 2013 14:07
Friday, May 10, 2013 14:11

Friday, May 10, 2013 14:12

Friday, May 10, 2013 14:12

Friday, May 10, 2013 14:16

COMPLAINT INVESTIGATION

City of Costa Mesa, Community Improvement Division

Assigned to: JON

Case No.: CI-13-0149

COMPLAINT LOCATION CDBG ☐

Complaint Address: 1967 Newport Blvd

Property Owner: LEADER VENTURE INC Phone: 949-645-9137

Address: 1967 Newport Blvd

COMPLAINANT

Name: Jon Neal – Code Enforcement Officer Phone: 714-754-5049

Address: 77 Fair Drive, Costa Mesa, Ca. 92628

Complaint **Received** By: _____ ☐ **Hotline** **Date:** 05/08/2013 **Time:** 0930

Describe Complaint:

On 05/08/13, an inspection of the Sandpiper motel was performed by the Orange County Health Department (OCHD), Costa Mesa Police Department, Costa Mesa Fire Department, Costa Mesa Building Department and Costa Mesa Code Enforcement Division. This motel is located at 1967 Newport Blvd., Costa Mesa California. The purpose of this inspection was to identify any life-safety (Building Code, Fire Code), health and zoning violations that were present at this motel. 8 of the motels 44 rooms were inspected.15 of the 44 rooms are weekly rentals. Room 139 was taken out of service due to substandard living conditions. The resident of room 139 was moved to room 138 until the room is brought back into compliance.

Action:

Open a case. See attached notes

Room 106: 1. Repair peeling paint in bathroom.

2. Repair or replace front window screen that is bent with holes.
3. Repair or replace bathroom window screen with holes.
4. Replace receptacle in bathroom with GIF protected outlet.
5. Repair or replace damaged baseboards behind toilet.
6. Repair or replace deteriorated nightstand (front of drawer is detached).

Room 113: 1. Repair or replace front window screen that is bent with holes.

2. Repair detached wall heater cover.

Room 119: 1. Repair or replace kitchen light cover.

2. Repair or replace deteriorated toilet seat.
3. Repair the water damage along the floor and walls in the bathroom.
4. Repair or replace damaged/missing tiles in shower (above shower head).
5. Repair or replace the water damaged base board behind the head of the bed.

6. Repair bathroom GFI receptacle (has no power).

7. Repair kitchen GFI receptacle that has open ground.

Room 123: 1. Repair hole in the wall (behind room door).

2. Clean accumulation of mildew and grime in shower.

3. Replace missing bathroom window screen.

4. Repair or replace window screen with holes (window above bed).

5. Repair or replace damaged baseboards behind toilet.

6. Repair loose bathroom door knob.

7. Replace missing phone in room.

8. Repair or replace damaged/missing tiles in shower.

9. Replace damages linens and bedding (stained and has holes)

10. Repair or replace GFI protection (hot and neutral reversed)

11. Remove dead cockroach from kitchen cabinet.

Room 126: 1. Repair or replace damaged front window.

2. Remove graffiti from closet.

3. Repair/reseal escutcheon for shower water valve.

4. Clean accumulation of mildew and grime in shower.

5. Repair or replace receptacle to the right of bathroom that has no power.

Room 129: 1. Repair or replace front window screen with holes.

2. Clean accumulation of mildew and grime on ceiling and baseboards.

3. Repair or replace bathroom window screen with holes.

Room 139: 1. Remove trash and debris and bring room back into a rentable condition.

*Room could not be entered due to the accumulation of trash and other debris. The resident was moved to room 138. Access to room 139 is only permitted for removal of items and to bring room back into a rentable condition.

Room 140: 1. Repair or replace bent front window screen with holes.

2. Repair or replace damaged (cracked) front window.

3. Smoke detector was missing battery and needs to be replaced.

4. Replace damages linens and bedding (stained and has holes).

5. Bathroom door has hole and needs to be repaired or replaced.

6. Repair loose door handle and lock mechanism.

7. Clean or replace soiled (stains) and damaged (burn holes) chairs in room.

All rooms: 1. Paint exterior room numbers a contrasting color to the room door.

Laundry Room (2nd floor of building 3): 1. Replace missing window screen.

2. Clean and repair termite damage around window area.

3. Secure stand pipe behind washers.

Water heater/boiler room (1st floor of building 3): 1. Unpermitted and improper water heater/boiler installation. Please pull permit from City of Costa Mesa Building Department (2nd floor city hall) to verify proper installation and that all correction have been made to code.

Parking Area: 1. Repair and restripe deteriorated parking area.

* Parking areas, private alleys, driveways, sidewalks, and walkways shall be maintained free of potholes, cracks, breaks, lifting, and other deteriorated conditions.

05/14/2013 – CEO Neal reviewed the Motel Inspection Complaint and Illegal Construction Violations with property owner Mike Lin. The property owner is pulling demo and plumbing permits to verify corrections to building violations. The owner has requested more time to correct the violations in room 139 due to legal constraints during the current eviction process. The owner will keep the city updated on progress of the eviction and clean up of room 139. An extension has also been requested for the repair to the parking lot area. The owner is in the process of getting quotes for resurfacing and restriping. JON

05/14/2013 - Permits issued for demolition and water heater legalization at above address. Ref: BX13-00182 and P13-00074.JON

05/24/2013 – Water heater corrections verified by CM Building Inspector Ed Cooke under plumbing permit P13-00074. Permit closed. JON

05/30/2013 – Re-inspected room 139 and talked to resident with CM Social Worker Rosemary Neilson. Took photos and observed with no change in condition of room.

05/31/2013 – CEO Neal and Brian Wong from the OCHD re-inspected and took photos of rooms 106, 113, 119, 123, 126, 129, 140, and laundry room. All violations in rooms that were re-inspected were verified to have been corrected. Room 139 was observed to have no changes in condition. A copy of the contract to have the parking lot repaved will be added to the file. The repaving will be done on 06/10 and 06/11/2013. JON

06/07/2013 – Re-inspected room 139 and took photos/observed no change in condition. JON

06/14/2013 - CEO Neal and CM Building Inspector Mark Perkins re-inspected and took photos of the unpermitted construction on trailer behind building 2 and it has been removed. The demo permit has been signed off by inspector Mark Perkins with full compliance. JON

08/08/2013 - Received call from HCD about trailer park reclassification. HCD requested info on CUP and lot line verification. I emailed the cup and lot line info to HCD. Trailer park will be inspected by HCD. JON

08/09/2013 - Re-inspected room 139 and took photos/observed no change in condition. Received call from property owner that 60 day eviction notice has been filed with courts for room 139. Room will be cleaned as soon as judge approves. JON

INSPECTION REPORT

County of Orange, Health Care Agency, Environmental Health
1241 EAST DYER ROAD, SUITE 120
SANTA ANA, CA 92705-5611
(714) 433-6000
ochealthinfo.com/eh

PR0019540

SANDPIPER MOTEL
1967-77 NEWPORT BLVD
COSTA MESA, CA 92627

Record ID: FA0019540
Inspection Date: 05/08/2013
Reinspection Date: 05/22/2013

Type of Facility: 2432-HOTEL/MOTEL 11-50 ROOMS
Service: A01-**ROUTINE INSPECTION**

Mailing Address:
LEADER VENTURES INC
1967-77 NEWPORT BLVD
COSTA MESA, CA 92627

Brian Wong, REHS
ENVIRONMENTAL HEALTH SPECIALIST
(714) 659-3838
bwong@ochca.com

K000 - OPENING COMMENT
The purpose of this visit is to conduct a routine inspection of this hotel facility which consists of 44 rooms.

A joint inspection was conducted at this facility with the following departments for the City of Costa Mesa : Code Enforcement, Police, Fire and Building.

Correct the listed violations below.

K100 - INSPECTIONS WERE CONDUCTED IN THE FOLLOWING ROOMS:
*Inspection of the following rooms were conducted on this date.
Rooms #: 106, 113, 119, 123, 126, 129, 140
Room 139 was to be inspected but access to the room was prevented due to the accumulation of trash and belongings of the room's occupant. Observation was conducted from the doorway.

K101 - CLEANLINESS OF THE CEILING
Observed an accumulation of grime and/or residue on the ceiling in rooms 119, 126 and 129. Clean these areas.

K102 - CLEANLINESS OF THE WALLS
- In general observe broken/missing window screens in multiple rooms. *Replace all broken/missing window screens
- Repair the water damaged door jam for the restroom in room 106
- Repair the water damaged base board behind the head of the bed in room 119

K103 - CLEANLINESS OF THE FLOORS
- clean the stained and dirty carpet in rooms 119, 129
- repair the torn carpet in rooms 106 and 129
- repair the cigarette burned holes in the carpet in rooms 113 and 119
- reattach the loose carpet that had come lose in the corner under the countertop adjacent to the restroom in room 140

K105 - INSECT ACTIVITY
Remove the dead cockroach from the kitchen cabinet in room 123.

K108 - CLEANLINESS OF THE BATHTUB/SHOWER
- Repair the water damage along the floor and walls in the restroom of room 119
- Repair the broken shower tiles in room 123
- Seal the hole around the faucet control knob in the shower of room 126

K109 - CONDITION OF THE LINENS AND BEDDING
Observed the linens and bedding in rooms 123, 129, 140 to have holes. Replace the damaged linens and bedding.

COMMENTS

K199 - NOTES
*The report was reviewed with A. Cano of the Sandpiper Motel, and will be emailed within 7 days.

PLEASE IMMEDIATELY INFORM YOUR ENVIRONMENTAL HEALTH SPECIALIST, NOTED ON THIS REPORT IF:

INSPECTION REPORT
County of Orange, Health Care Agency, Environmental Health
1241 EAST DYER ROAD, SUITE 120
SANTA ANA, CA 92705-5611
(714) 433-6000
ochealthinfo.com/eh

PR0019540

SANDPIPER MOTEL
1967-77 NEWPORT BLVD
COSTA MESA, CA 92627

Record ID: FA0019540
Inspection Date: 05/08/2013

* You are planning a remodel or adding equipment. All such changes must receive prior approval.
* You are planning to sell or transfer ownership; otherwise you may be improperly invoiced.
* You are not the owner noted on the top of this report.

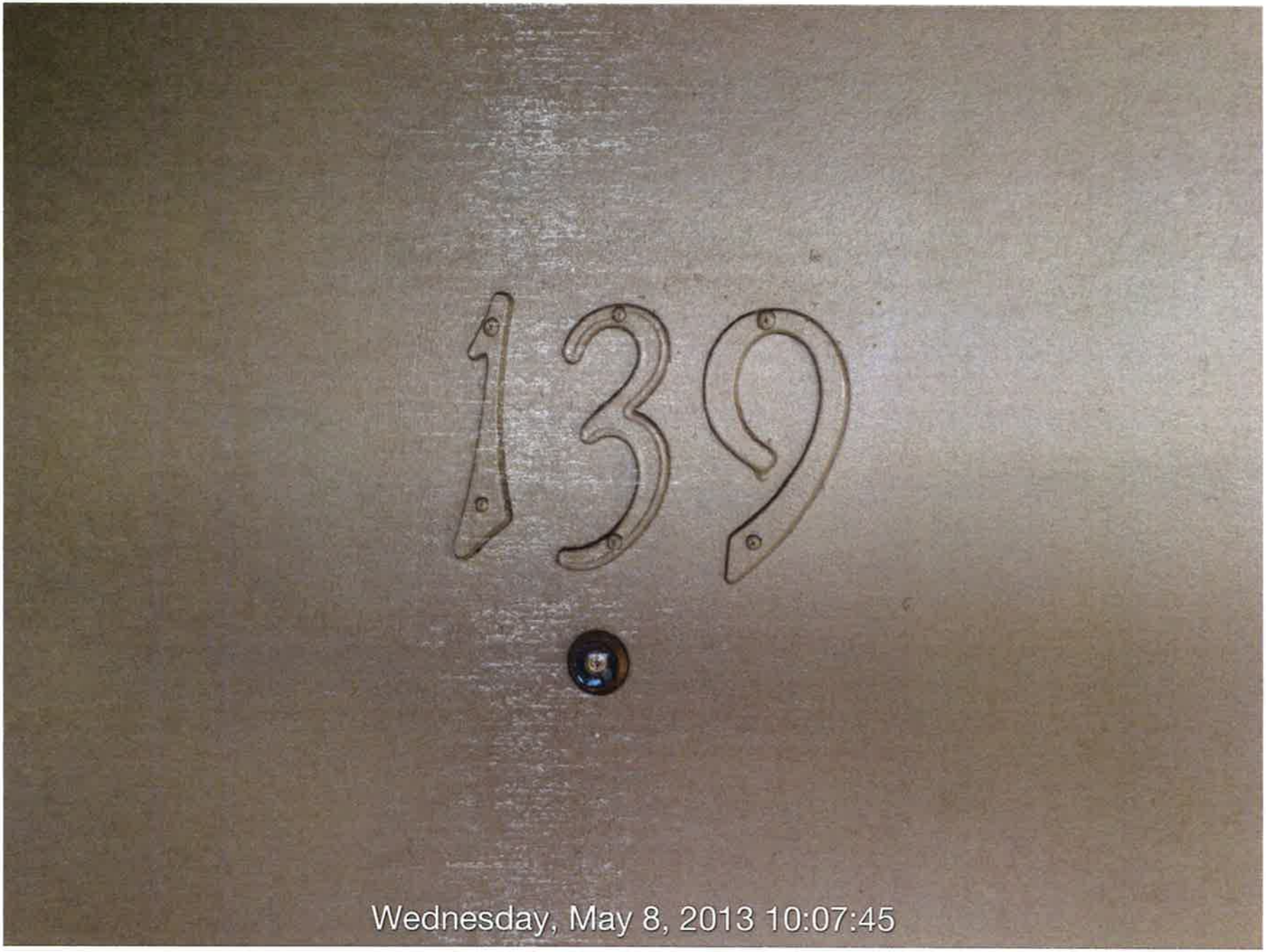
KK00 - REINSPECTION SCHEDULED
A reinspection is tentatively scheduled for 5/22/13 with the confirmed date for reinspection to be coordinated with the City of Costa Mesa.

A reinspection is scheduled on the date noted at top of the inspection report.
REINSPECTION FEES:
Fees are assessed for second or greater reinspections. The purpose of these fees is to shift costs away from compliant operators and impose fees on those facilities that fail to readily comply with the applicable laws and regulations. The amount of the fee is to cover all of the costs associated with the service and the time charged includes travel time. The fees until June 30, 2011 are as follows:
-1st Reinspection: NO FEE
-2nd Reinspection or Greater, during normal work hours:
$25.75per quarter-hour or fraction thereof
-2nd Reinspection or Greater, during other hours, including weekends and holidays:
$38.63 per quarter-hour or fraction thereof

I declare that I have examined and received a copy of this inspection report.

Print Name and Title _____

Signature _____ Date _____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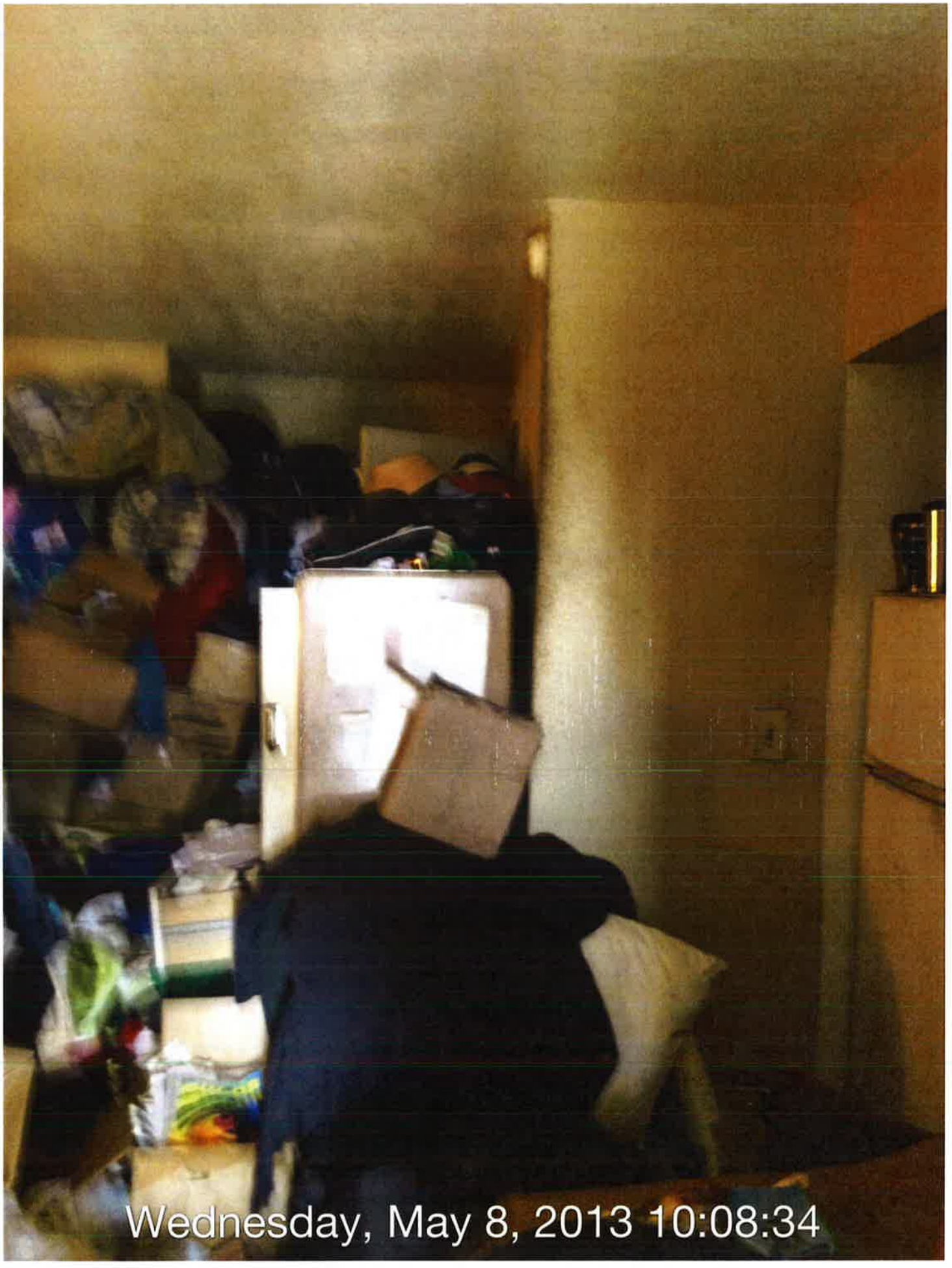
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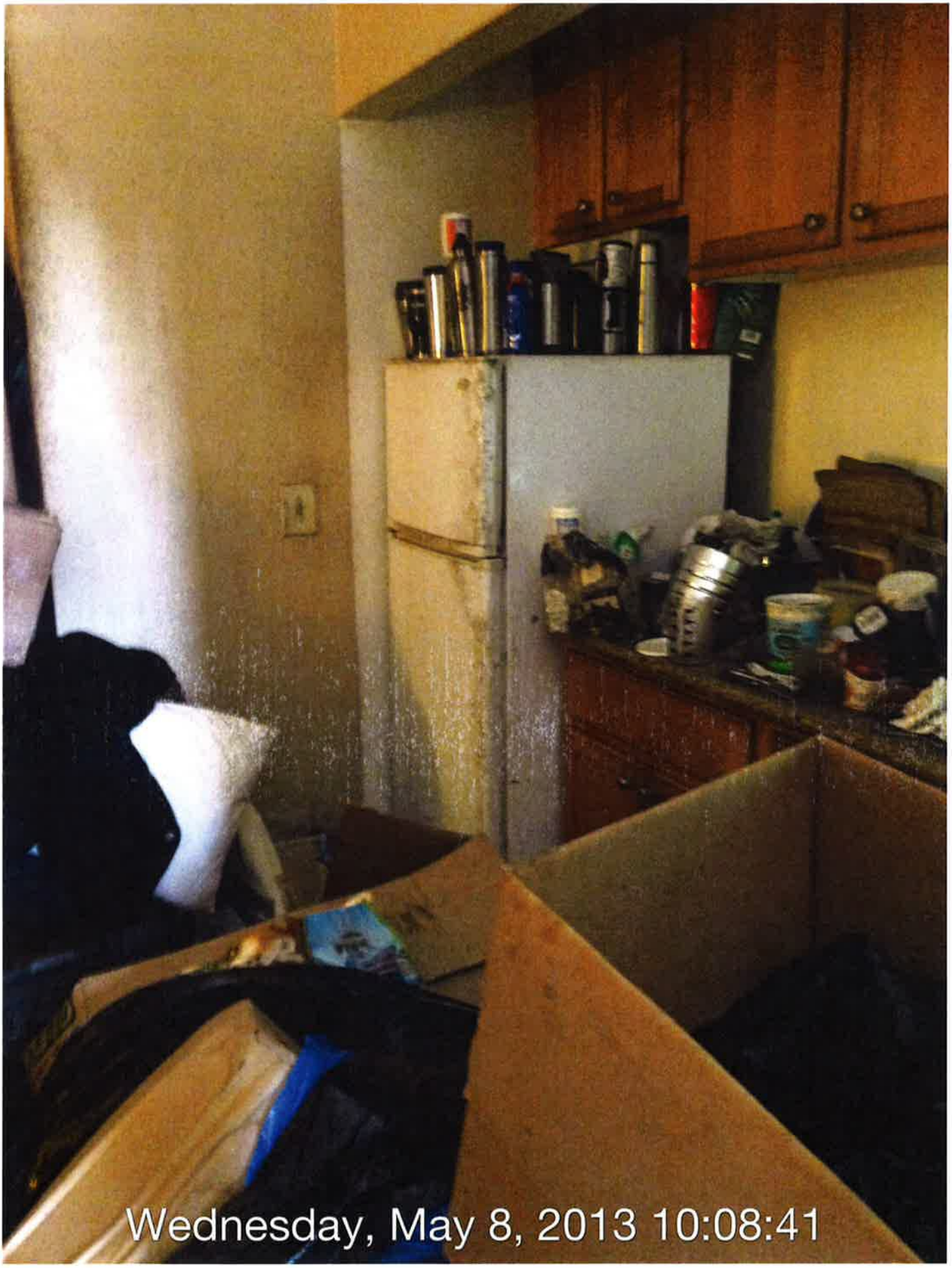
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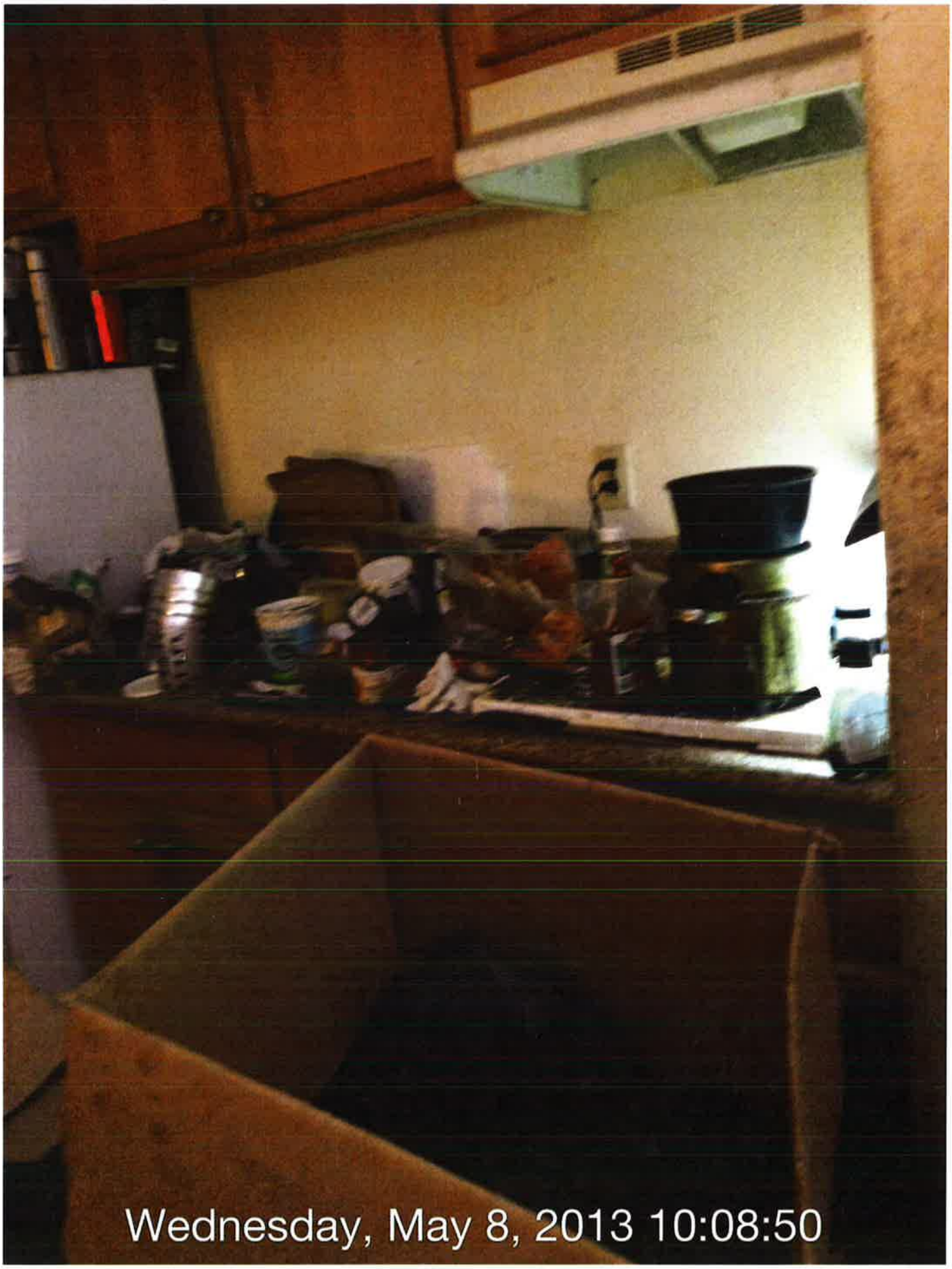
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MC01/F
87435
O'Reilly
50/50
Pre-Diluted
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& Coolant
Manhattan Toy
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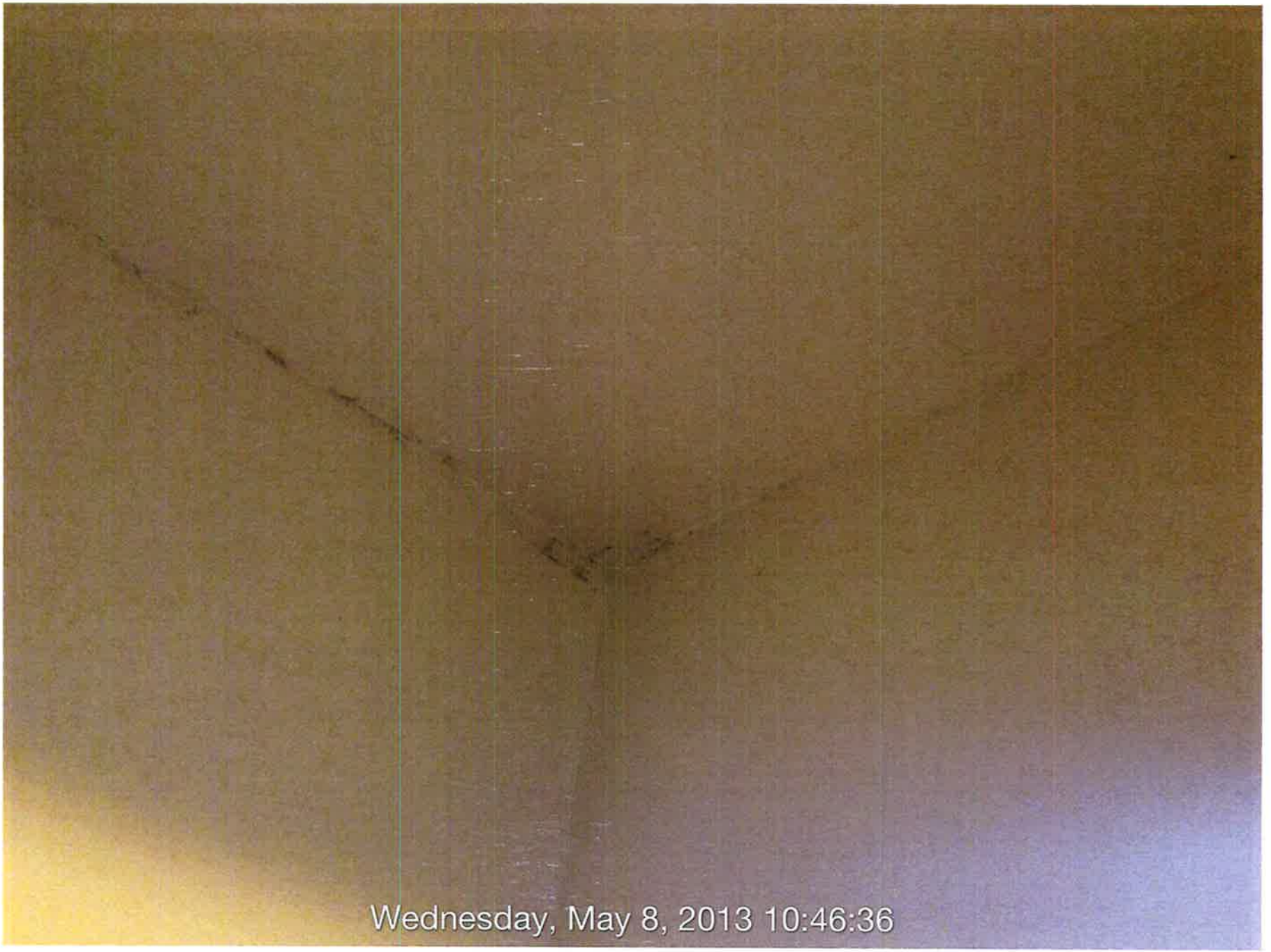
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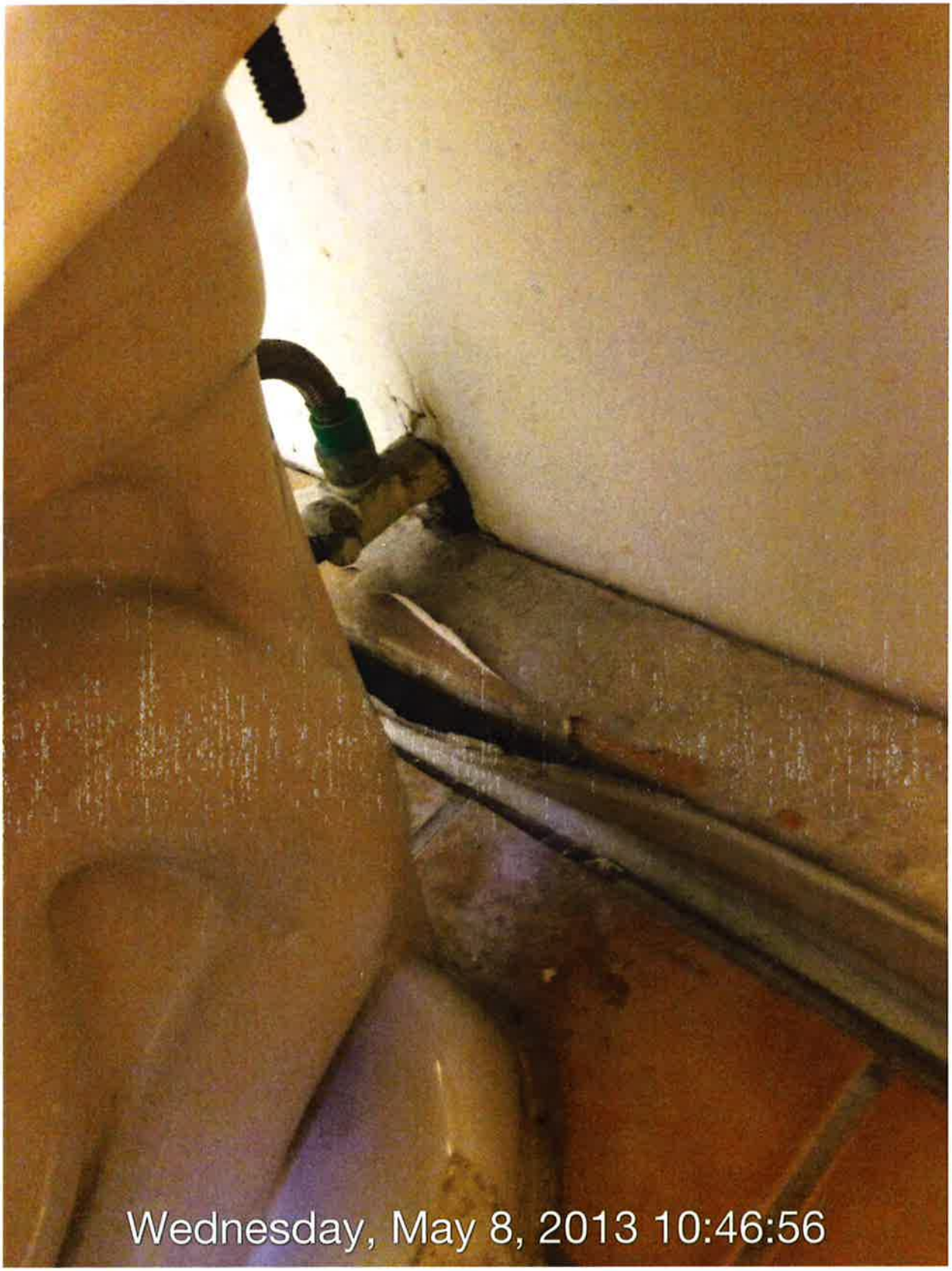
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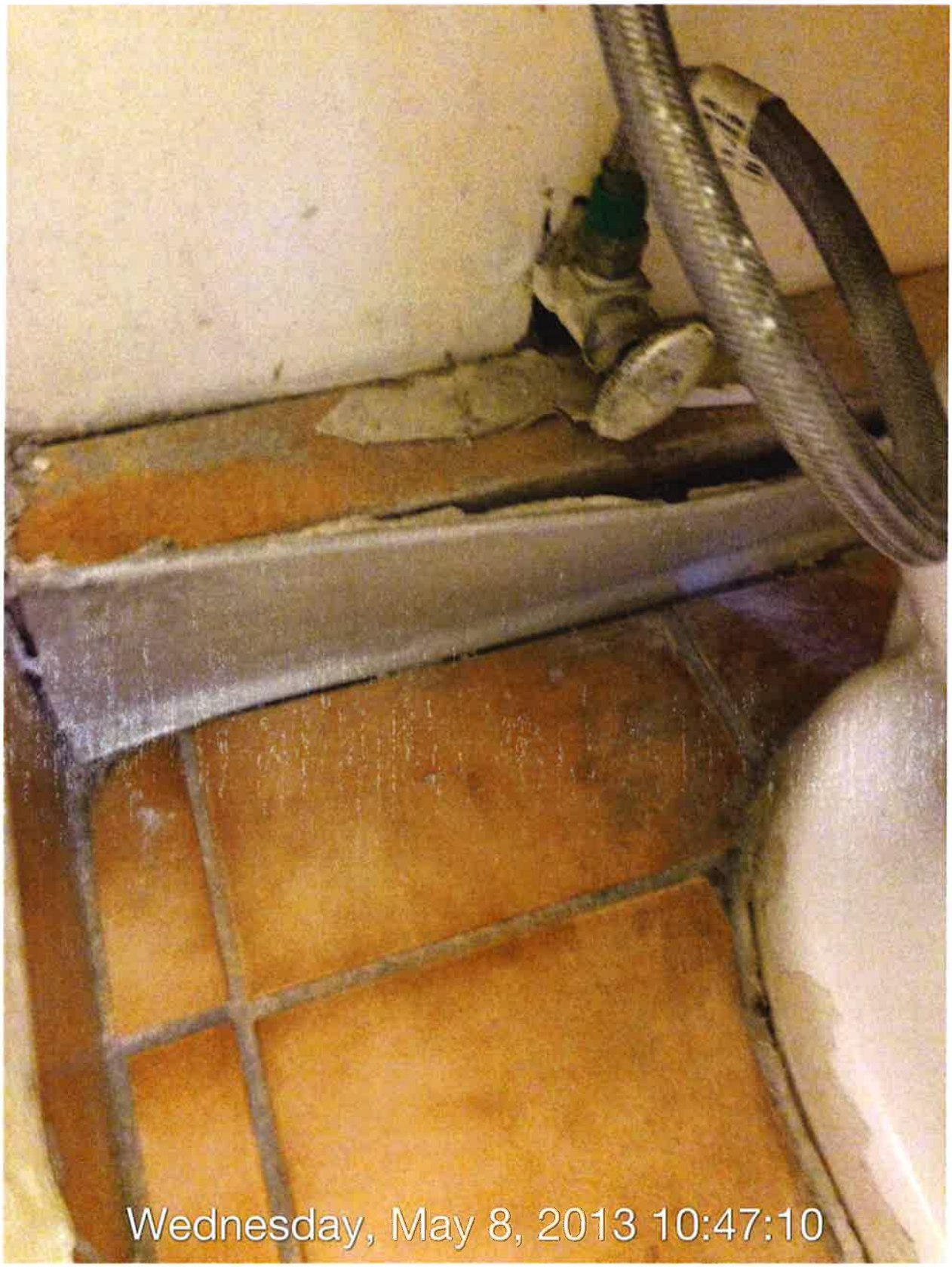
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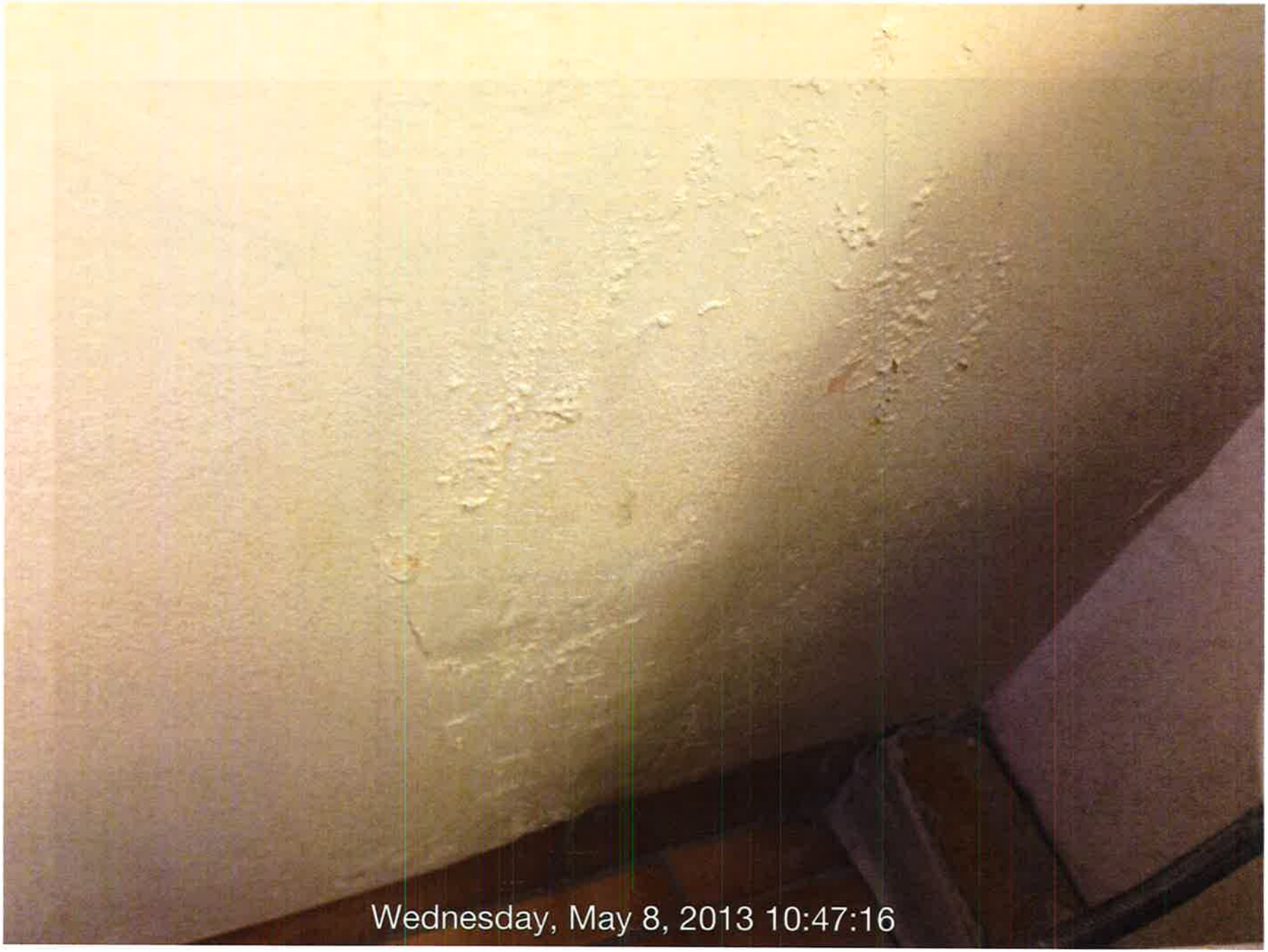
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No Smoking
Please
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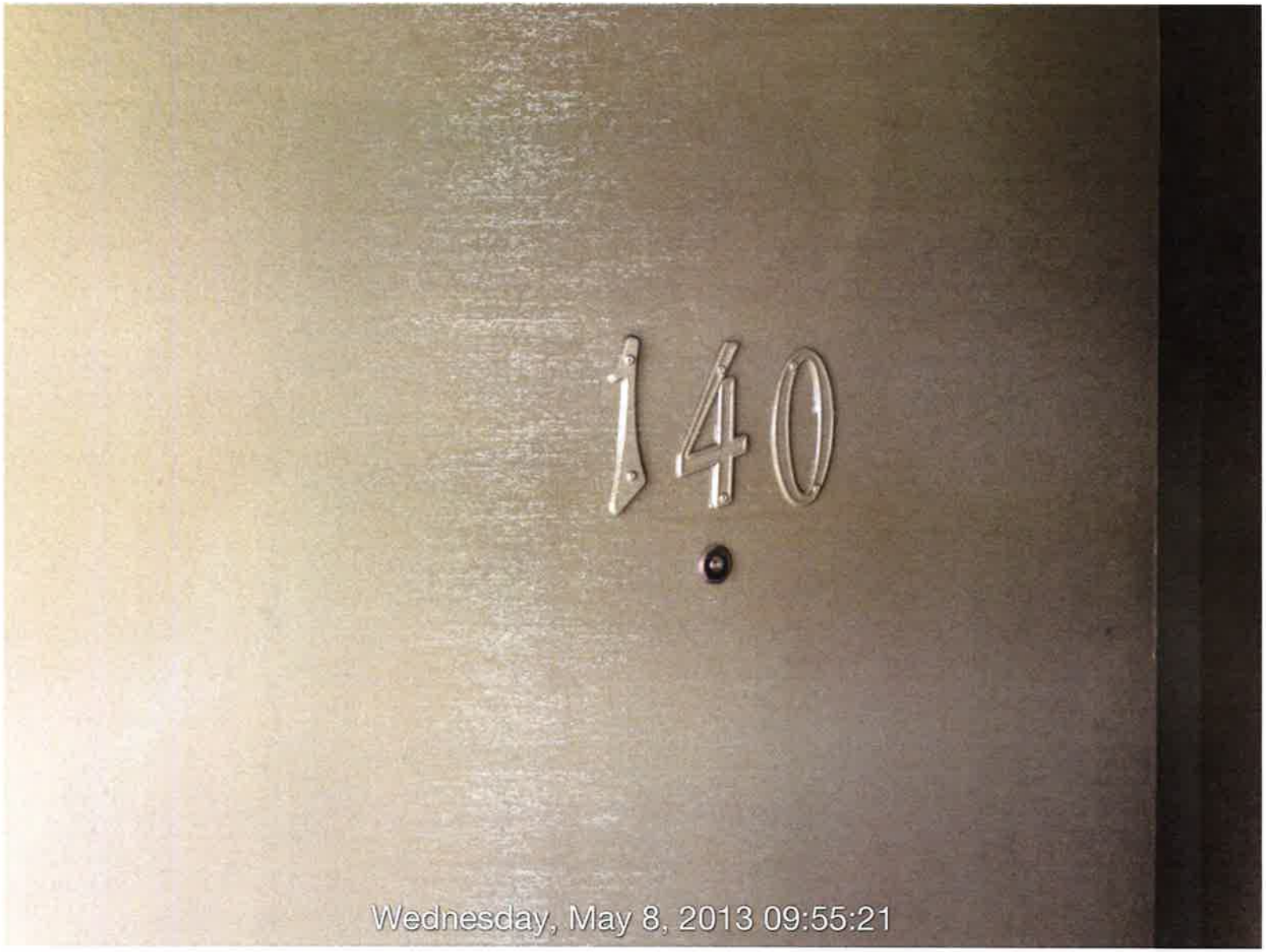
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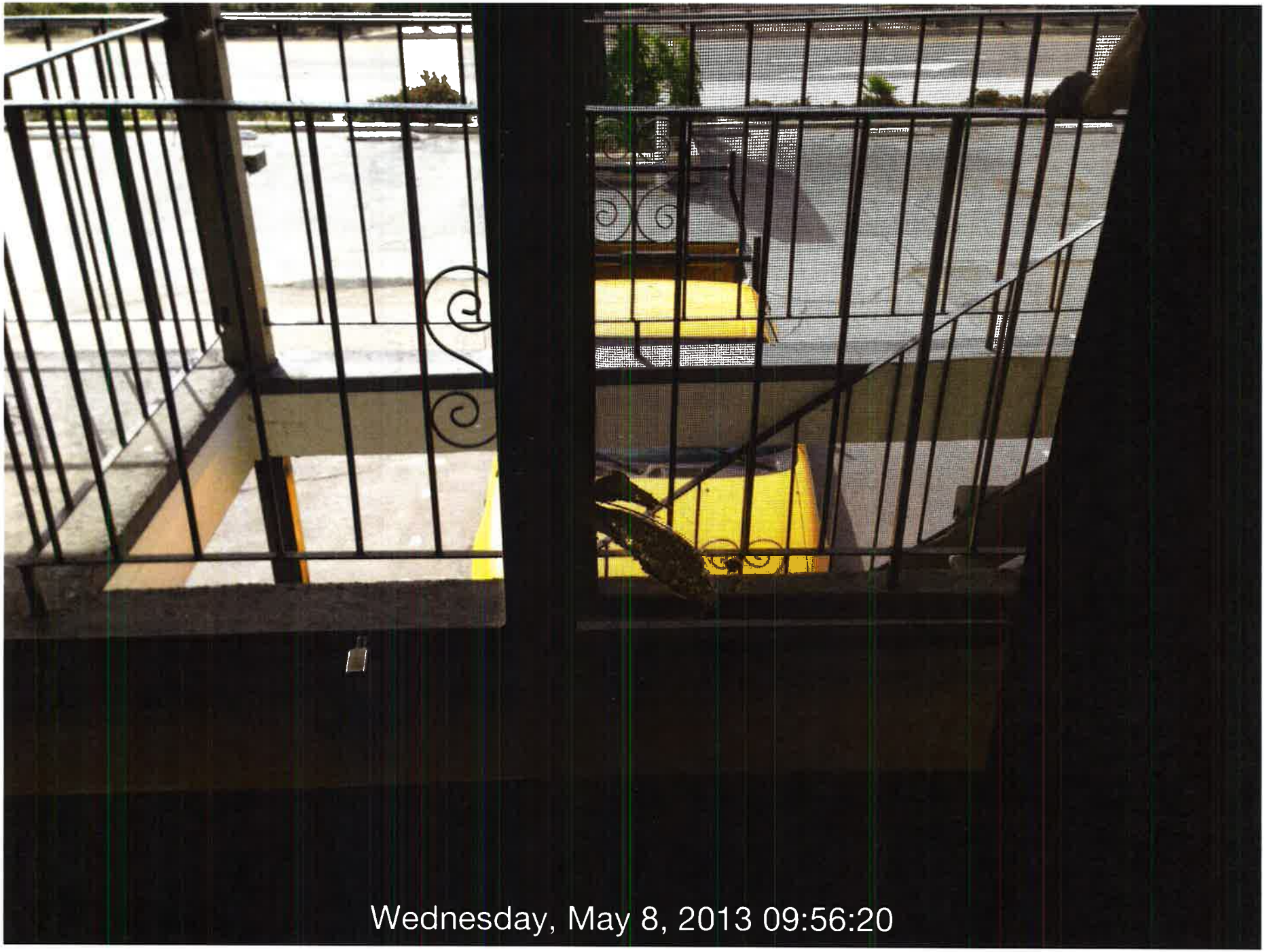
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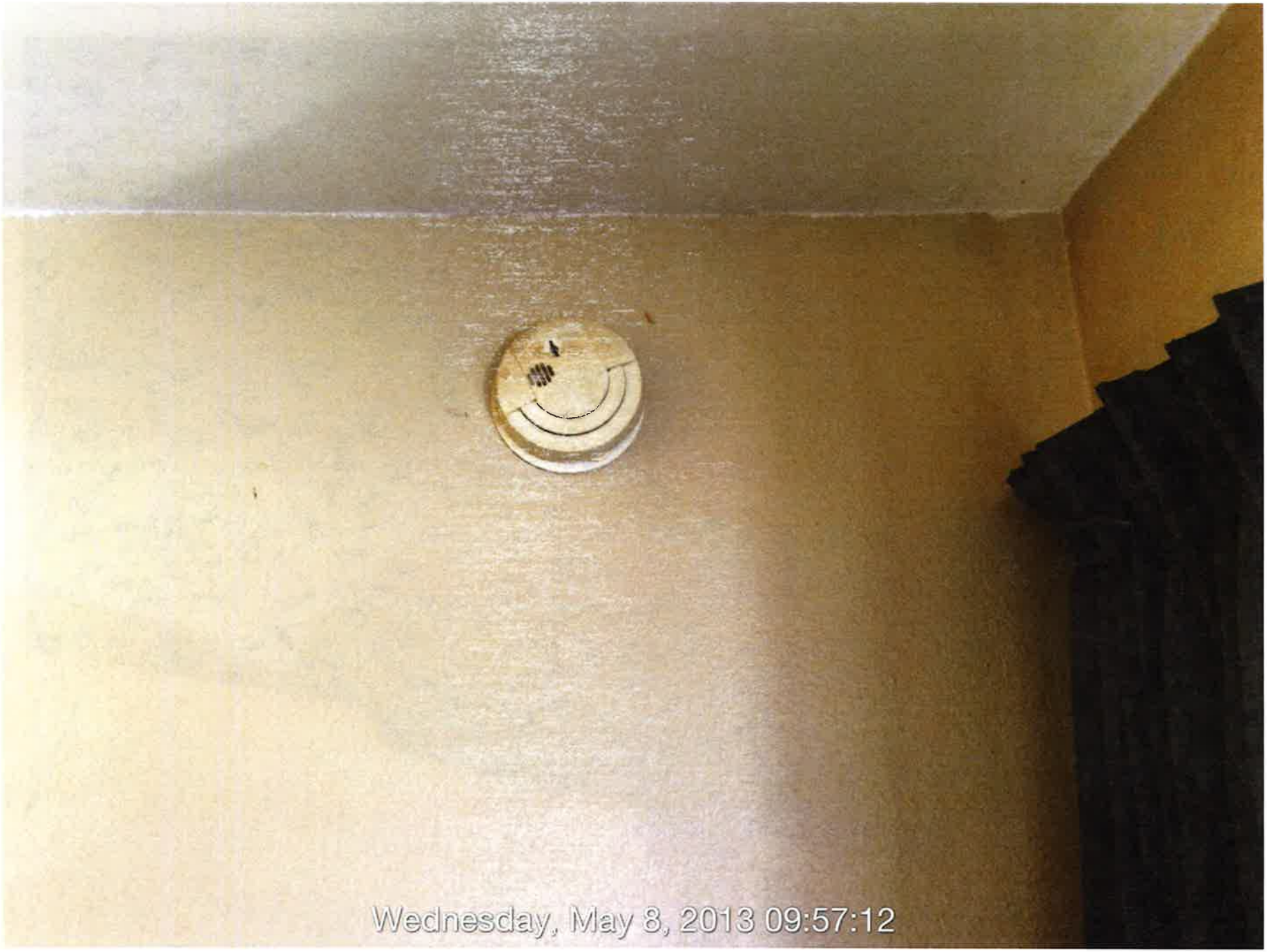
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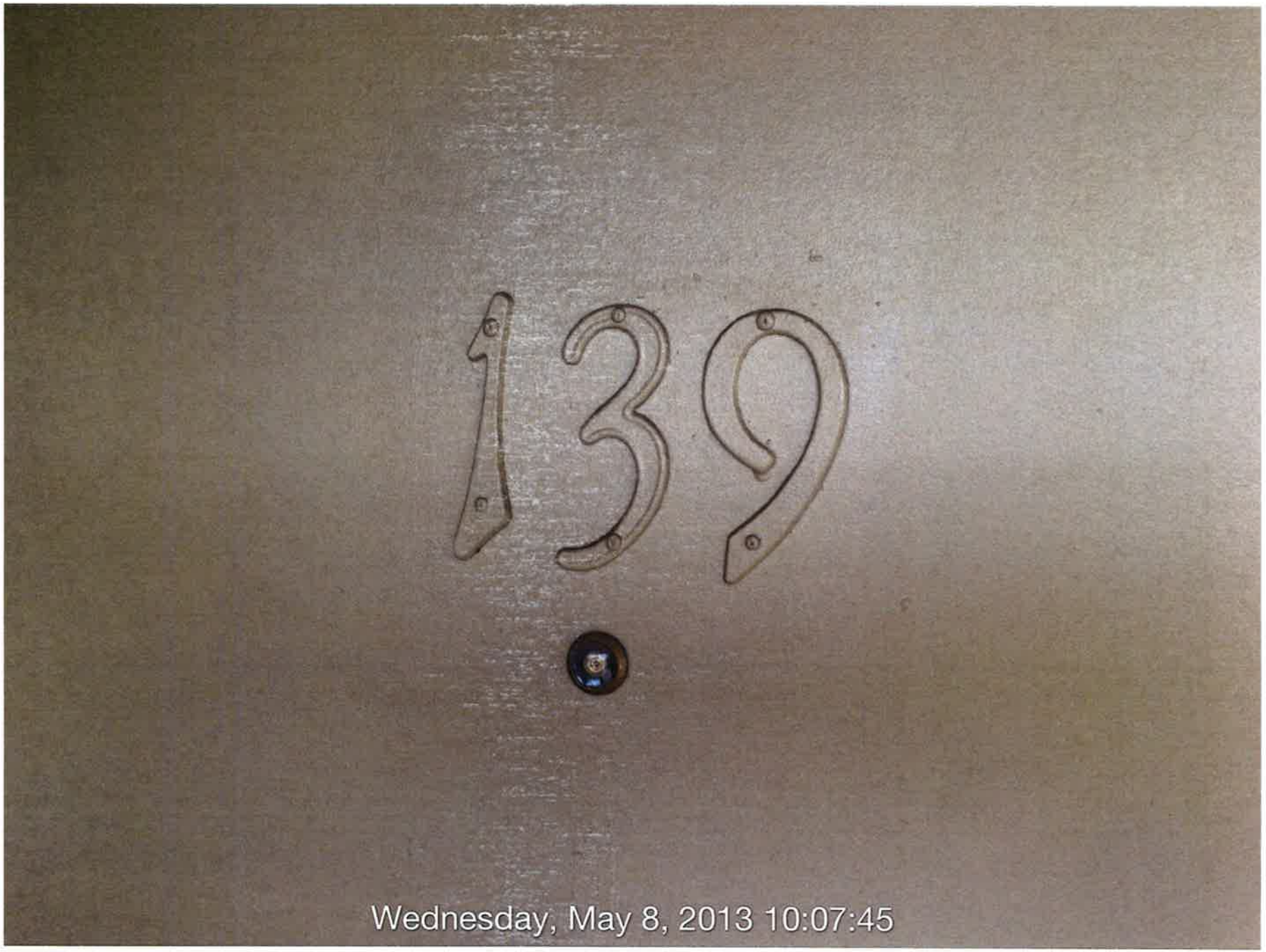
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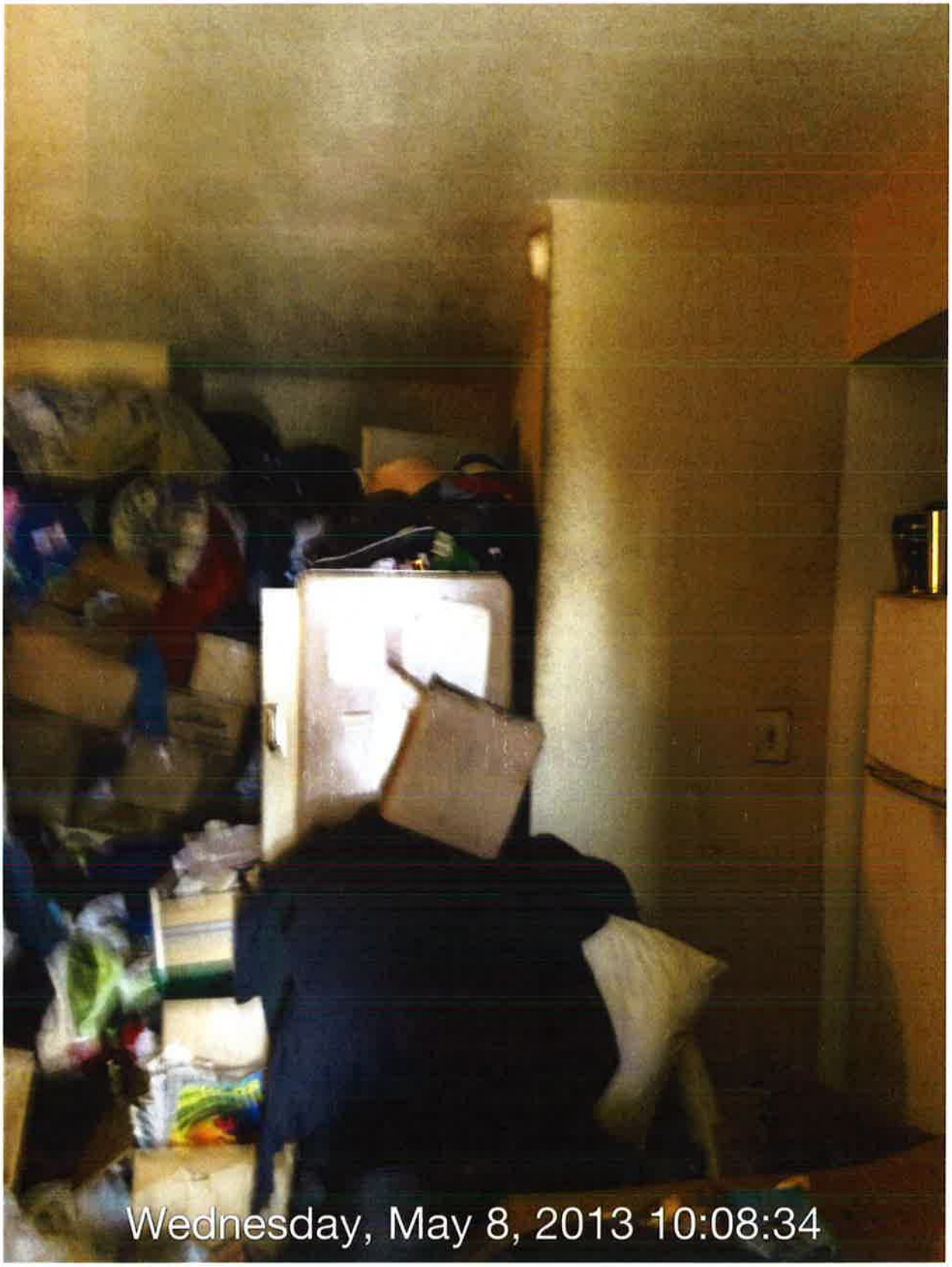
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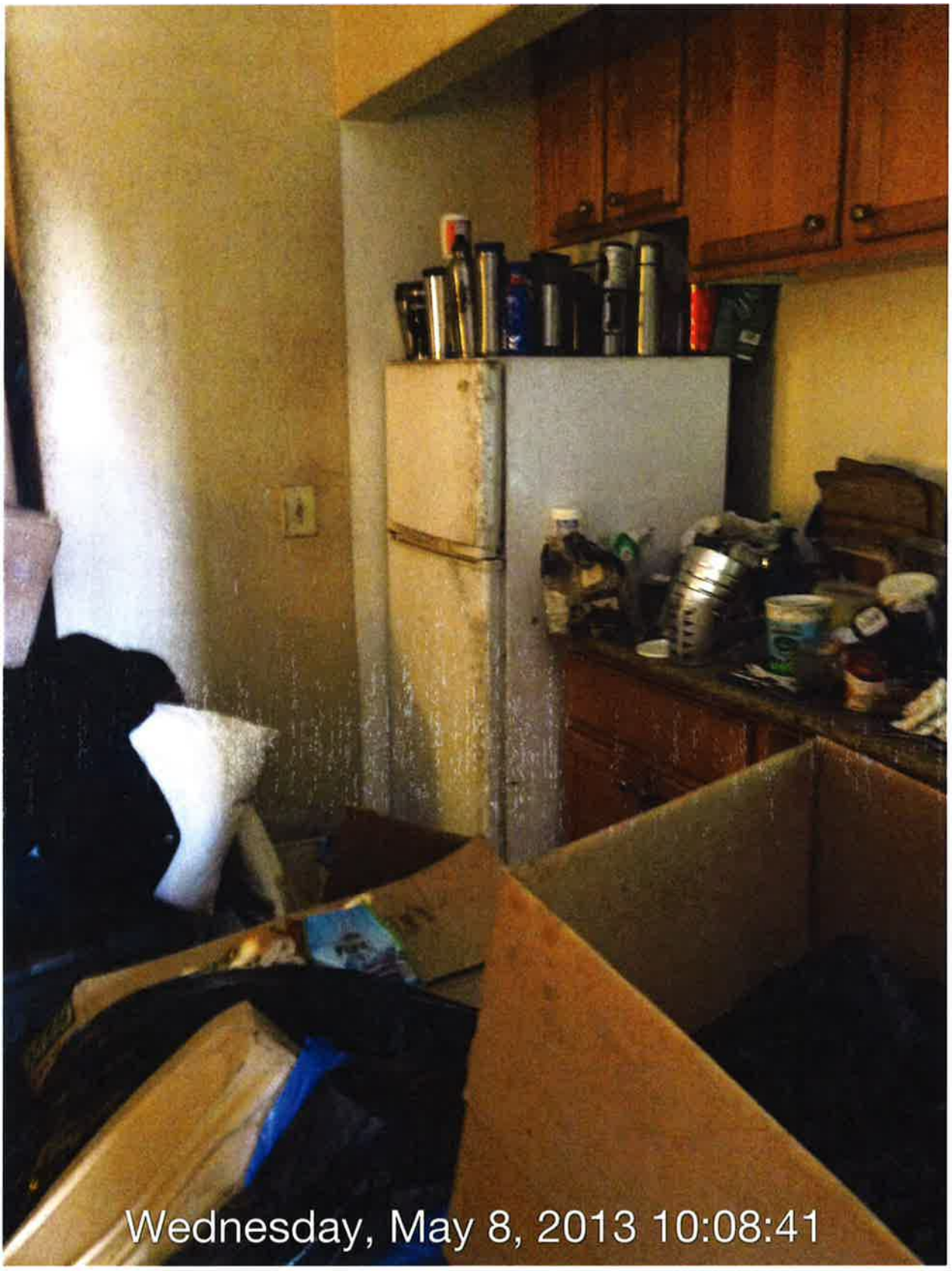
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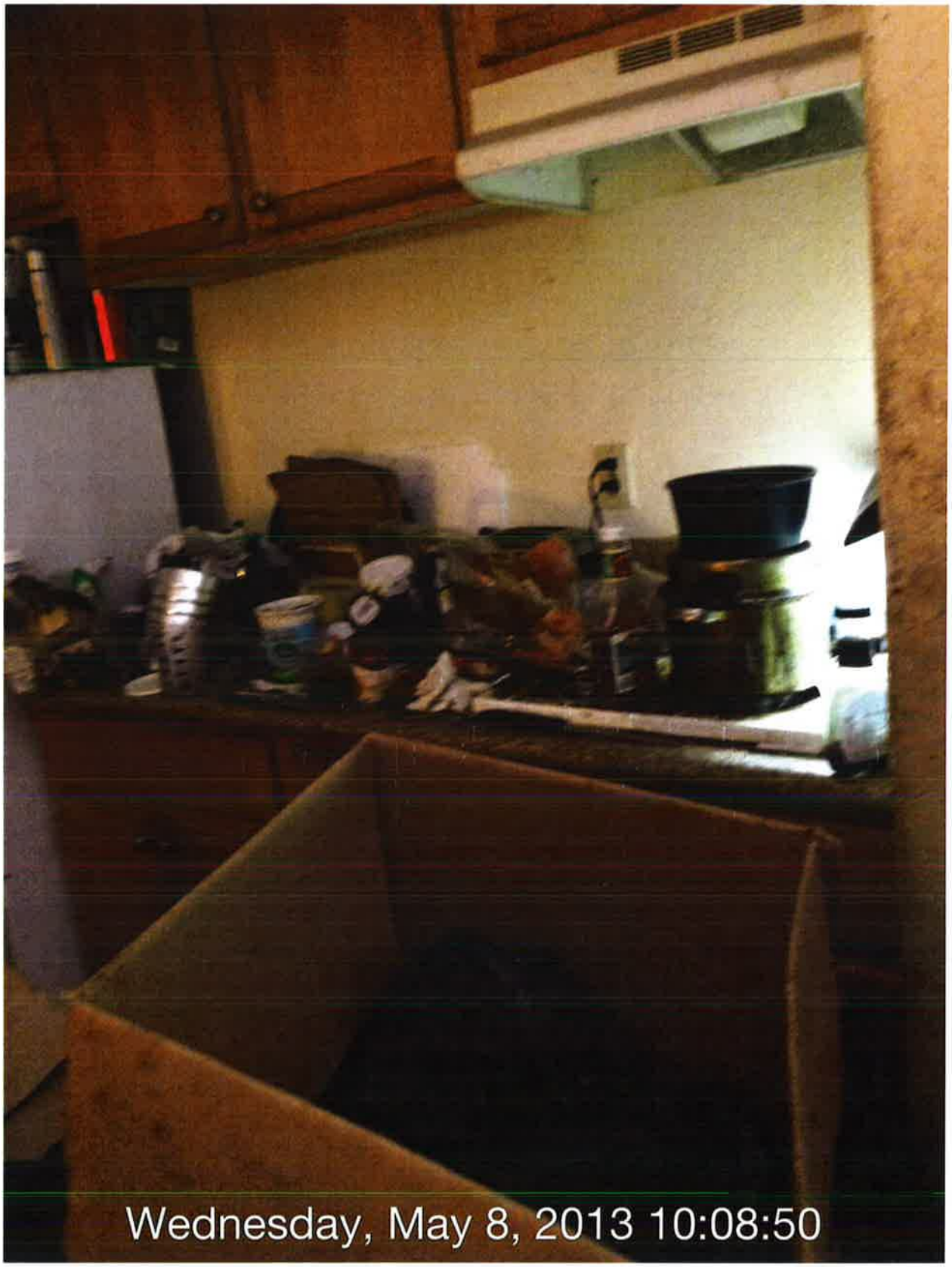
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MC01/F
87435
O'Reilly
50/50
Pre-Diluted
Antifreeze
& Coolant
Wednesday, May 8, 2013 10:08:56

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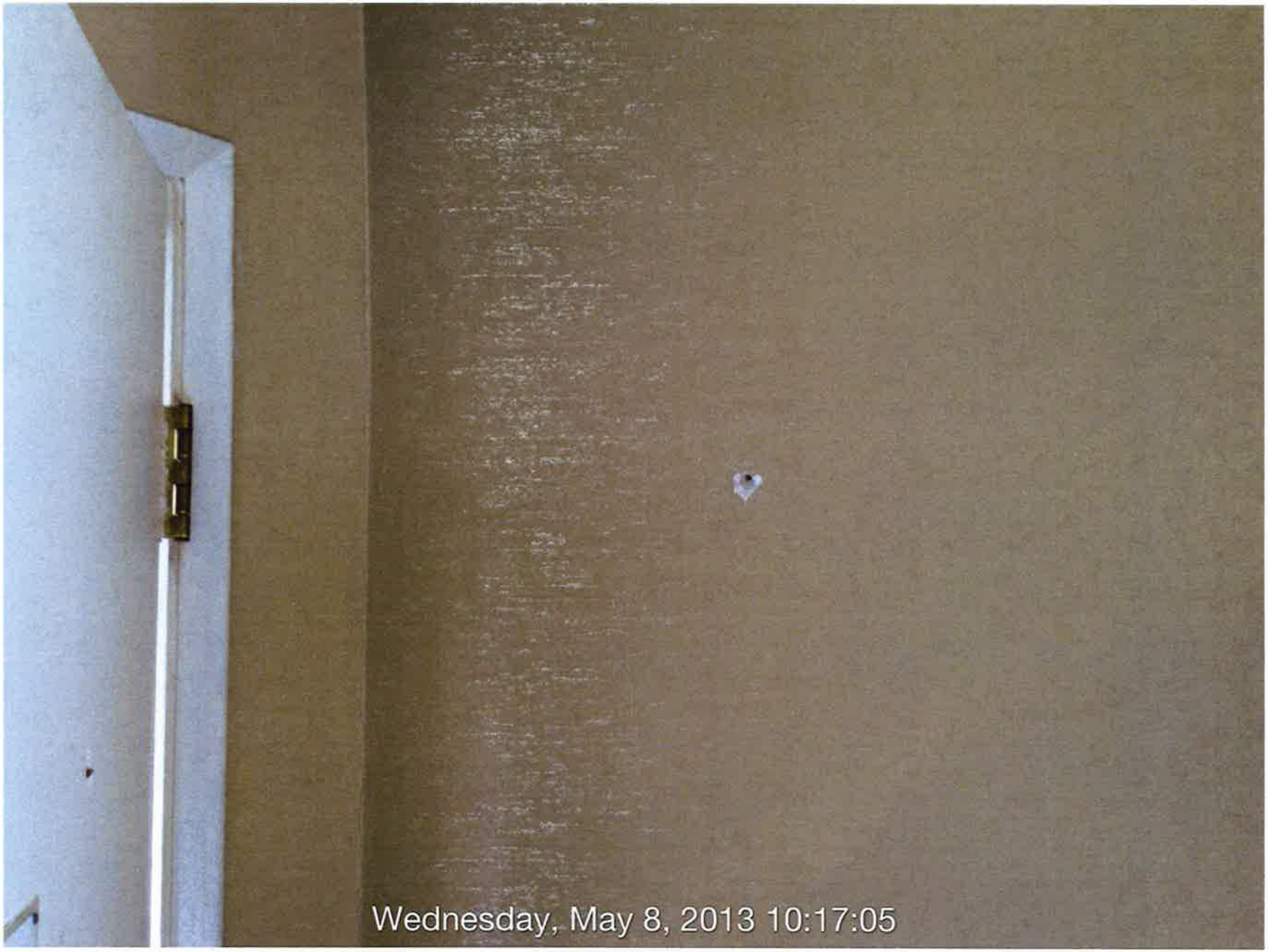
Wednesday, May 8, 2013 10:16:26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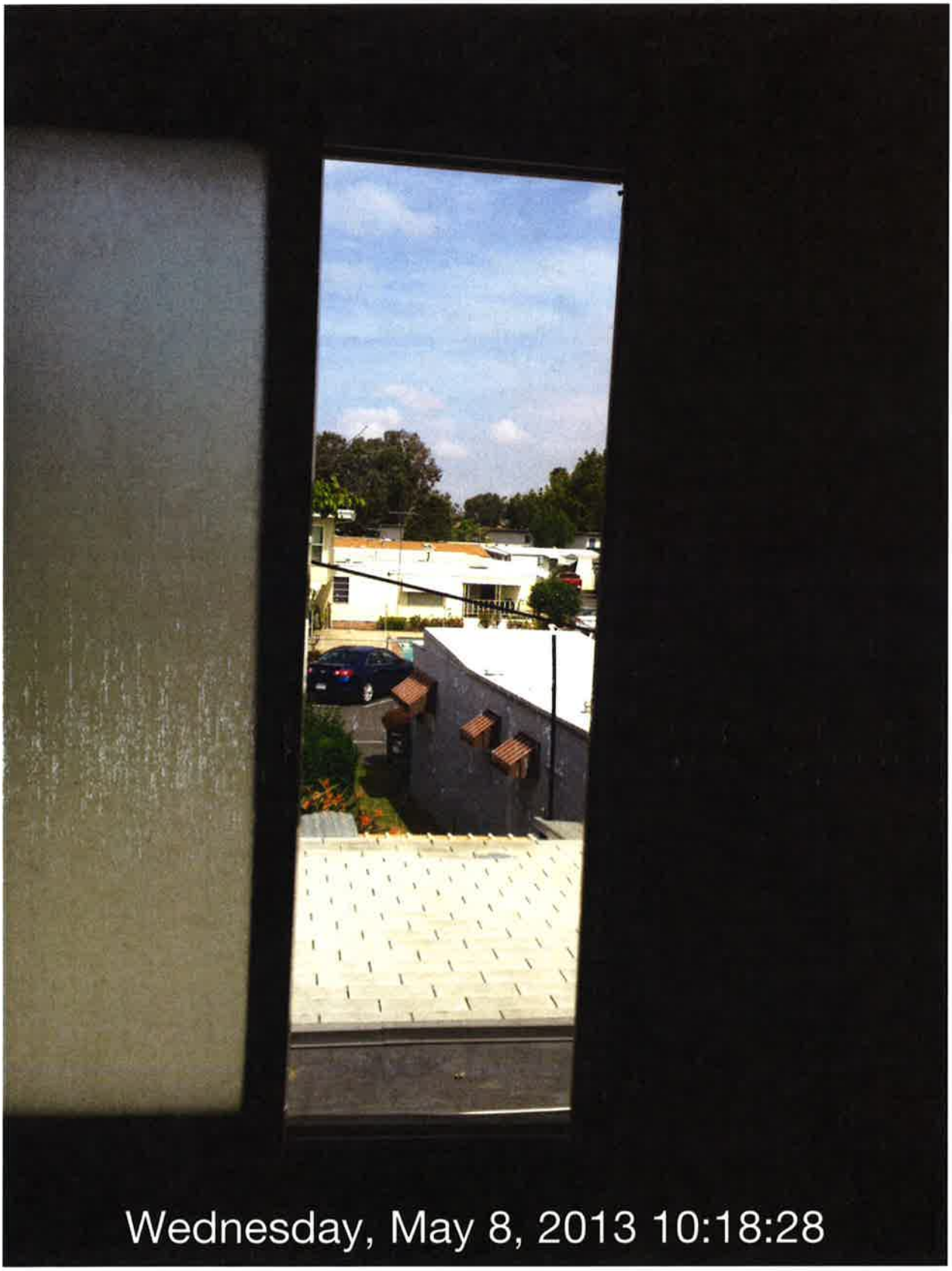
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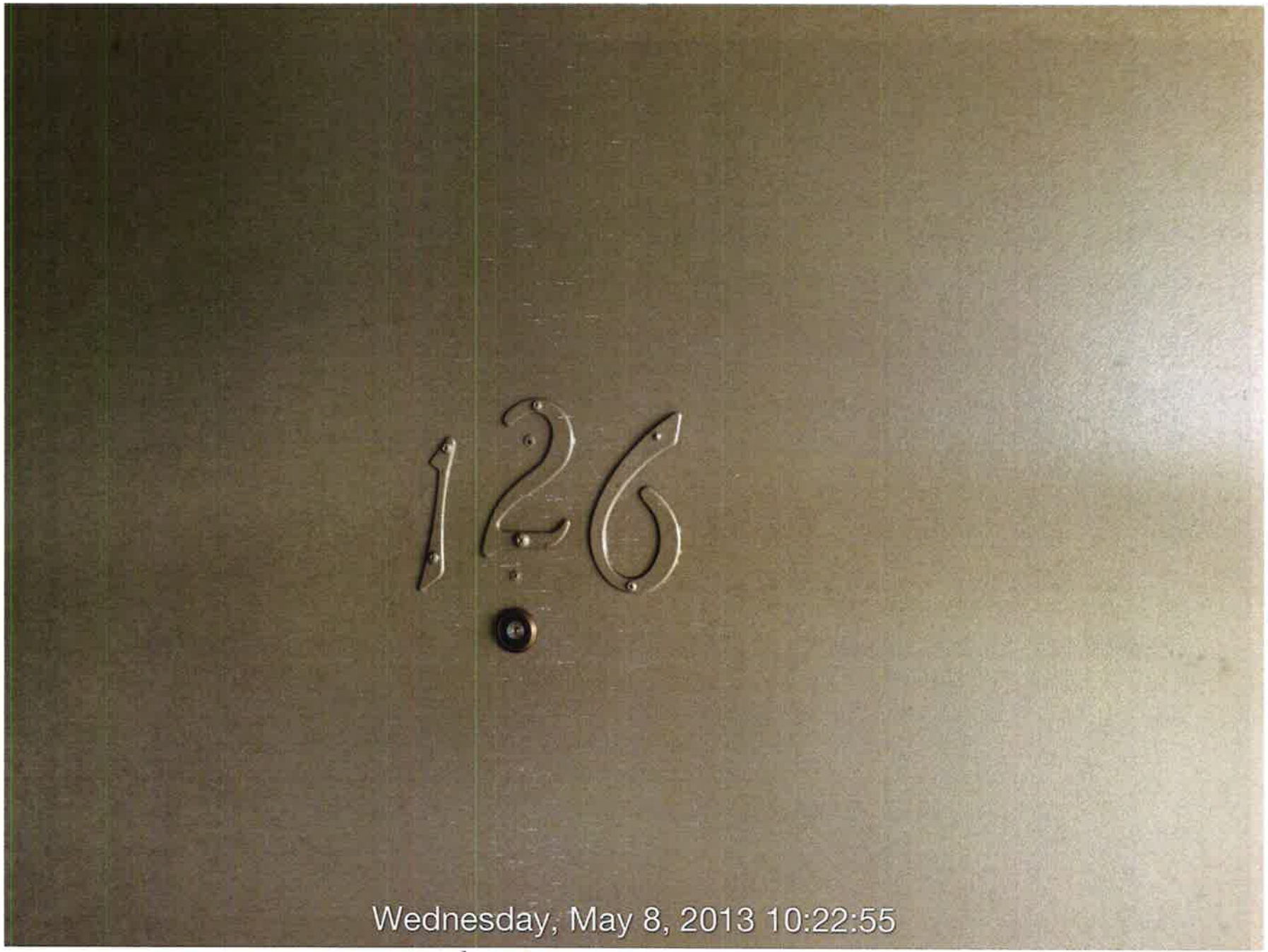
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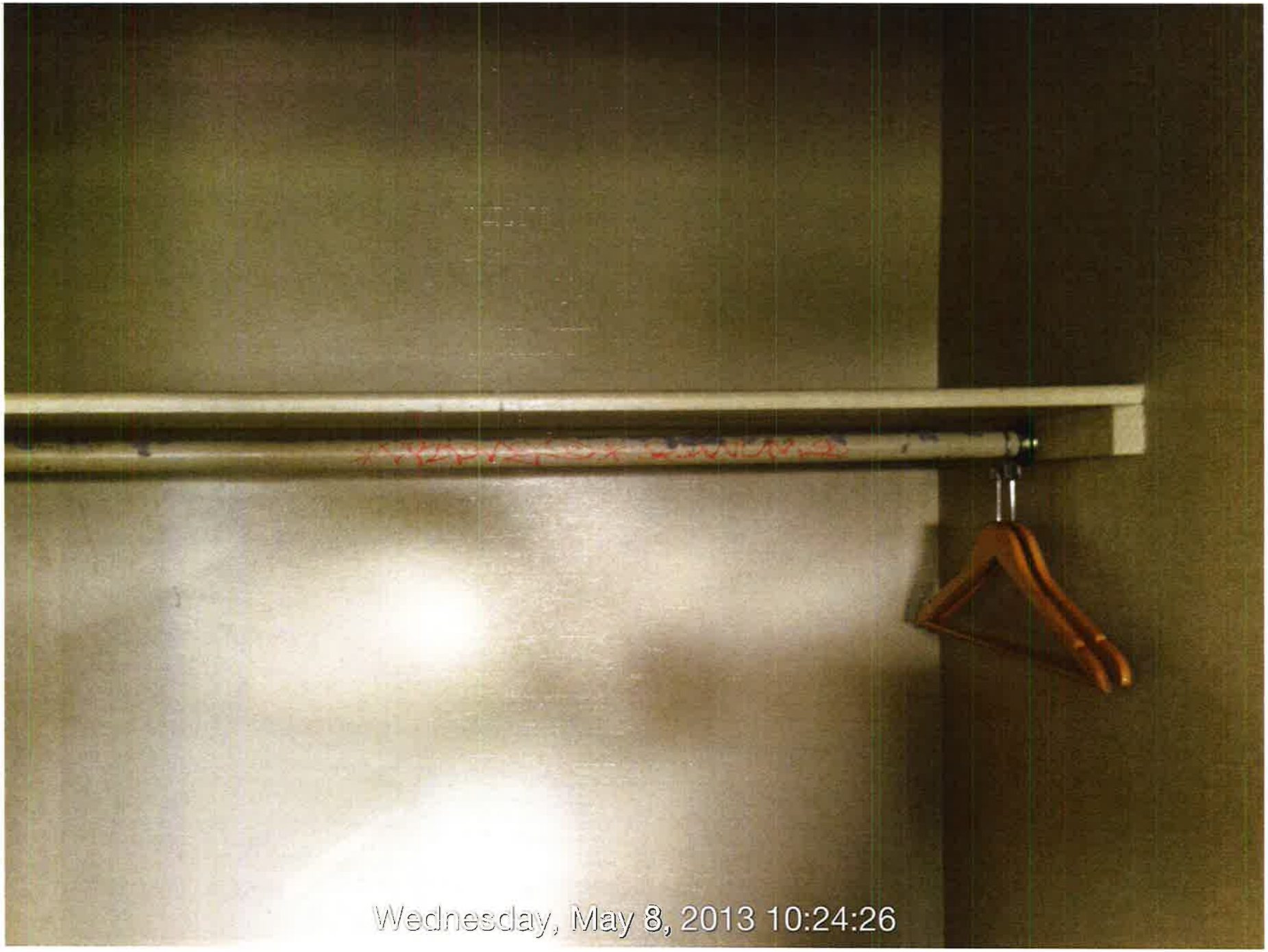
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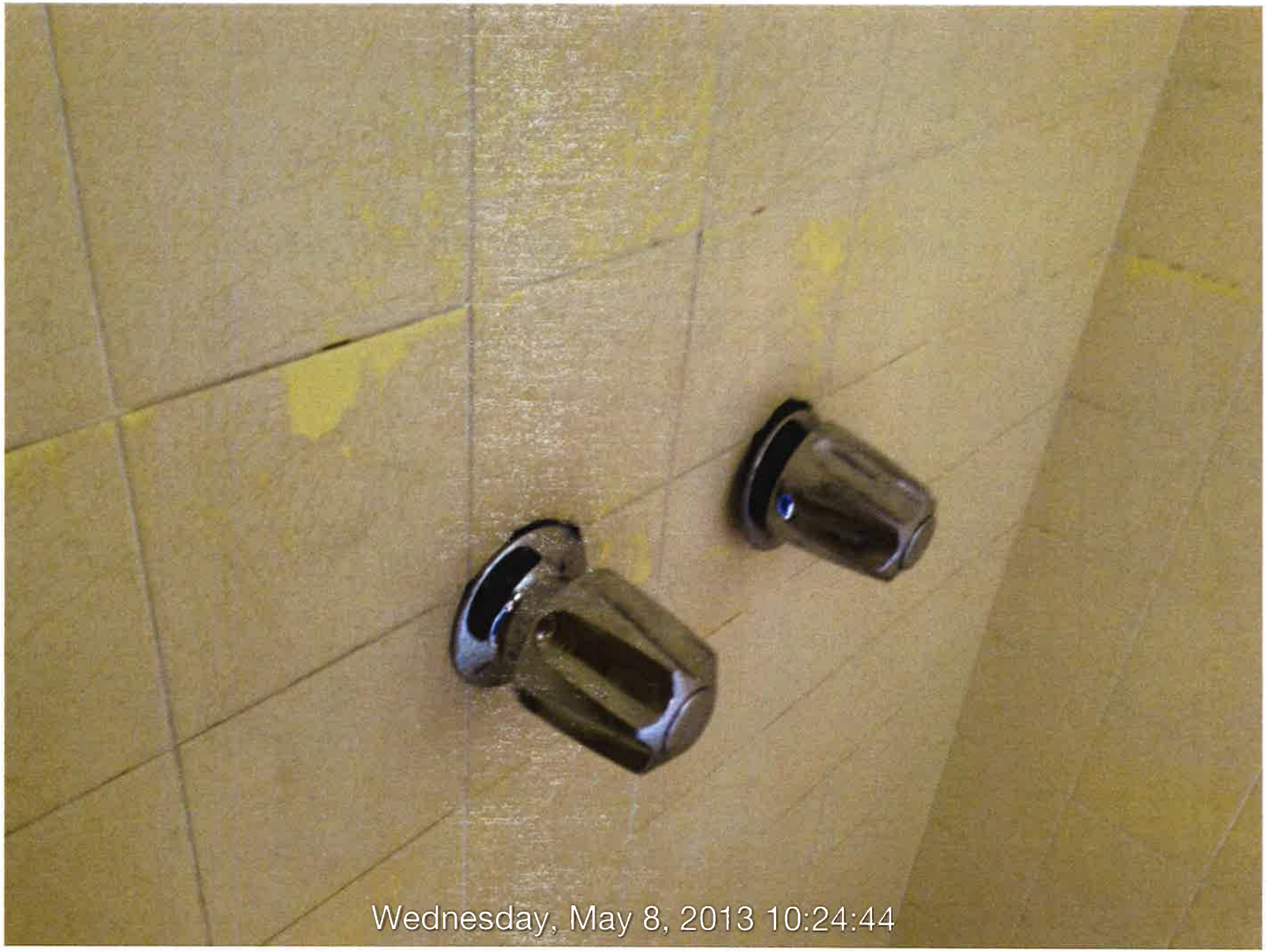
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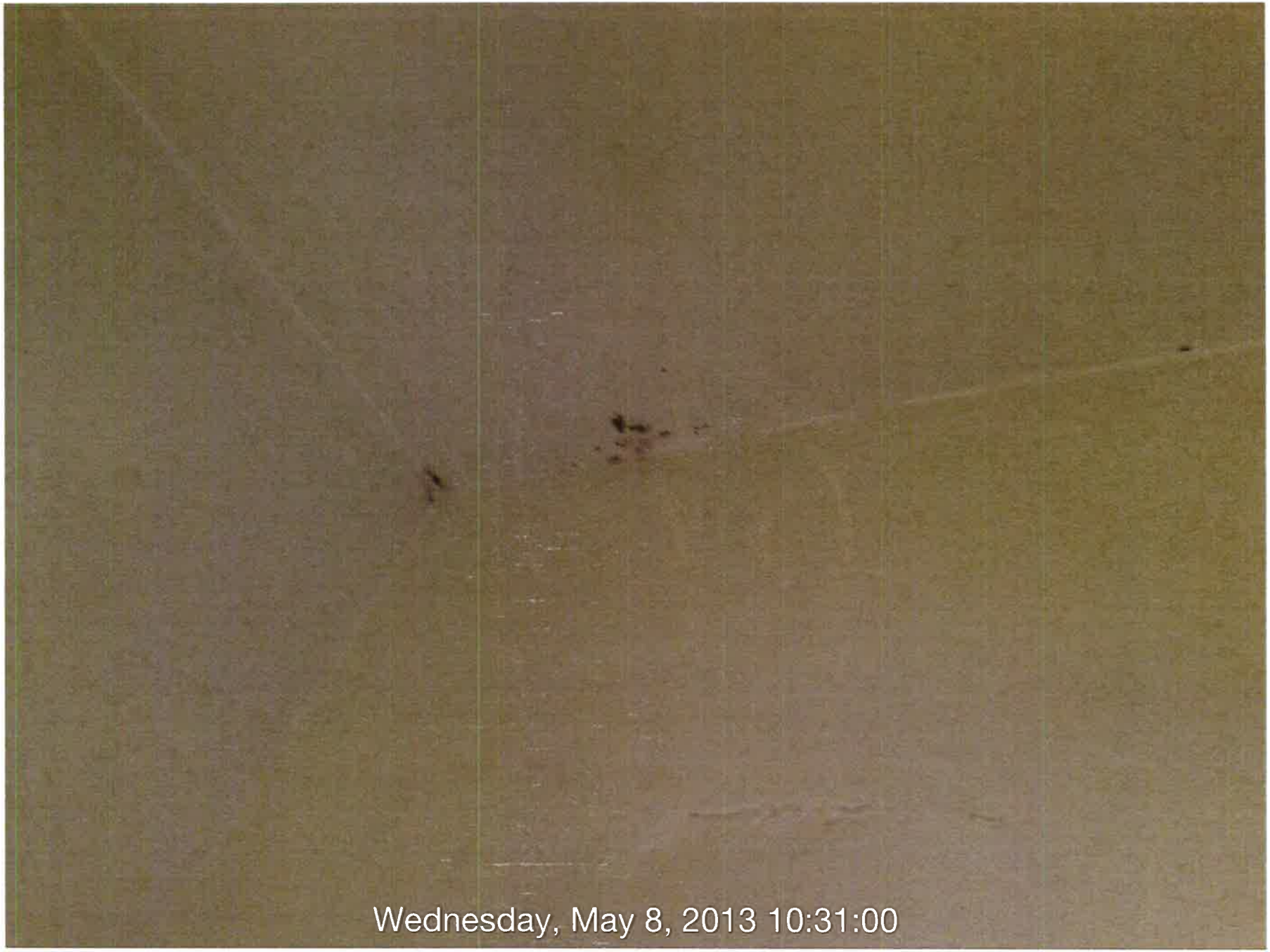
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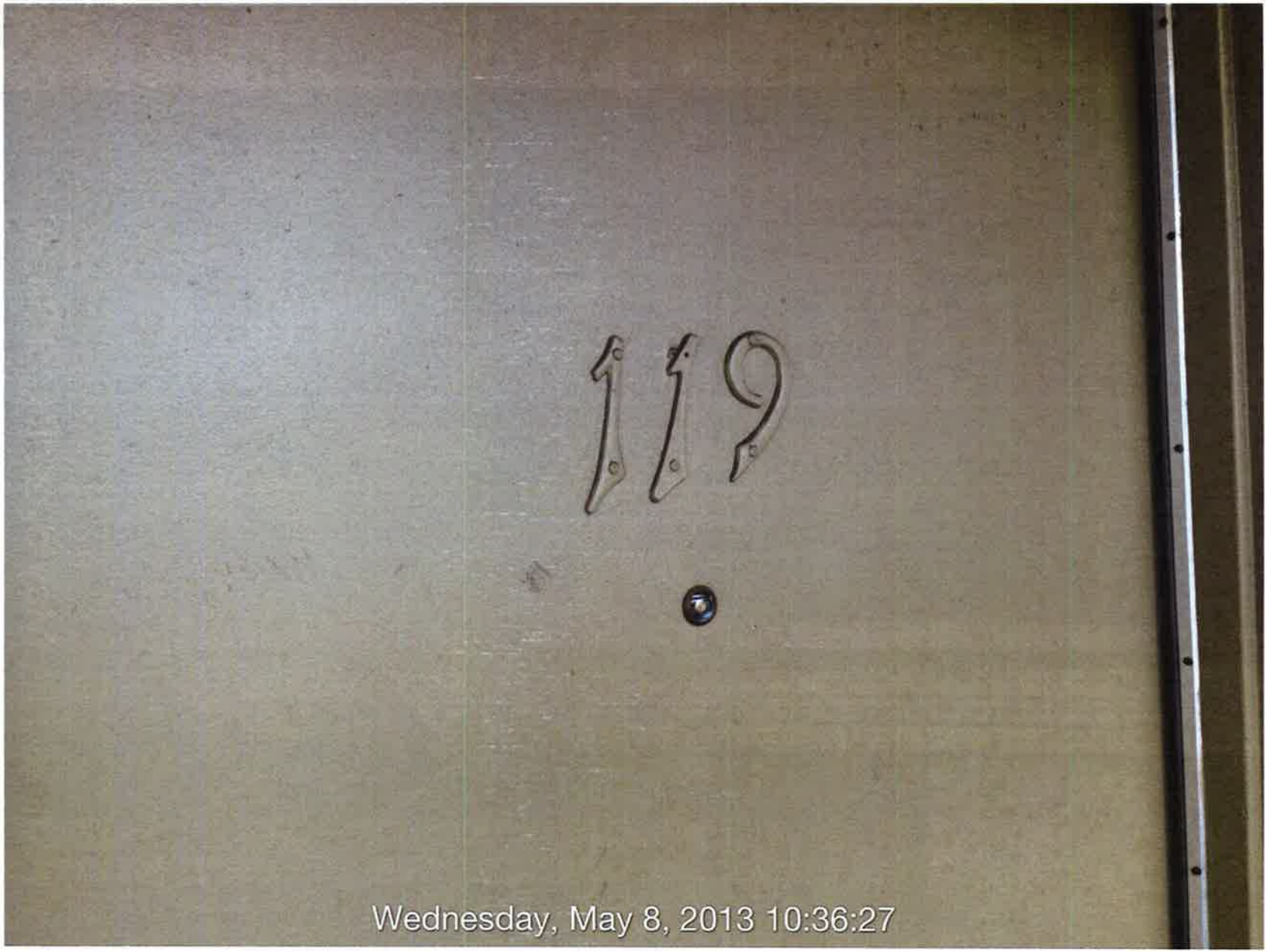
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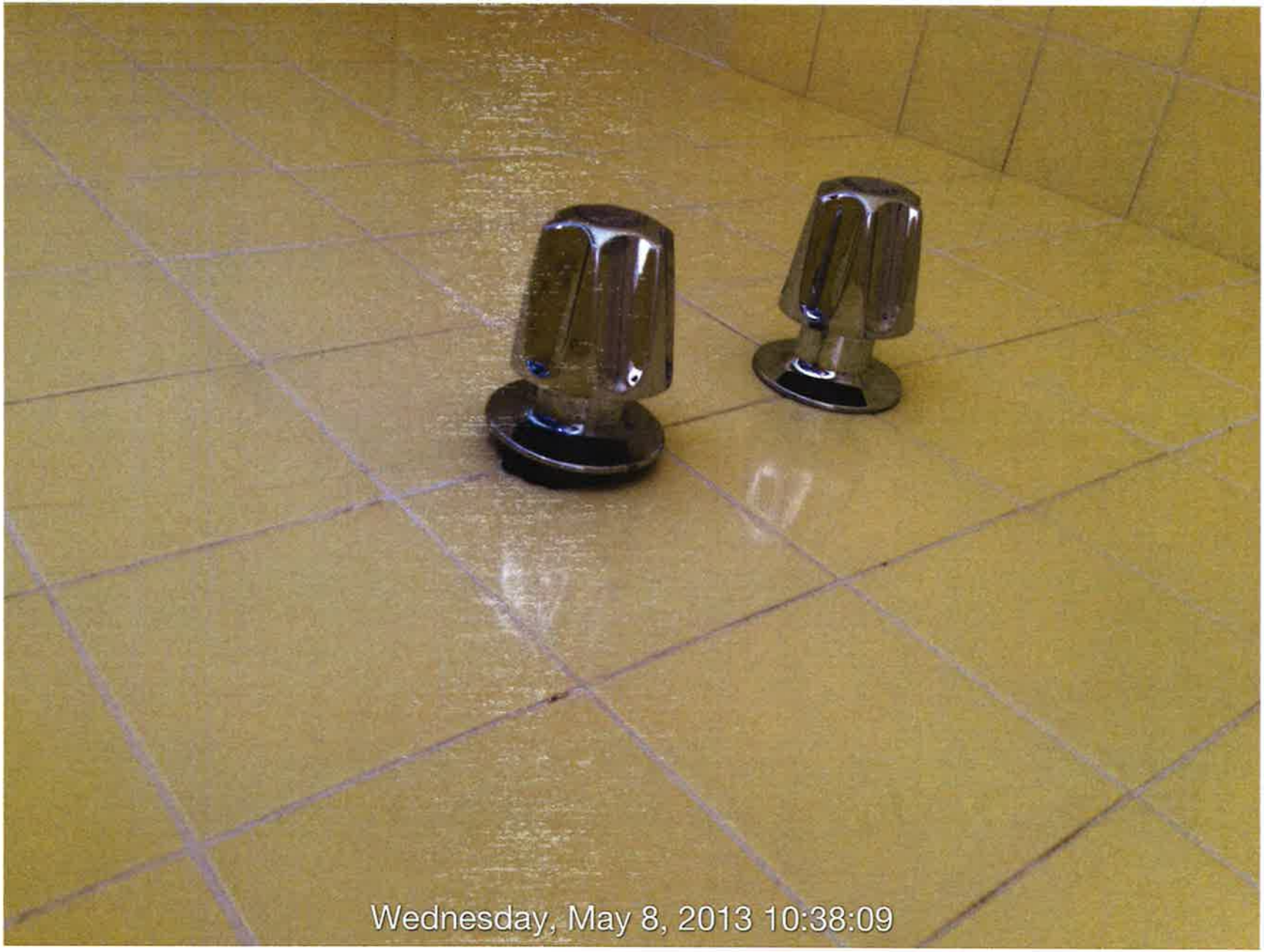
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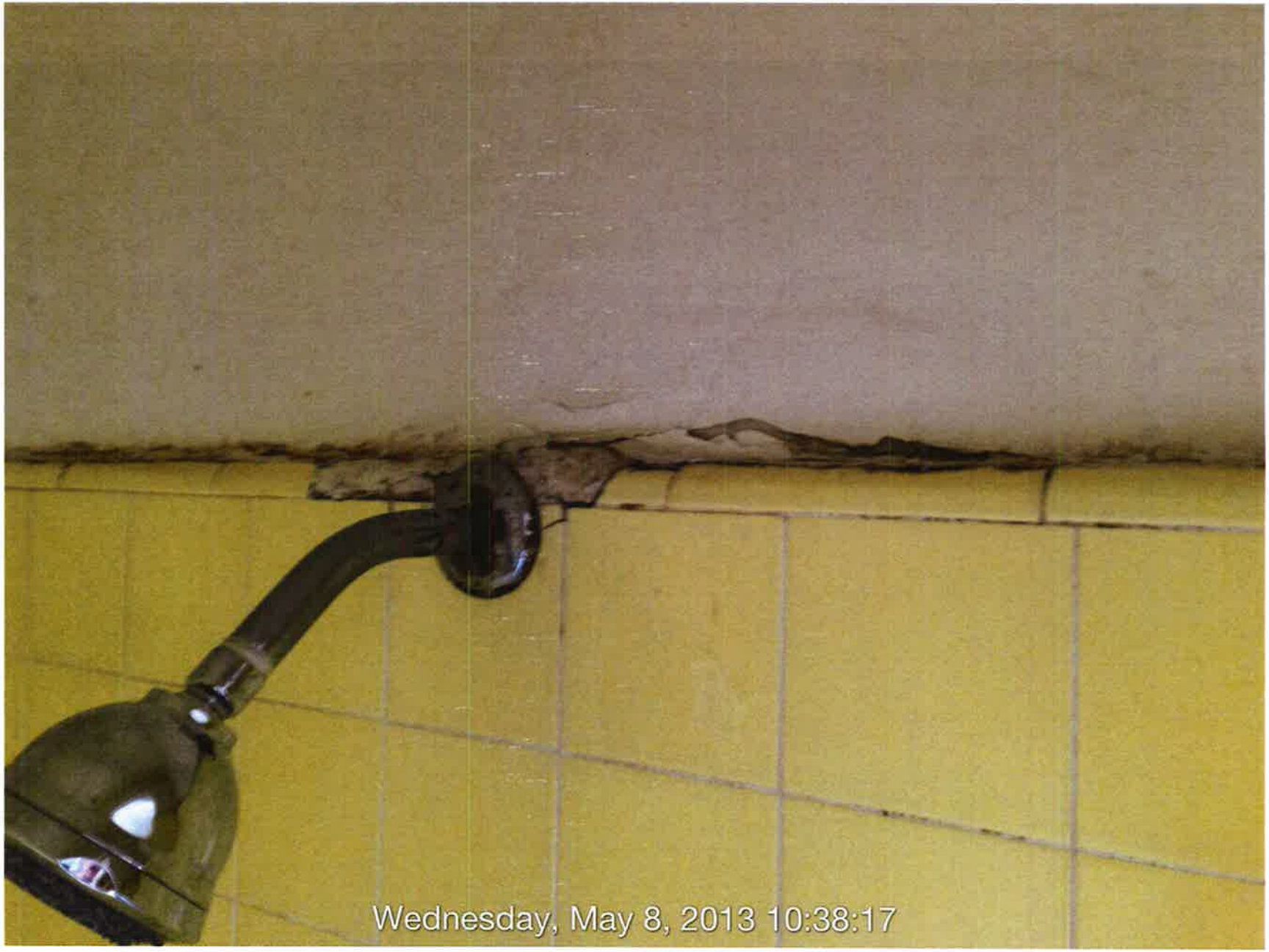
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106
This is a non-smoking room.
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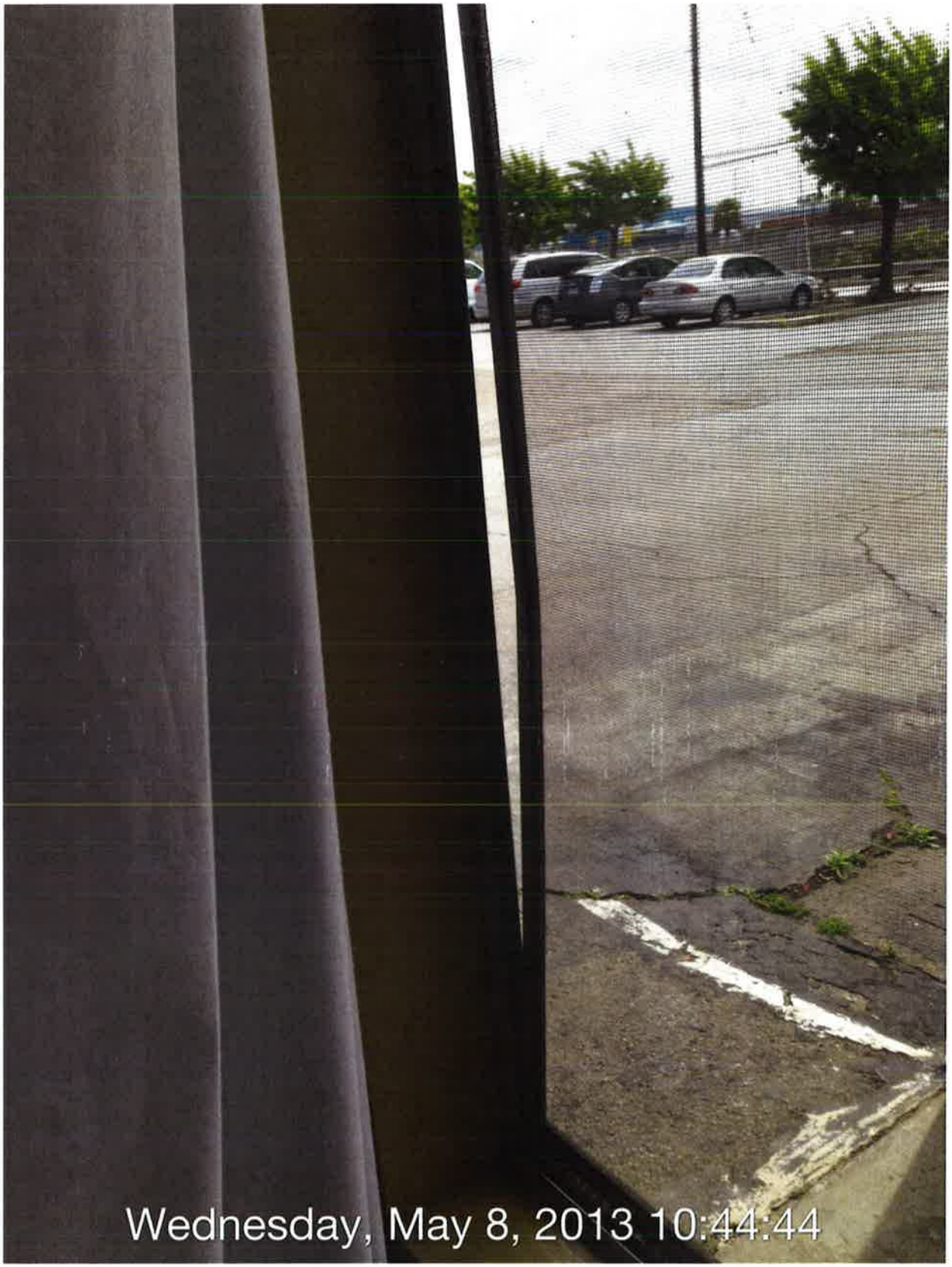
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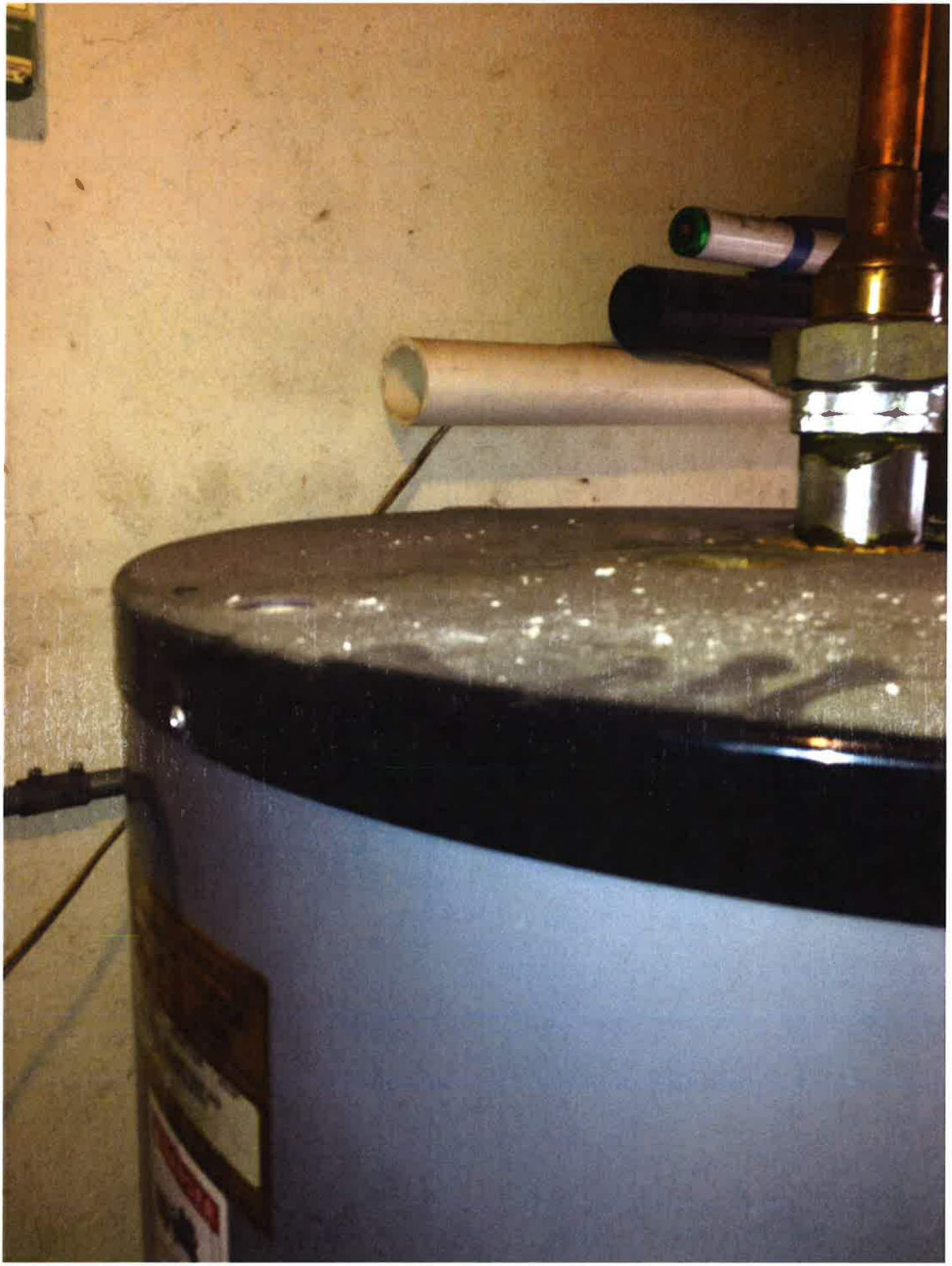
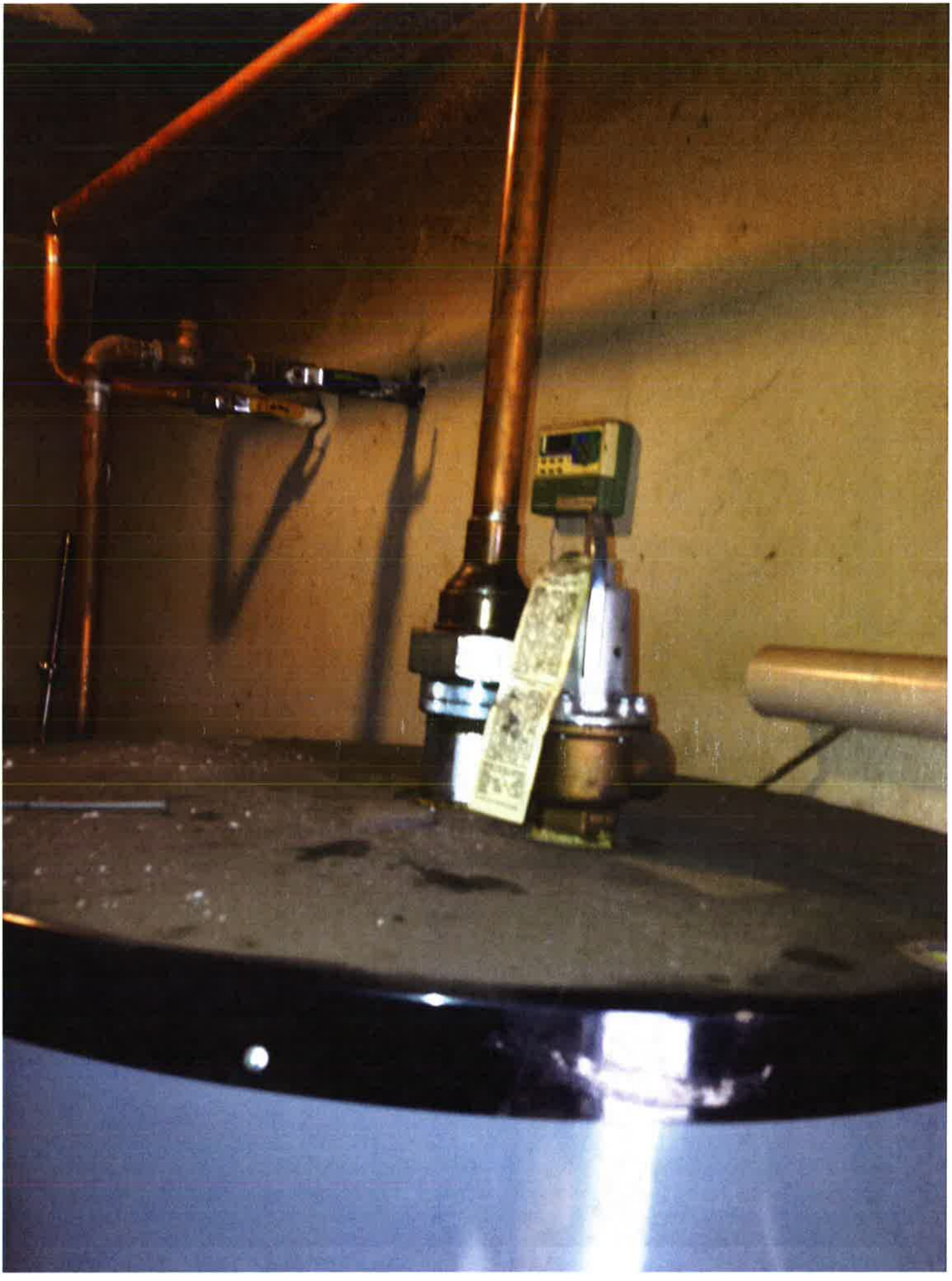
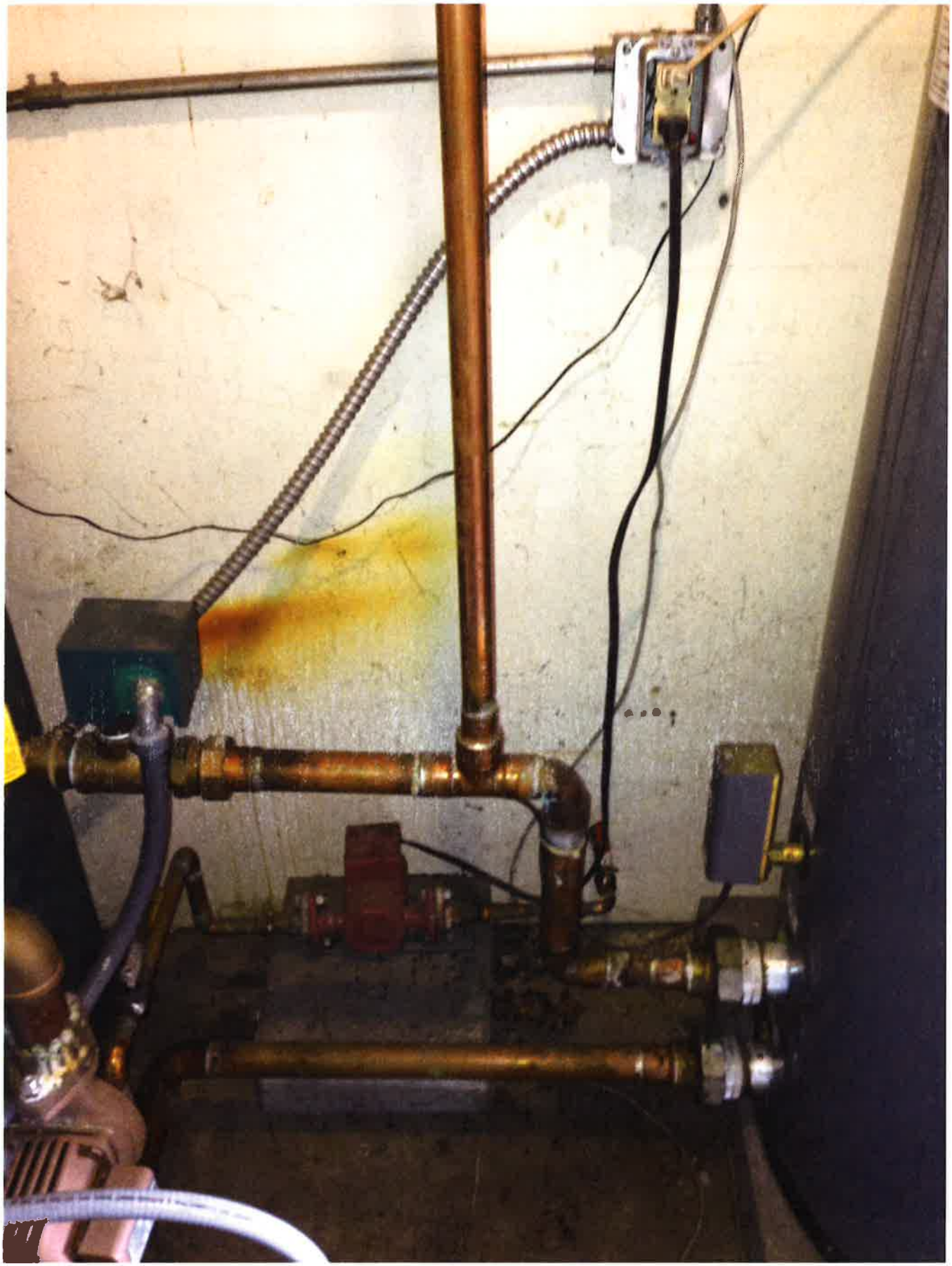
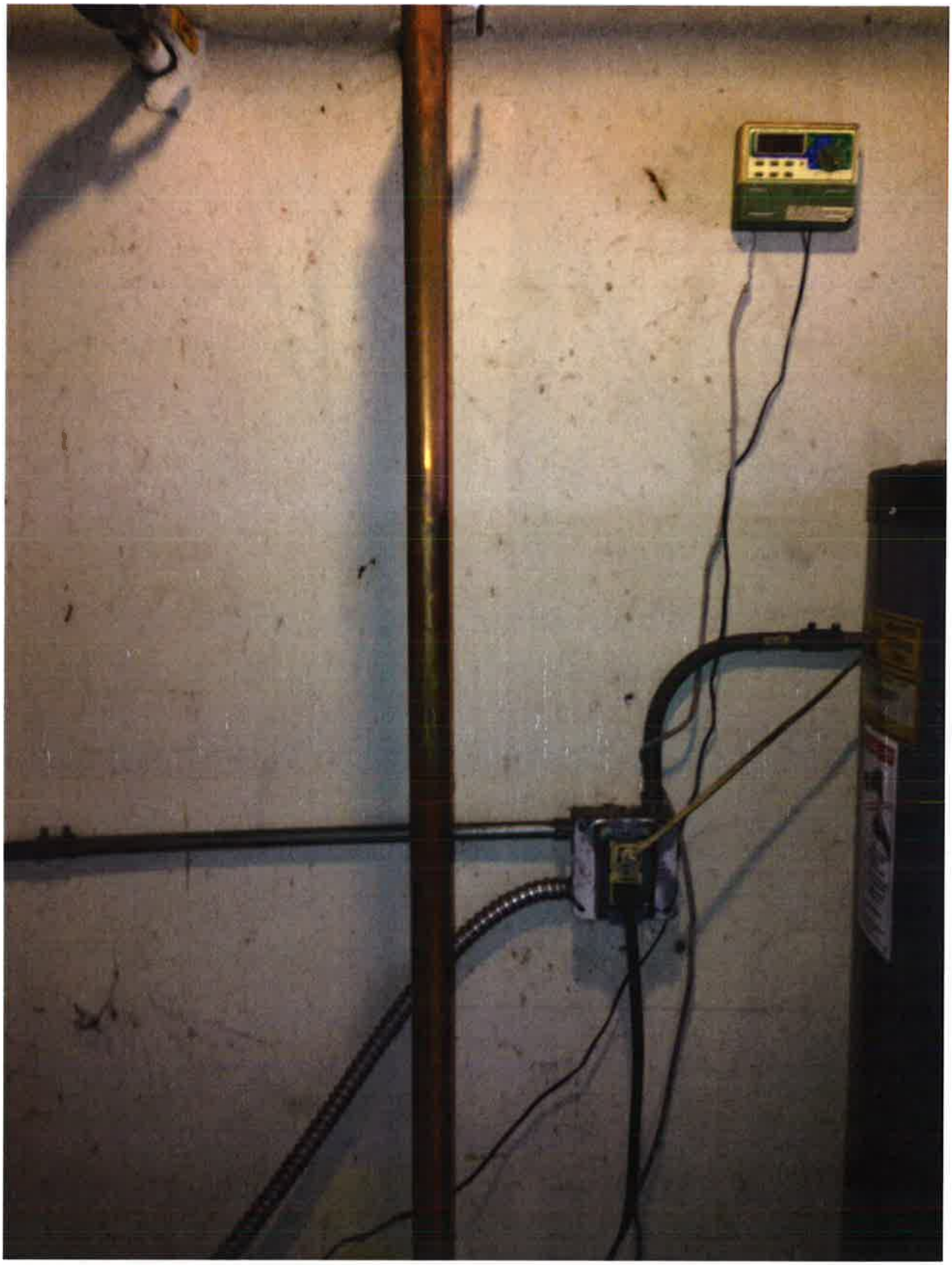
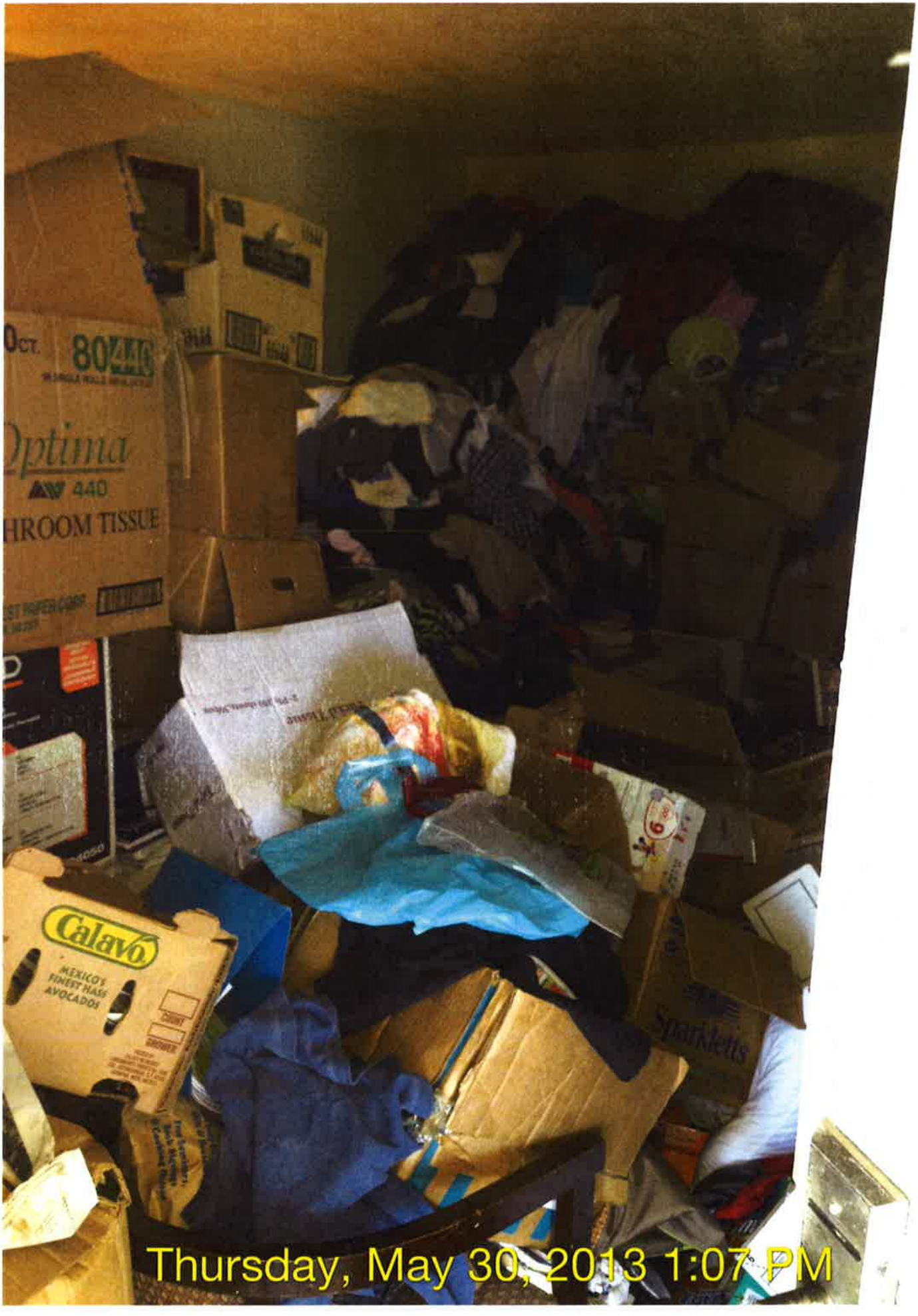




CAUTION






Optima
440
Calavo
MEXICO'S FINEST HASS AVOCADOS
Sparkletts
Thursday, May 30, 2013 1:07 PM

Thursday, May 30, 2013 1:08 PM

96/500CT.
2-PLY
80440
Optima
440
BATHROOM TISSUE
USA
RIDGID
Calavo
Thursday, May 30, 2013 1:09 PM

96 500
2-PLY
Optima
BATHROOM TISSUE
RIDGID
Thursday, May 30, 2013 1:09 PM

Thursday, May 30, 2013 1:09 PM

Thursday, May 30, 2013 1:11 PM

INSPECTION REPORT
County of Orange, Health Care Agency, Environmental Health
1241 EAST DYER ROAD, SUITE 120
SANTA ANA, CA 92705-5611
(714) 433-6000
ochealthinfo com/eh

PR0019540

SANDPIPER MOTEL
1967-77 NEWPORT BLVD
COSTA MESA, CA 92627

Record ID: FA0019540
Inspection Date: 05/31/2013
Reinspection Date:

Type of Facility: 2432-HOTEL/MOTEL 11-50 ROOMS
Service: F03-**FOLLOW-UP INSPECTION**
Brian Wong, REHS
ENVIRONMENTAL HEALTH SPECIALIST
(714) 659-3838
bwong@ochca.com

Mailing Address:
LEADER VENTURES INC
1967-77 NEWPORT BLVD
COSTA MESA, CA 92627

K000 - OPENING COMMENT
The purpose of this visit is to conduct a reinspection of the violations noted on the 5/8/13 routine inspection report. This reinpsection was conducted with J. Neal, code enforcement officer with the City of Costa Mesa.

K100 - INSPECTIONS WERE CONDUCTED IN THE FOLLOWING ROOMS:
*Inspection of the following rooms were conducted on this date.
Rooms #: 106, 113, 119, 123, 126, 129, 140
Room 139 was to be inspected but access to the room was prevented due to the accumulation of trash and belongings of the room's occupant. Little has changed since the initial inspection on 5/8/13.

COMMENTS

K192 - RECHECKED VIOLATIONS OBSERVED CORRECTED Rechecked violation(s); observed corrected.
The violations noted on the 5/8/13 inspection report were observed corrected.

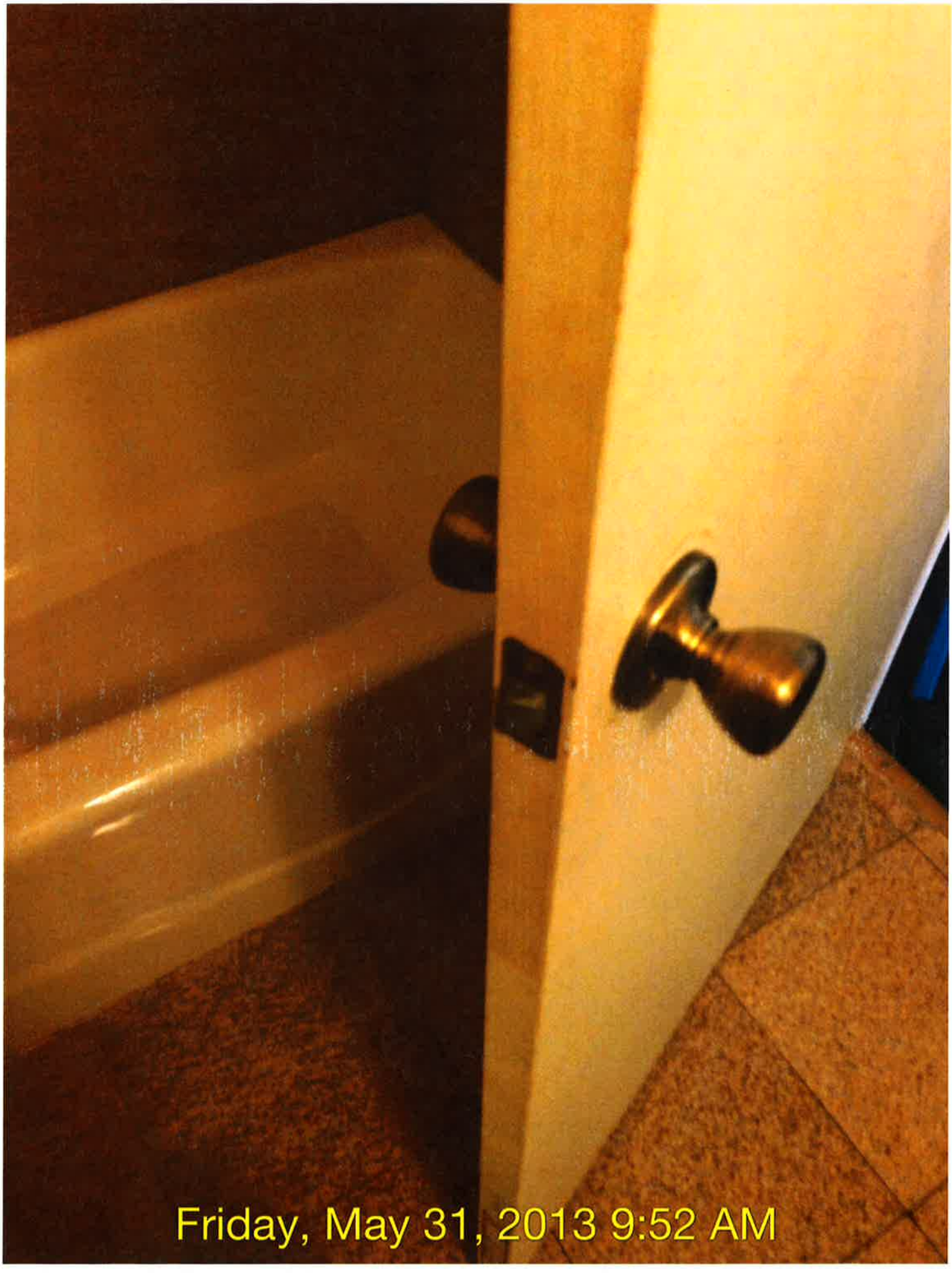
K199 - NOTES
*The report was reviewed with the owner , and will be mailed within 7 days.

PLEASE IMMEDIATELY INFORM YOUR ENVIRONMENTAL HEALTH SPECIALIST, NOTED ON THIS REPORT IF:
* You are planning a remodel or adding equipment. All such changes must receive prior approval.
* You are planning to sell or transfer ownership; otherwise you may be improperly invoiced.
* You are not the owner noted on the top of this report.

I declare that I have examined and received a copy of this inspection report.

Print Name and Title _____

Signature _____ Date _____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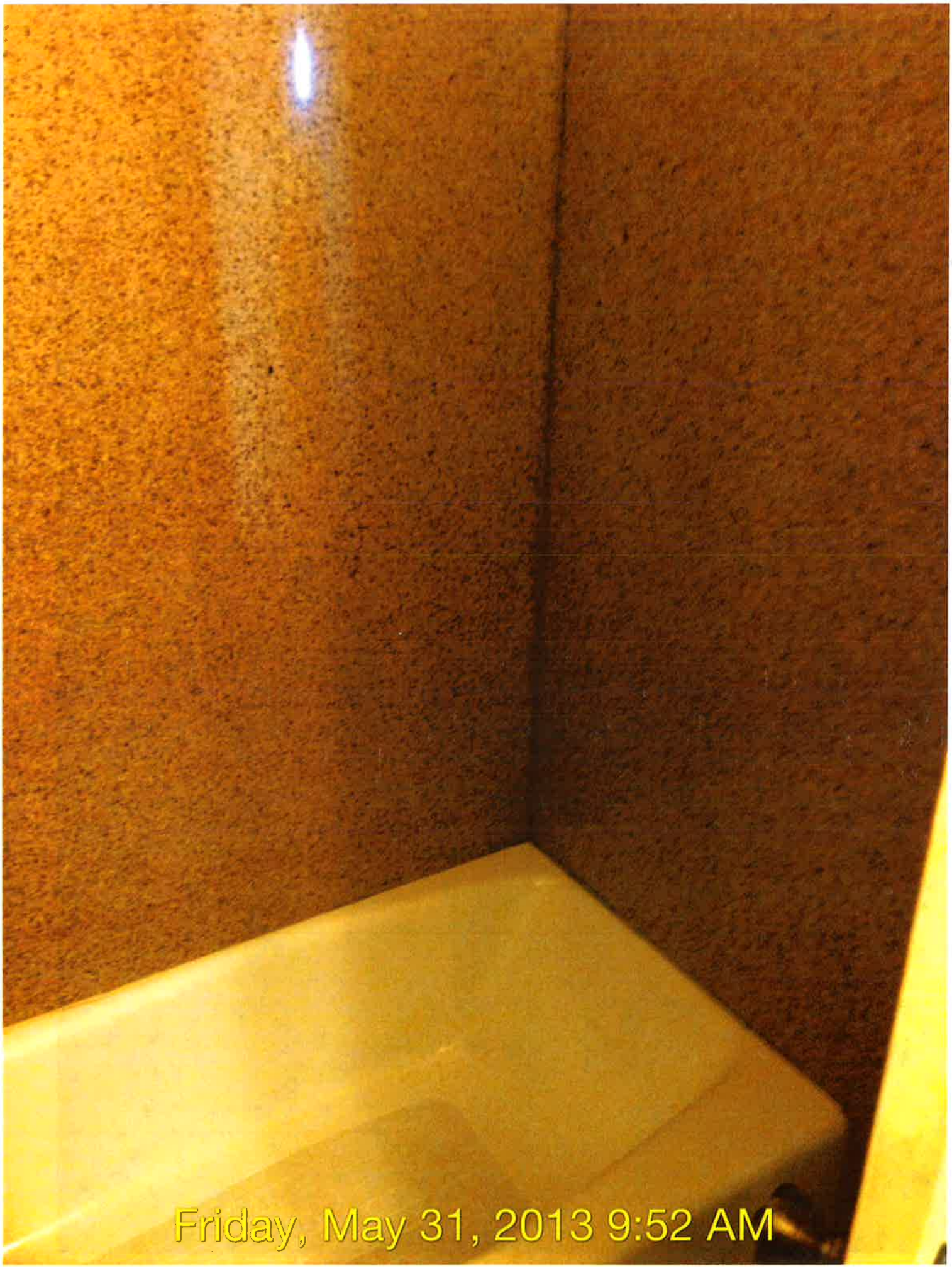
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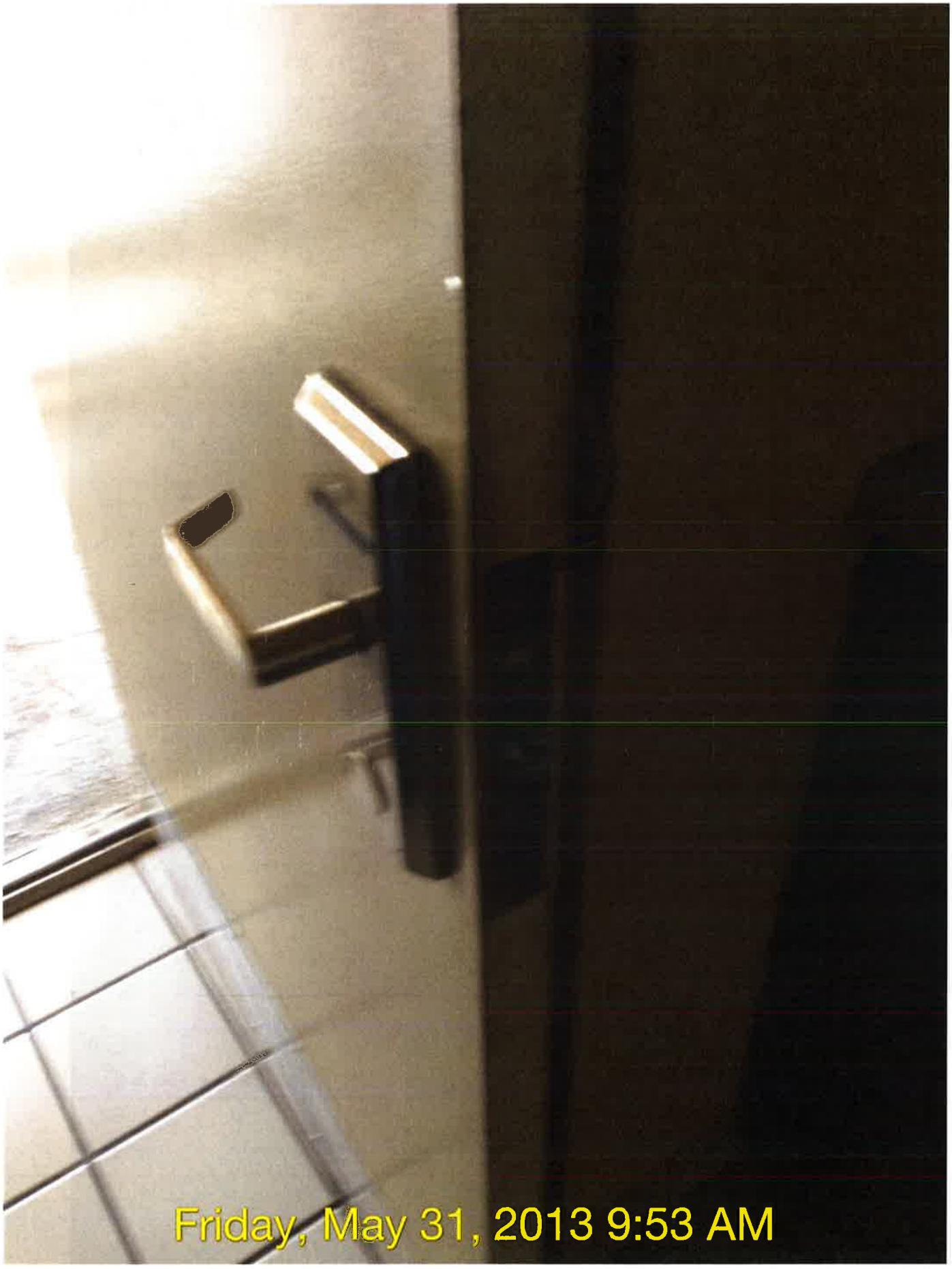
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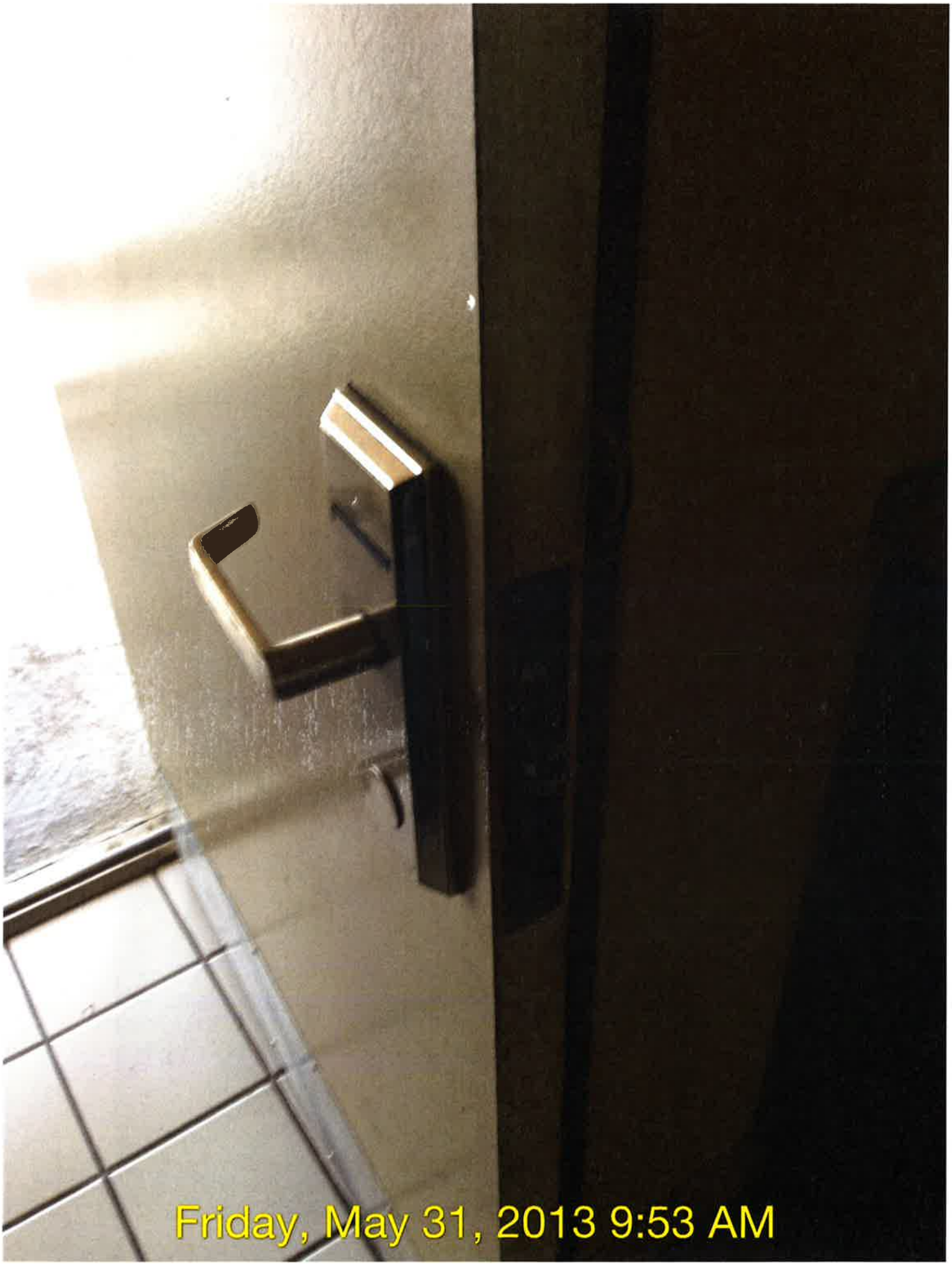
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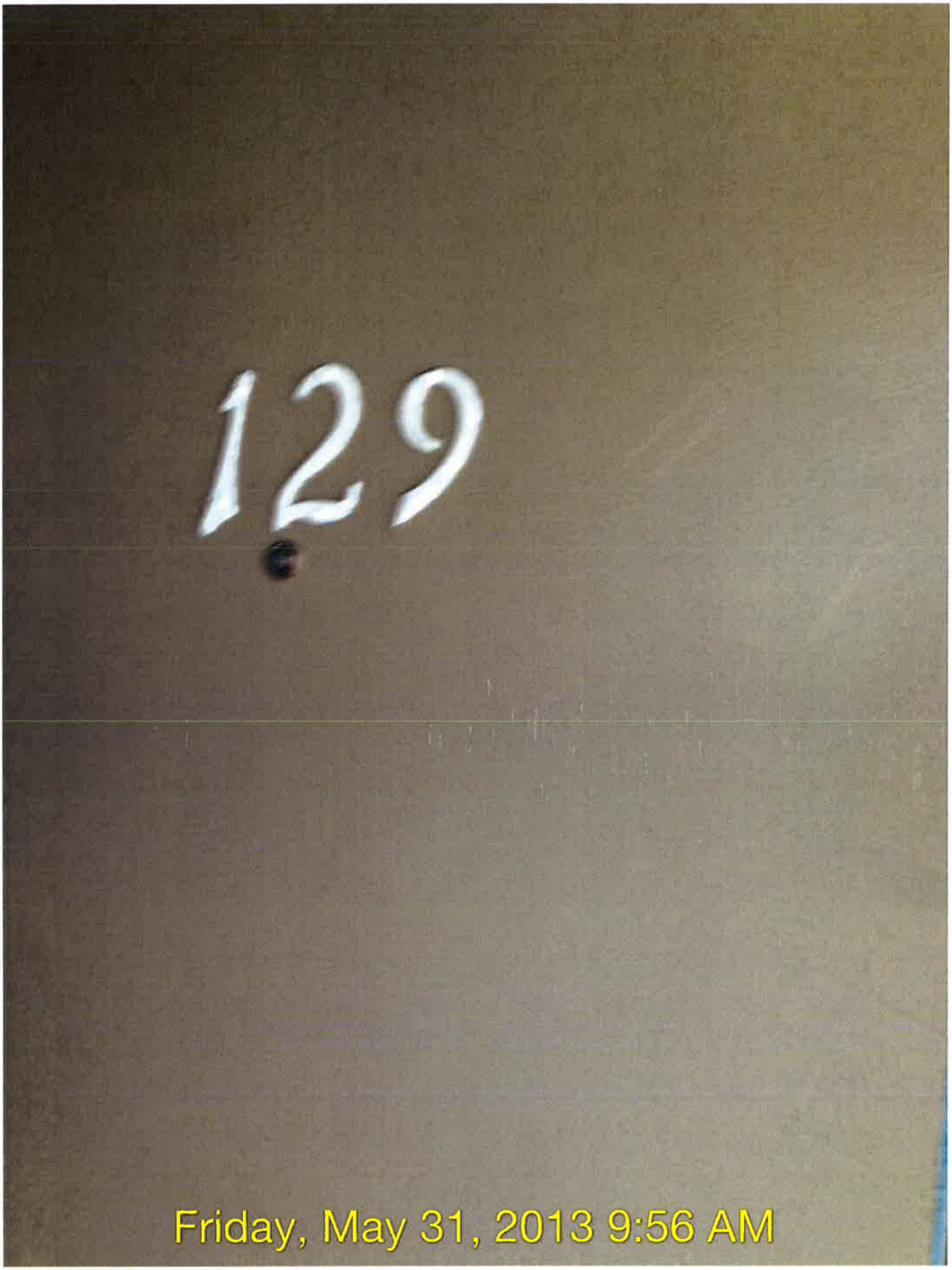
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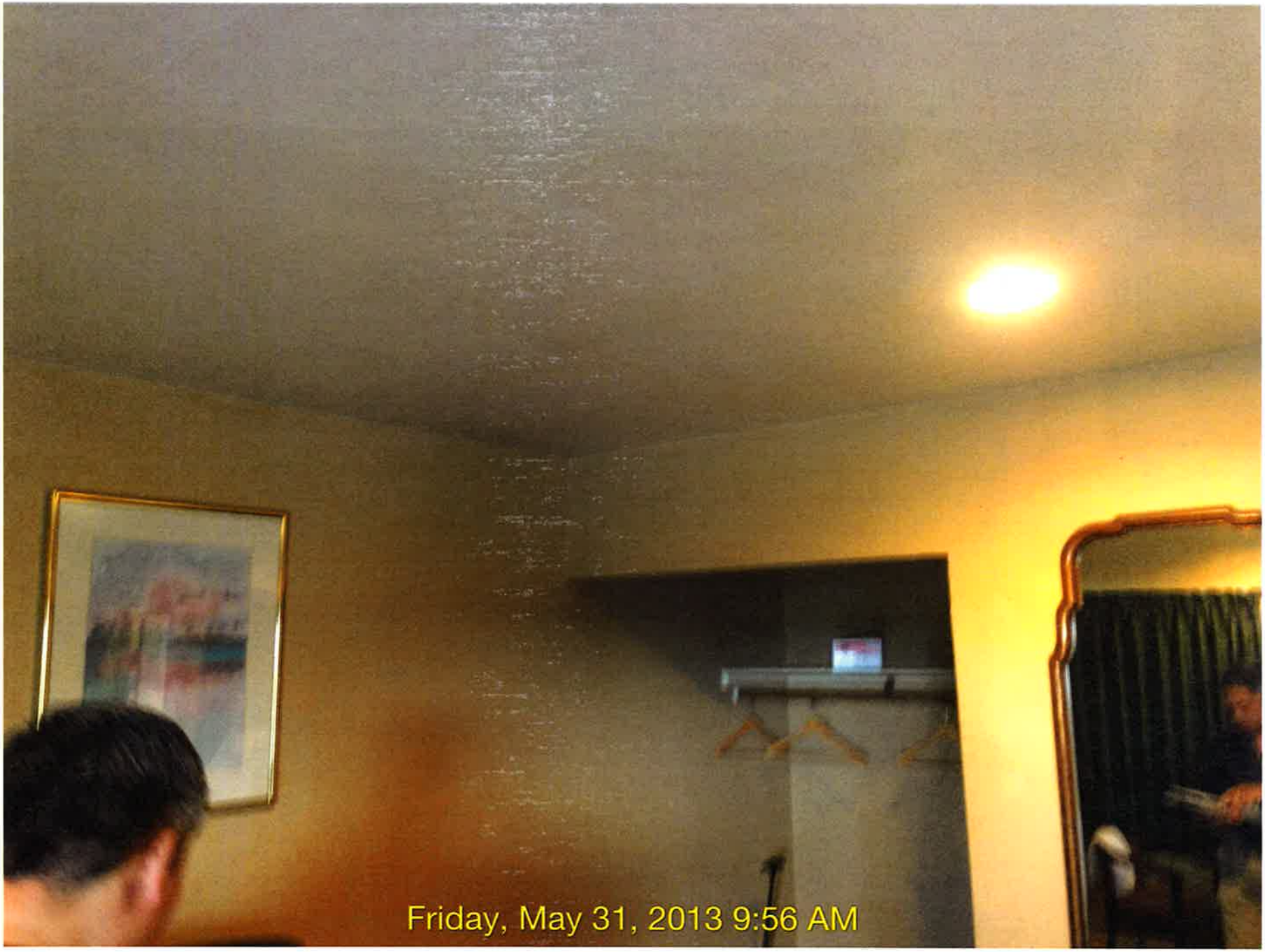
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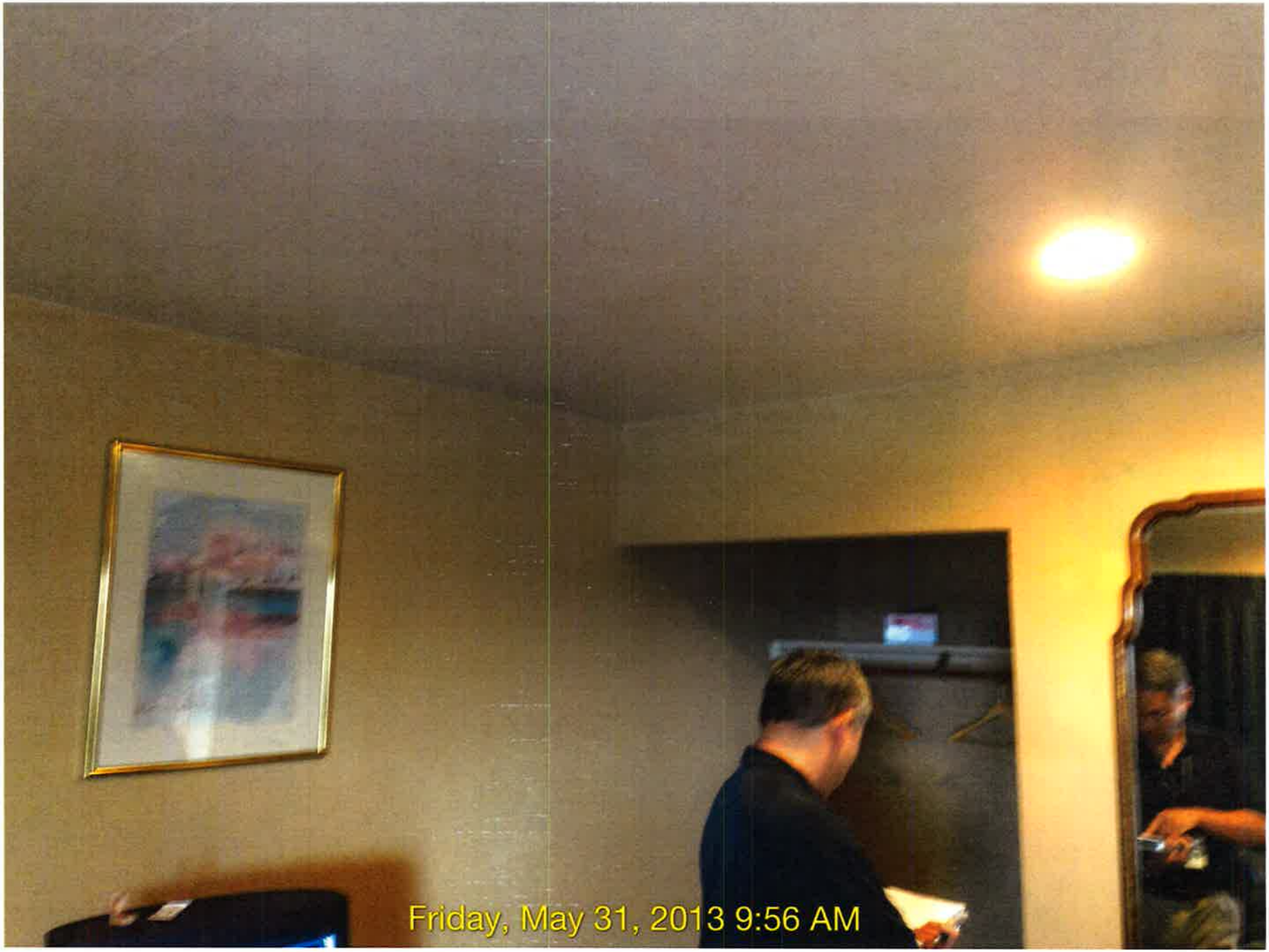
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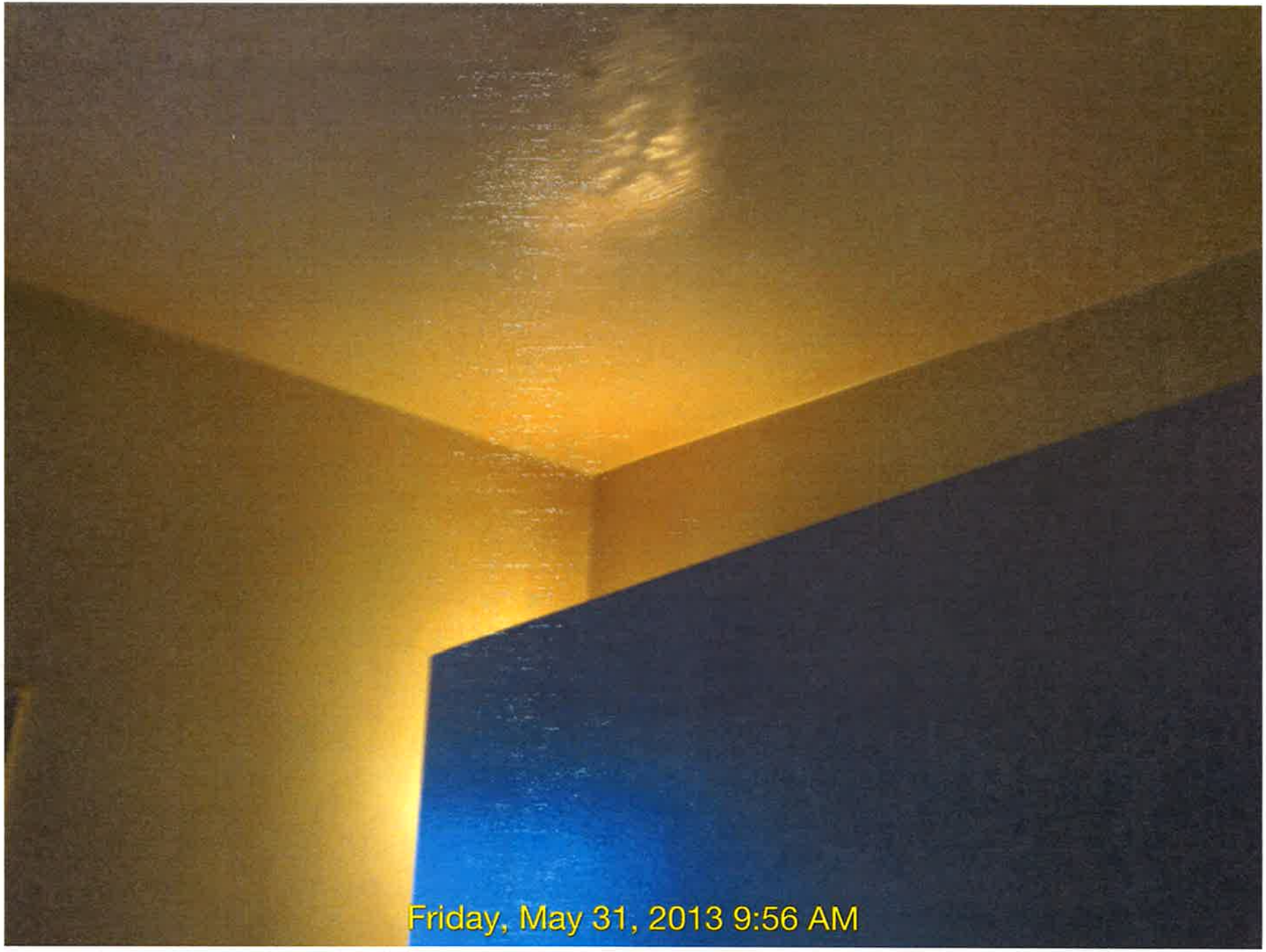
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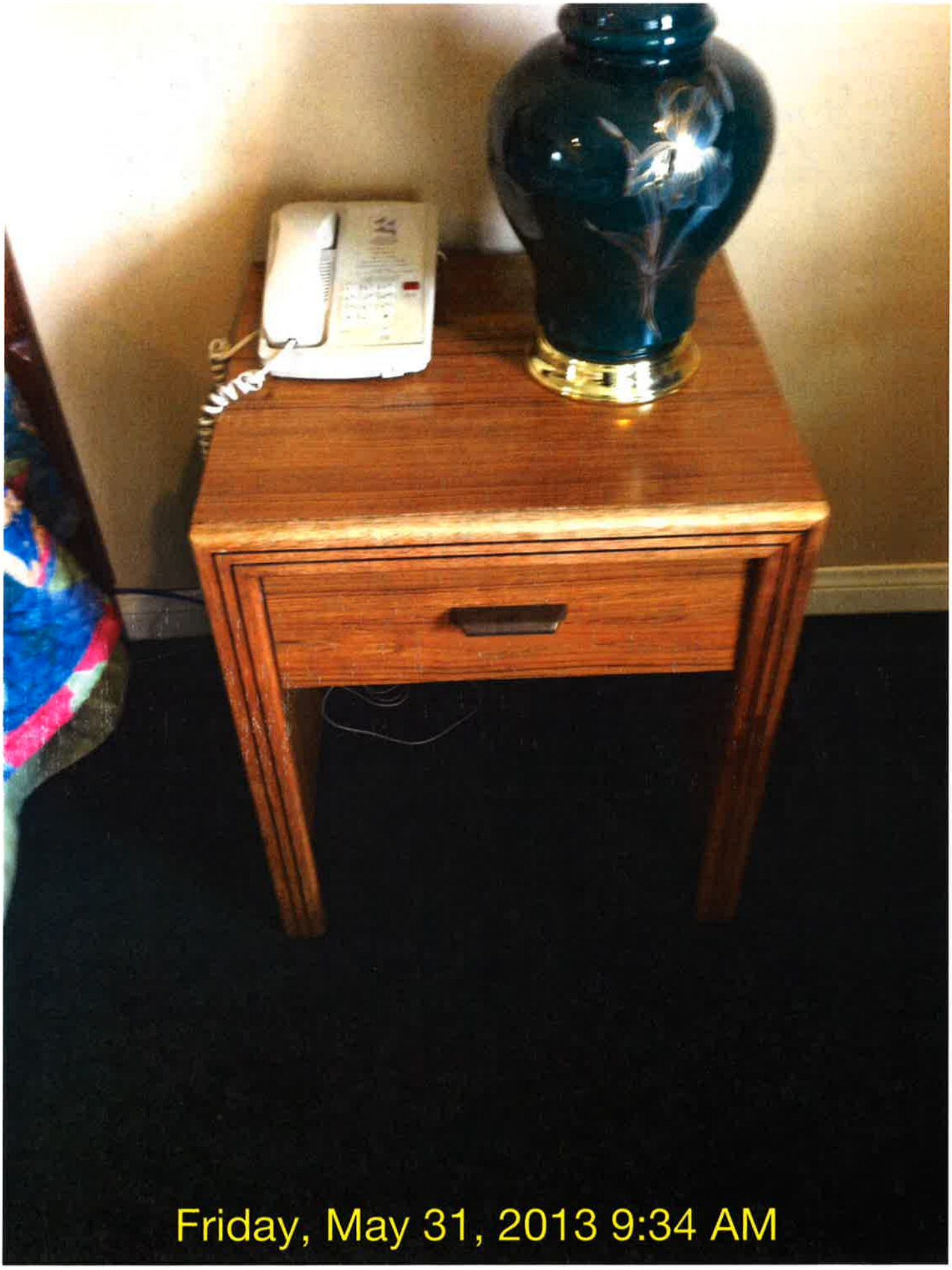
Friday, May 31, 2013 9:34 AM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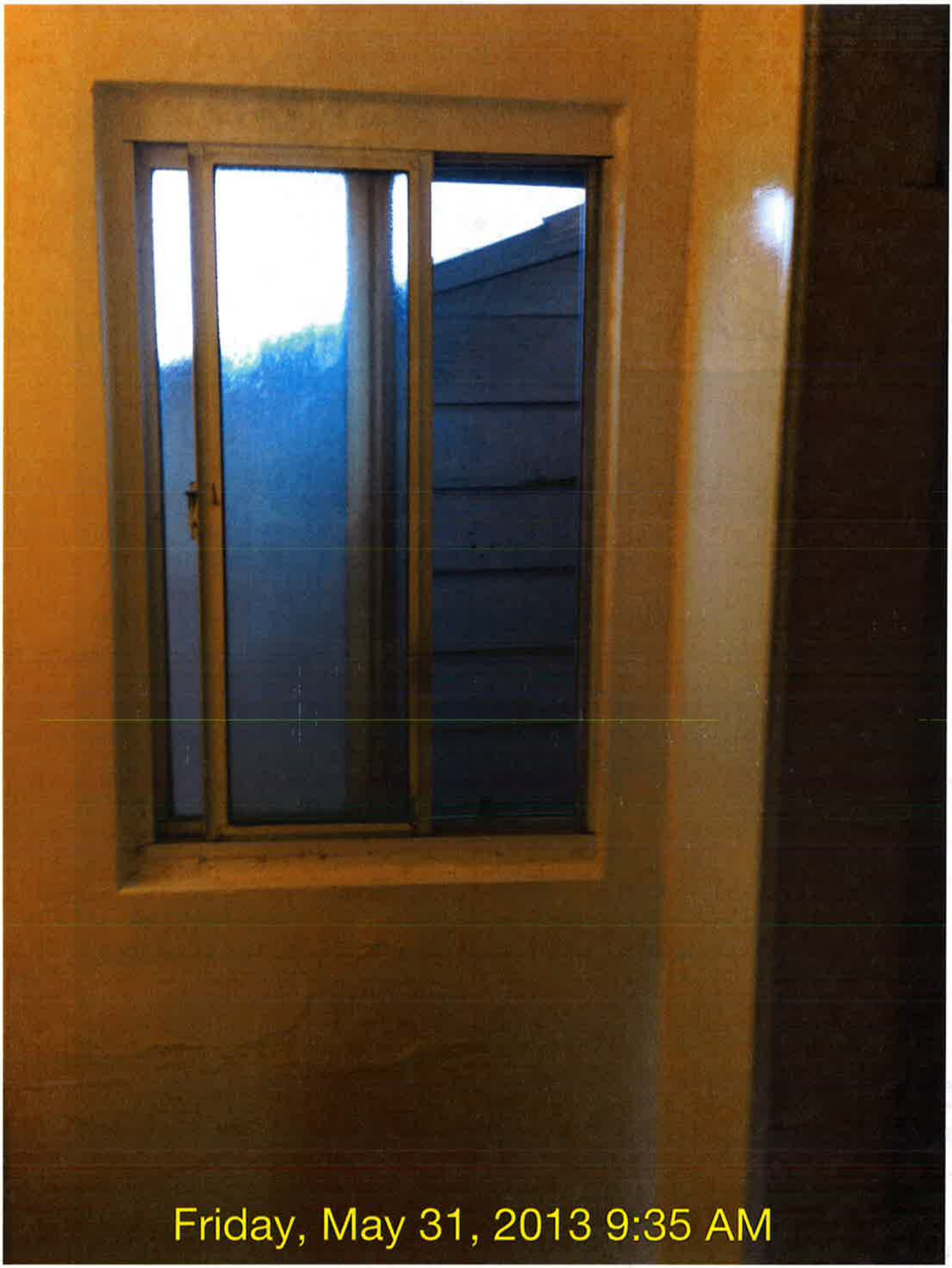
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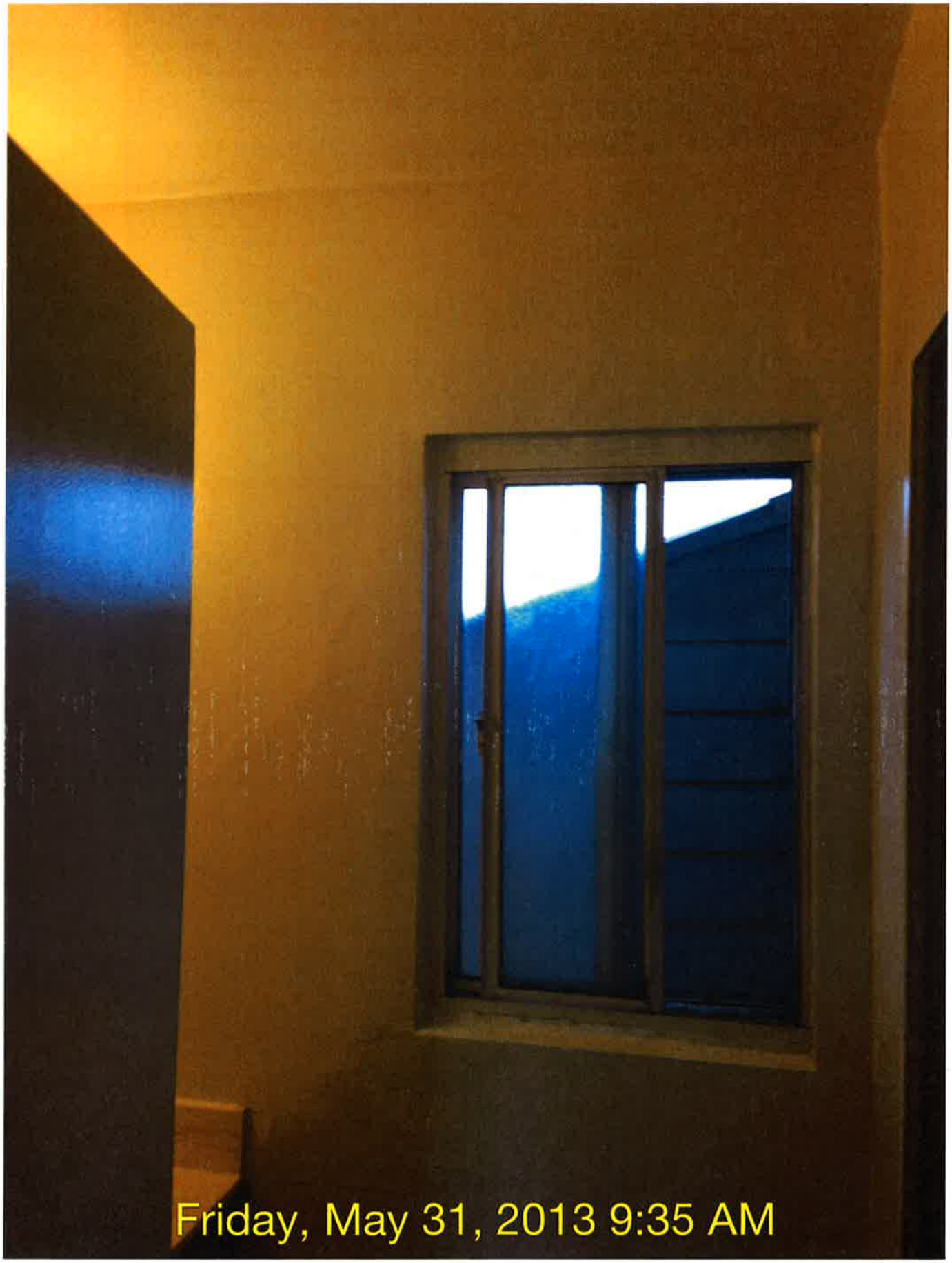
Friday, May 31, 2013 9:35 AM

Friday, May 31, 2013 9:35 AM

Friday, May 31, 2013 9:35 AM

106
This is a
non-smoking
room.
Friday, May 31, 2013 9:36 AM

113
Friday, May 31, 2013 9:37 AM

Friday, May 31, 2013 9:37 AM

Friday, May 31, 2013 9:37 AM

Friday, May 31, 2013 9:37 AM

119
Friday, May 31, 2013 9:39 AM

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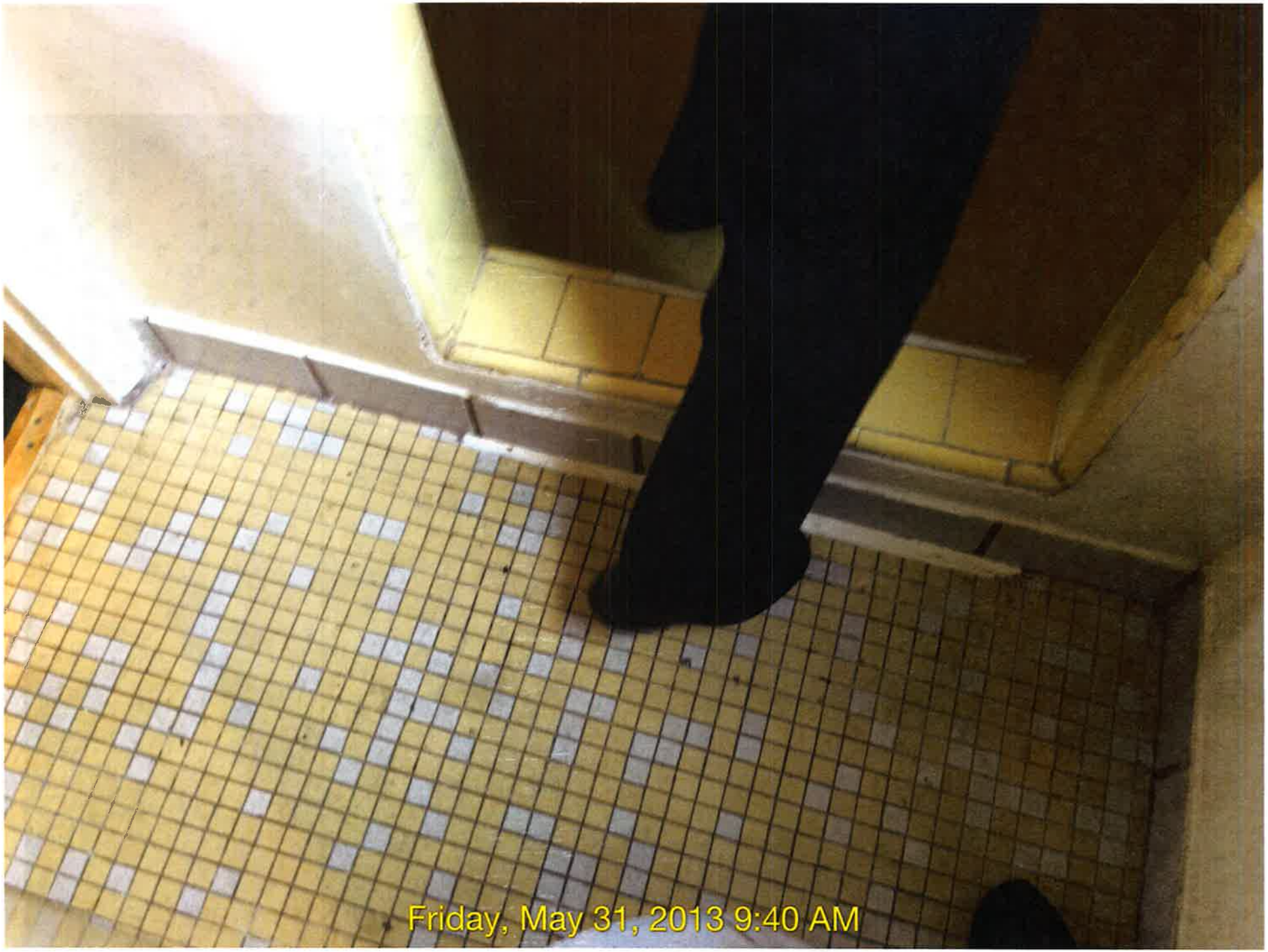
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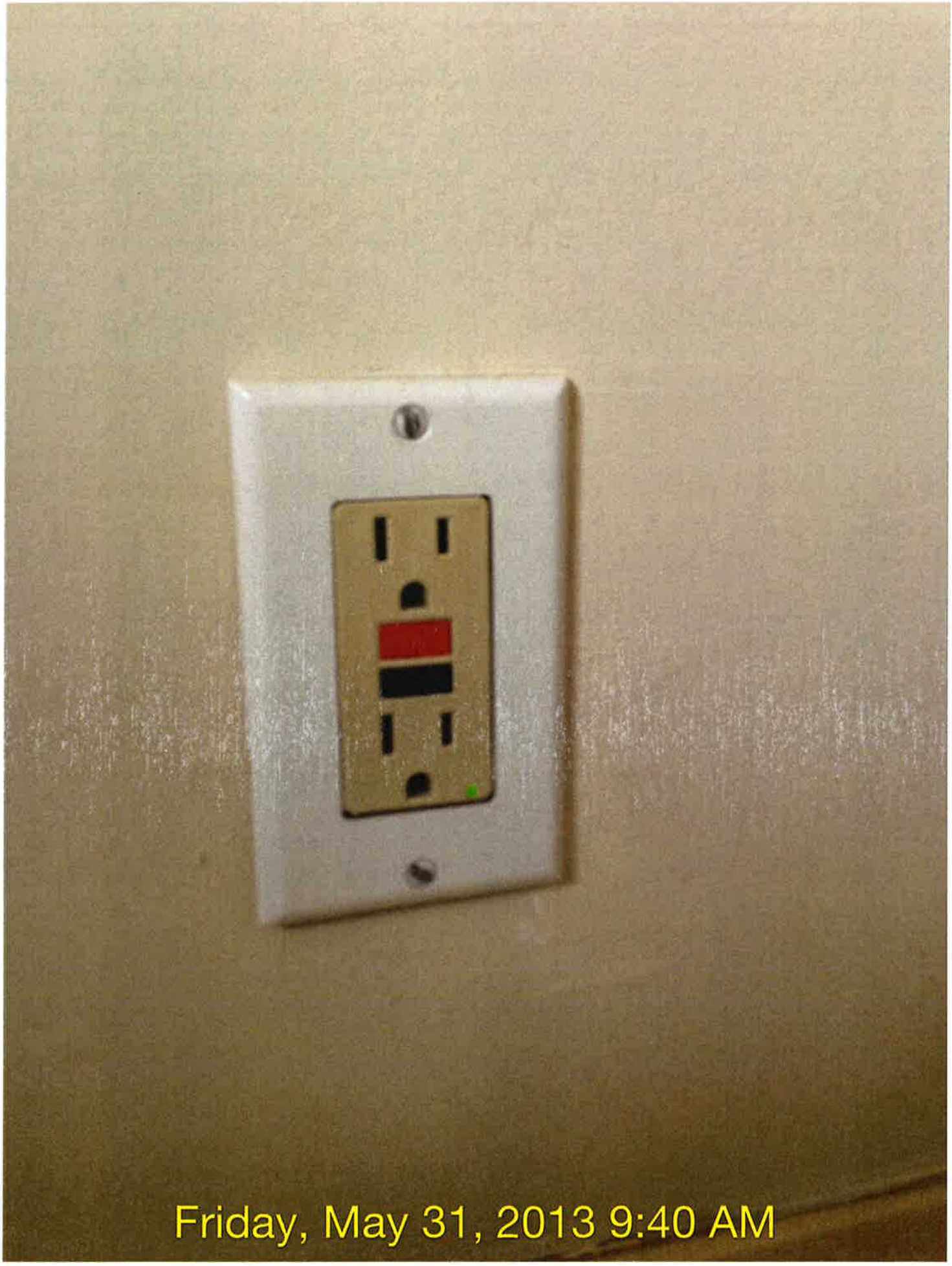
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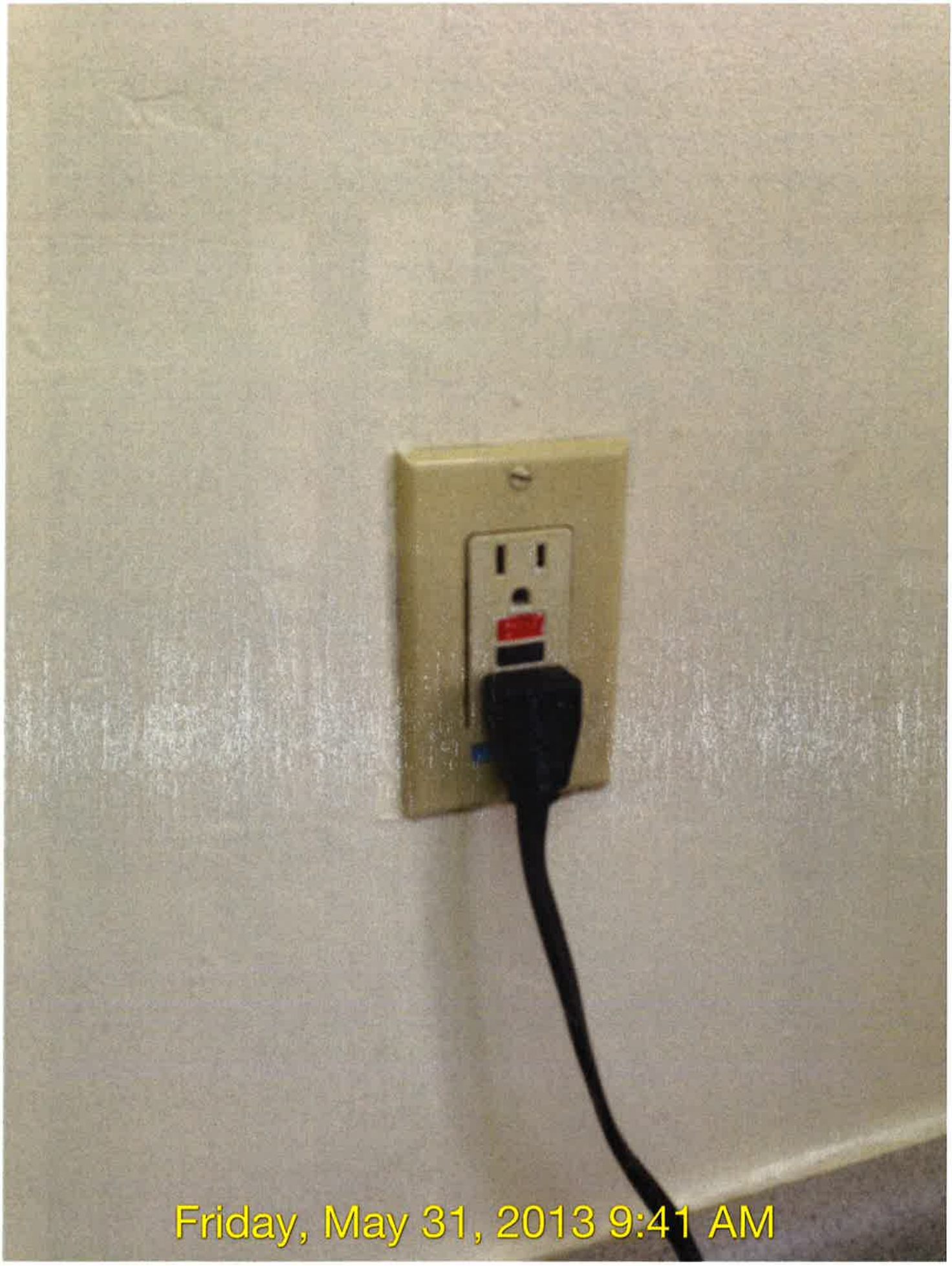
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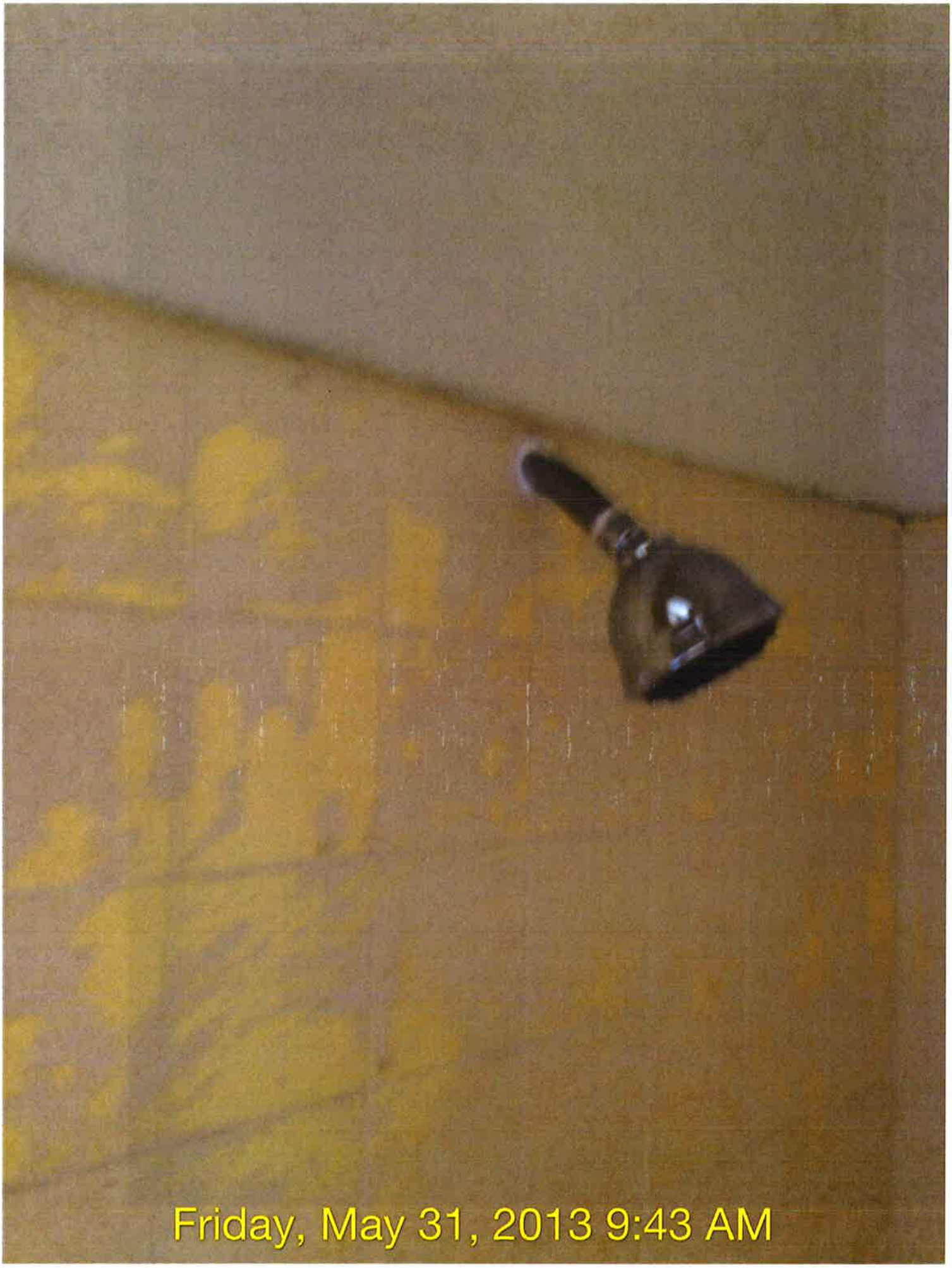
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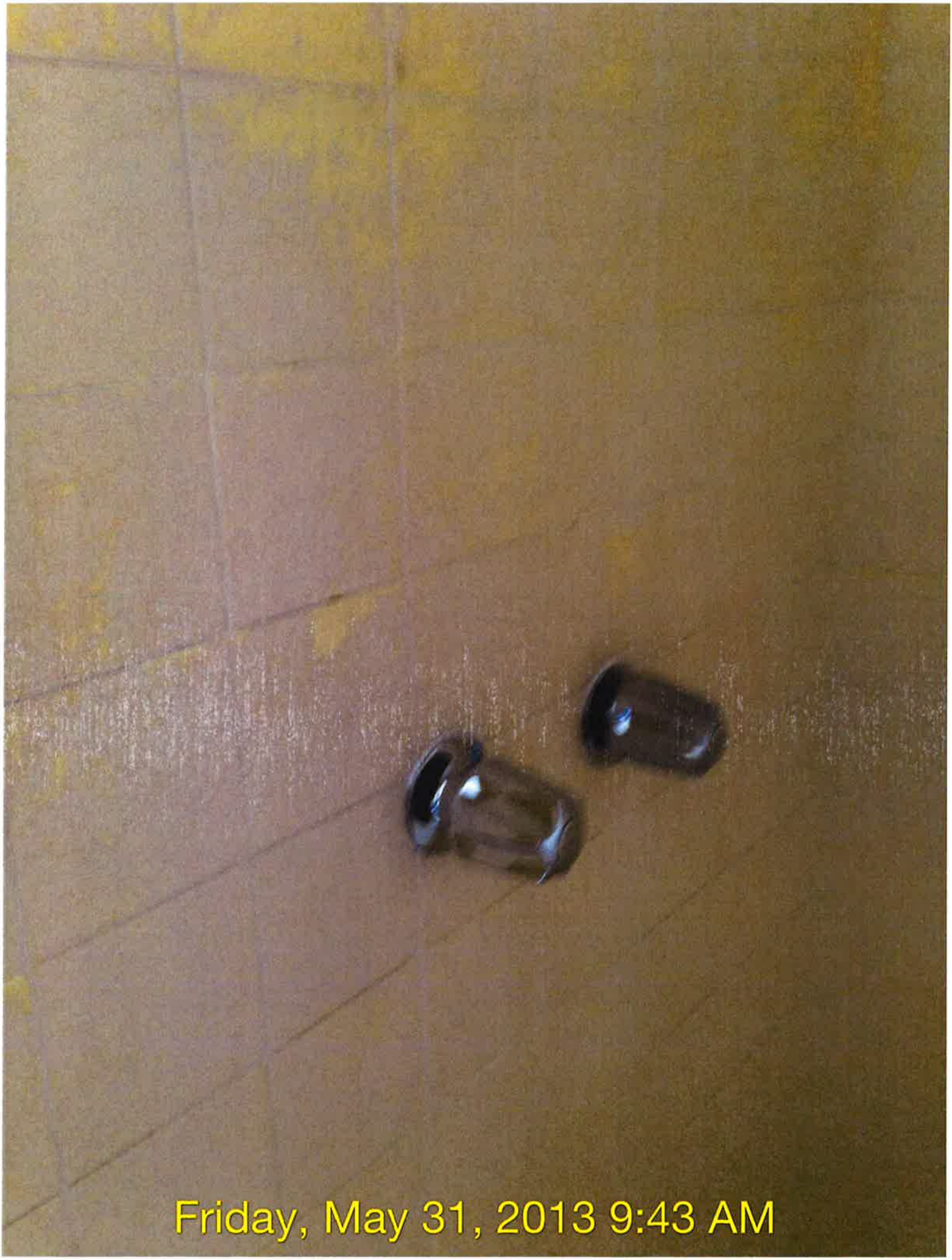
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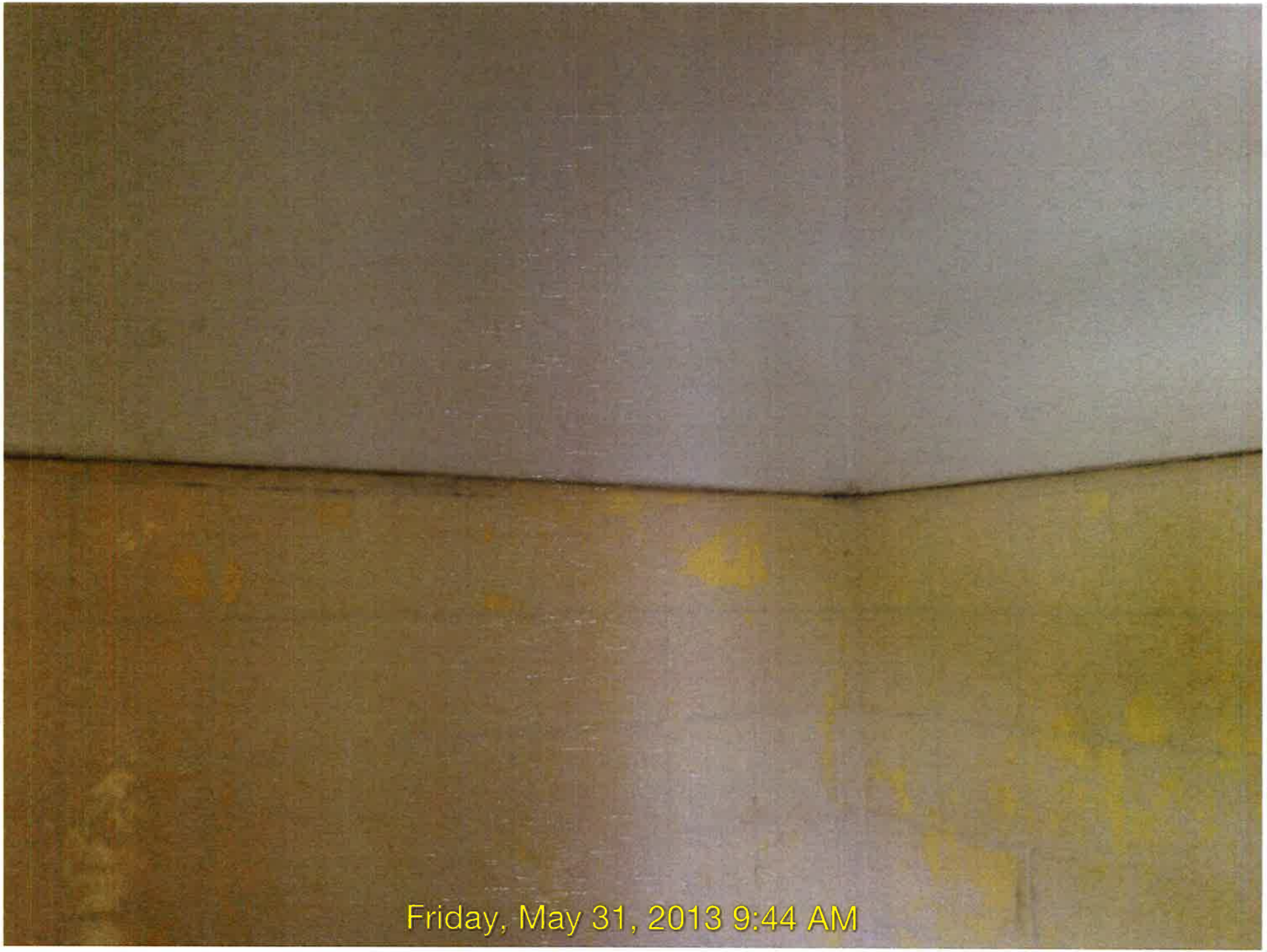
Friday, May 31, 2013 9:44 AM

Friday, May 31, 2013 9:44 AM

Friday, May 31, 2013 9:44 AM

123
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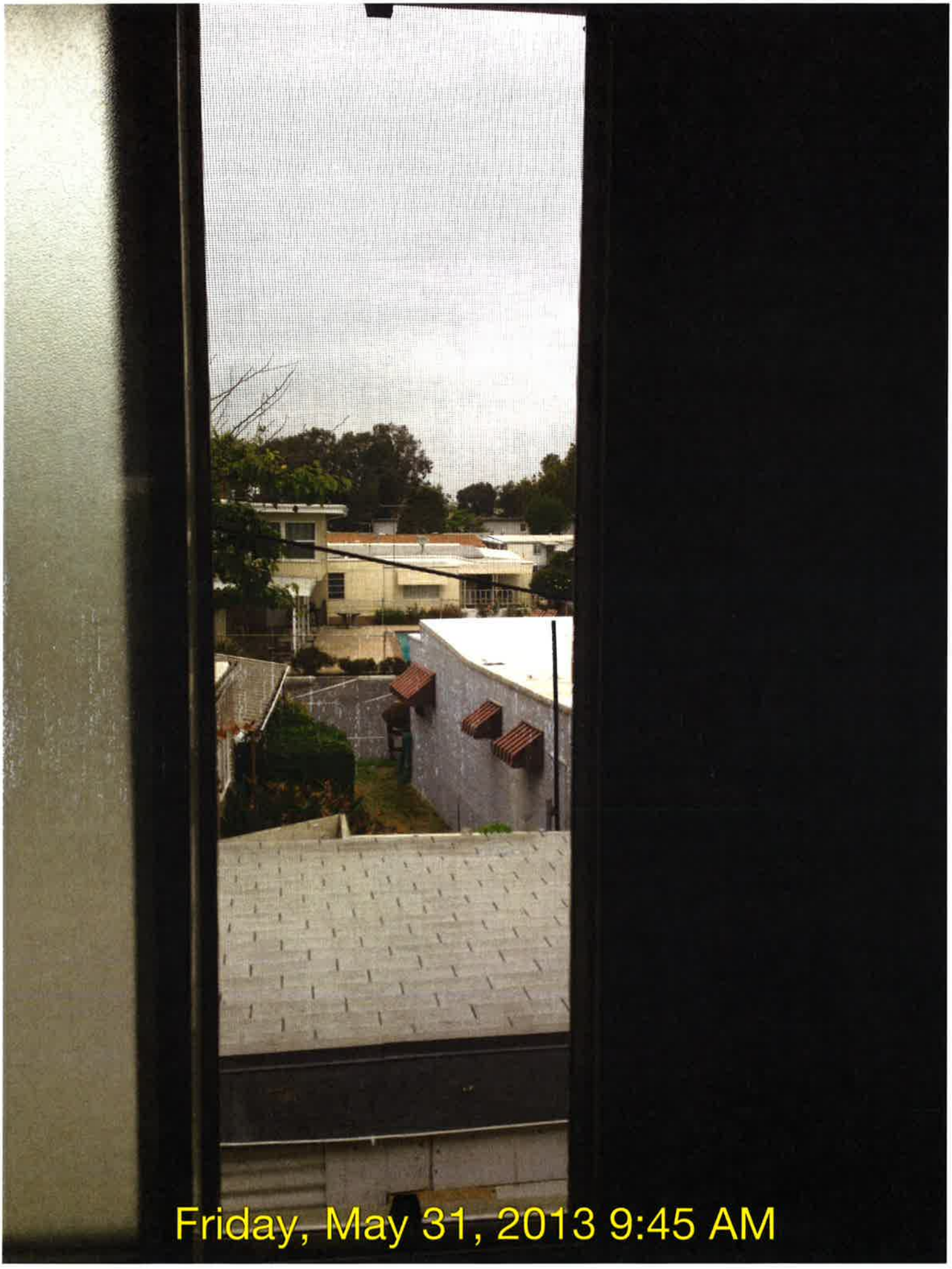
Friday, May 31, 2013 9:45 AM

Friday, May 31, 2013 9:45 AM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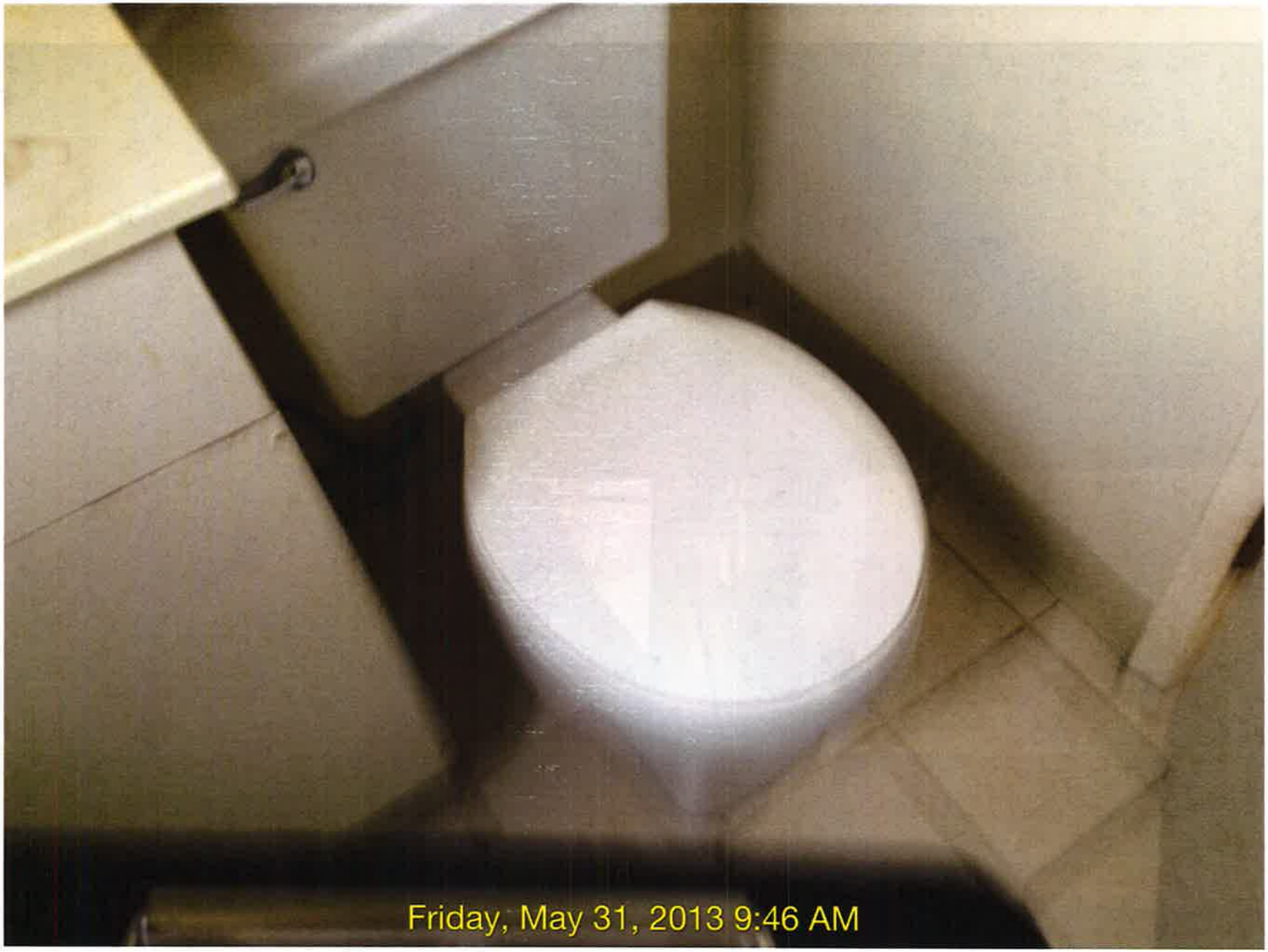
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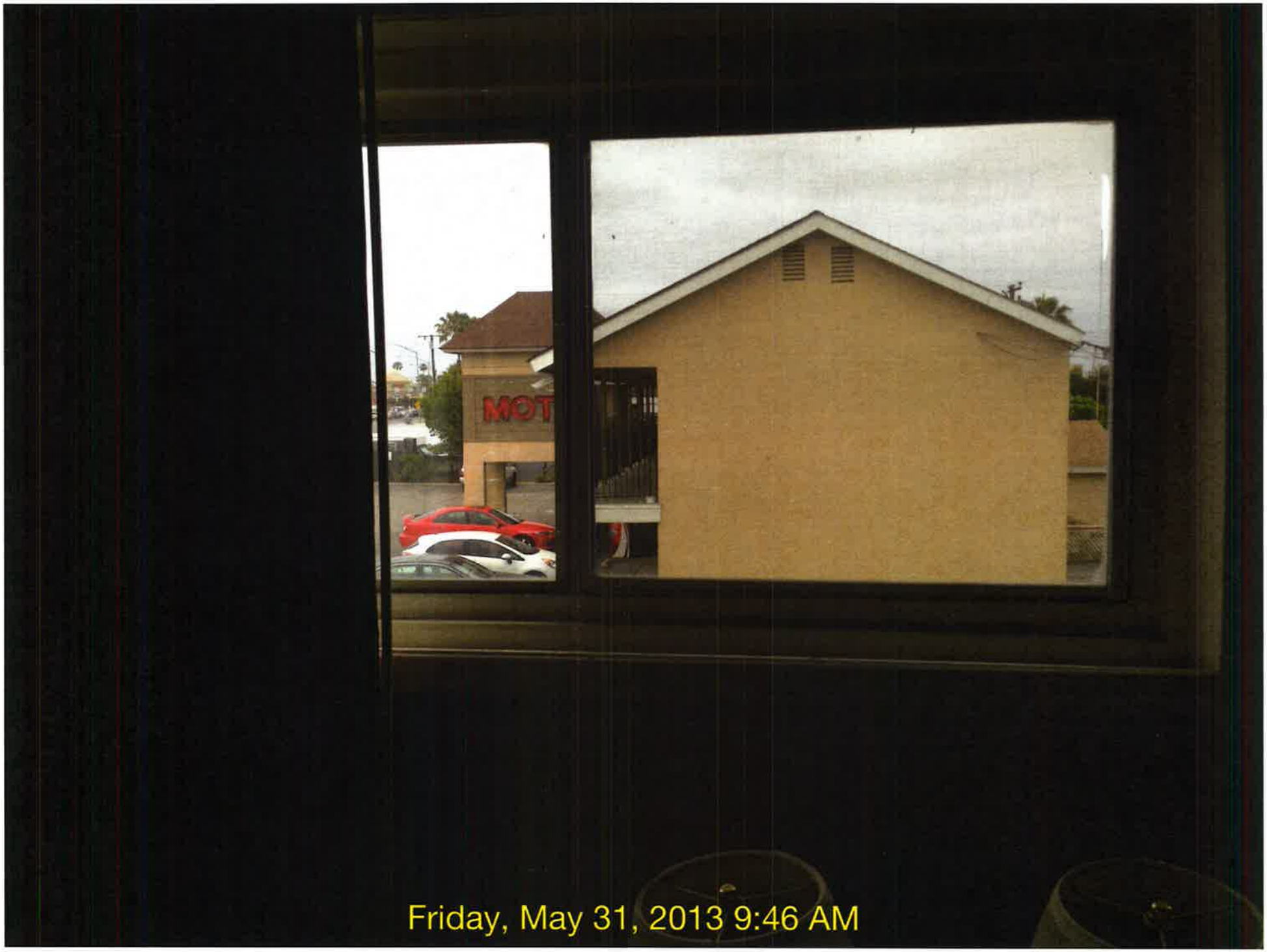
Friday, May 31, 2013 9:46 AM

Friday, May 31, 2013 9:46 AM

MOT
Friday, May 31, 2013 9:46 AM


MOT
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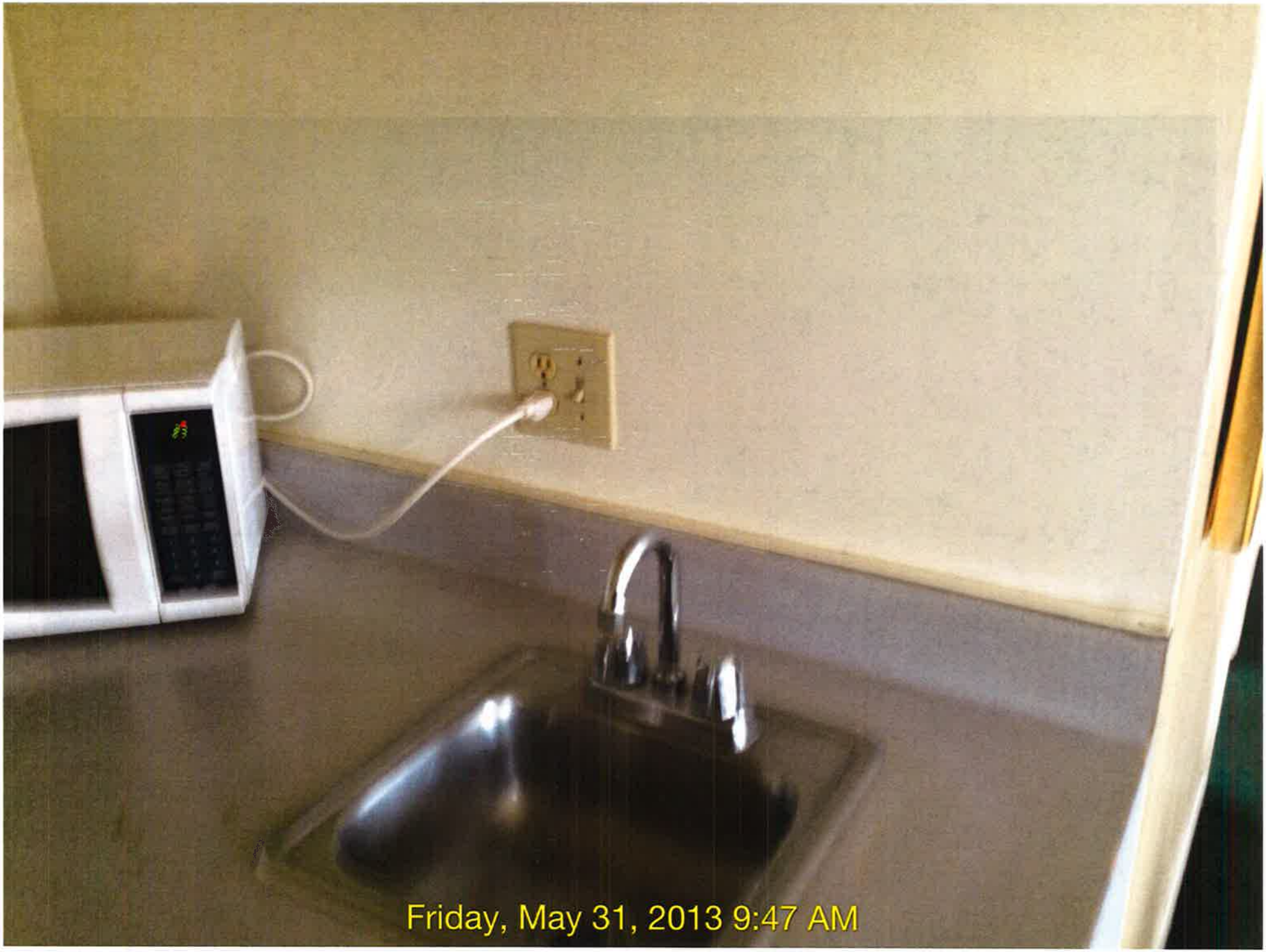
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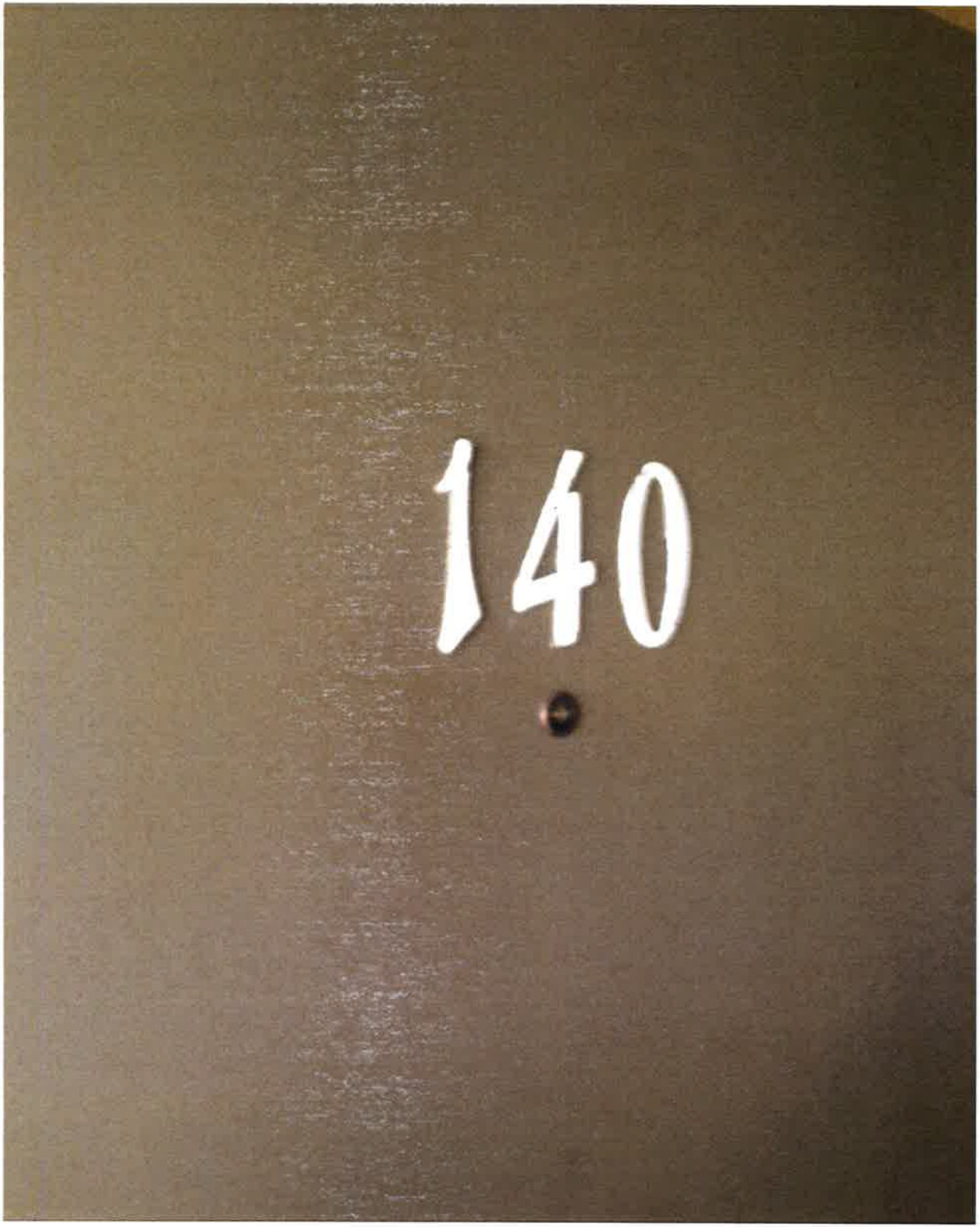
Friday, May 31, 2013 9:48 AM

129

Sandpiper
Motel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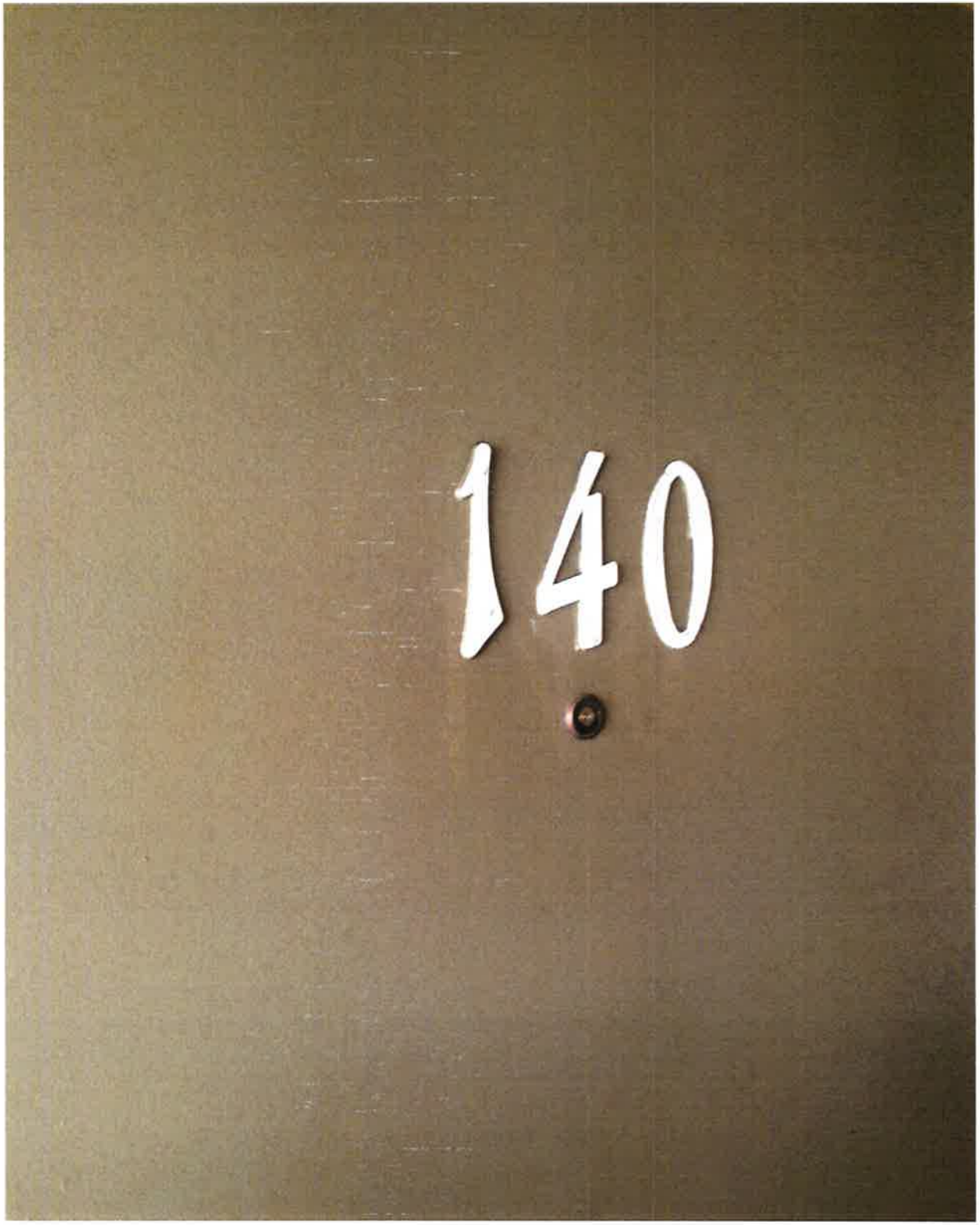
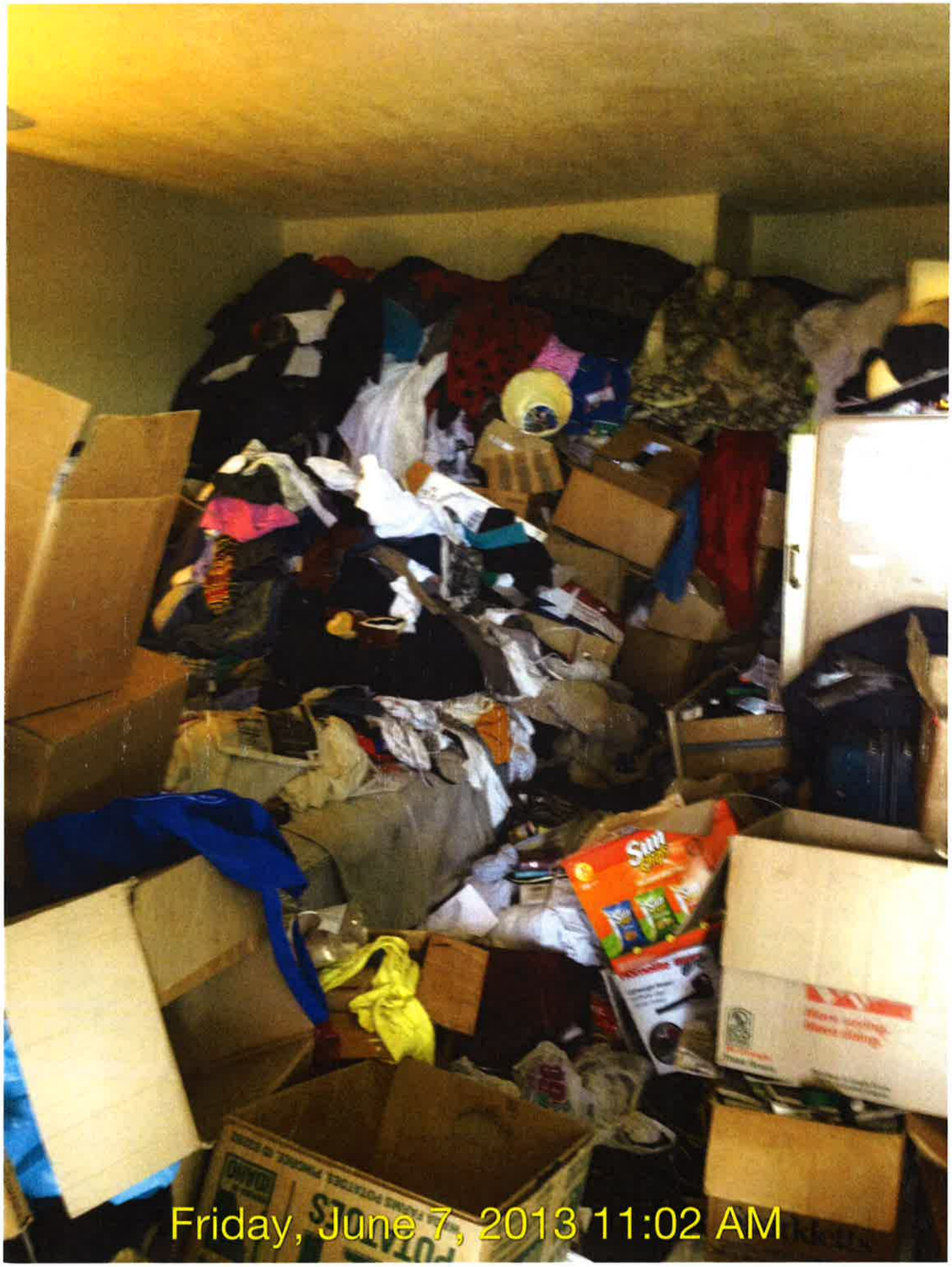

140

96/500CT.
2-PLY
Optima
BATHROOM TISSUE
Snug Stretch
Caleve
Friday, June 7, 2013 11:02 AM

Sun Chips
More saving.
More doing.
Friday, June 7, 2013 11:02 AM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Friday, June 7, 2013 11:02 AM

Friday, June 7, 2013 11:02 AM

Friday, June 7, 2013 11:02 AM

FIELD
FRESH
FARMS
Friday, August 9, 2013 10:26 AM

Notice by Landlord to Lessee of Belief of Abandonment of Real Property
[Civ. Code §1951.3]

To: David Miller Garland

1967-1977 Newport Blvd., Unit # 139
Costa Mesa, CA 92637

This notice is given in accordance with Civil Code Section 1951.3 concerning the real property leased by you at 1967-1977 Newport Blvd., Unit # 139 Costa Mesa, CA 92637. The rent on this property has been due and unpaid for 14 consecutive days and Leader Venture, Inc., a California corporation believes that you have abandoned the property.

The real property will be deemed abandoned within the meaning of Civil Code Section 1951.2 and your lease will terminate on September 6, 2013 unless before such date the undersigned receives at the address indicated below a written notice from you stating both of the following:

(1) Your intent not to abandon the real property; and
(2) An address at which you may be served by certified mail in any action for the unlawful detainer of the real property.

You are required to pay the rent due and unpaid on this real property as required by the lease, and your failure to do so can lead to a court proceeding against you.

The named parties hereinabove are notified that this notice and any other notices that separately served are separate notices for independent breaches and each must timely be cured for the named parties hereinabove to retain the right to possession.

August 17, 2013

By. _____

Mike Lin, President
Leader Venture, Inc., a California corporation
1967-1977 Newport Blvd.
Costa Mesa, CA 92627

Tuesday, August 27, 2013 1:01 PM

SUM-130

AMENDED SUMMONS
(CITACION JUDICIAL)
UNLAWFUL DETAINER—EVICTION
(RETENCIÓN ILÍCITA DE UN INMUEBLE—DESALOJO)

FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)

ELECTRONICALLY FILED
Superior Court of California,
County of Orange
08/12/2013 at 03:50:00 PM
Clerk of the Superior Court
By Sarah Loose,Deputy Clerk

NOTICE TO DEFENDANT:
(AVISO AL DEMANDADO):
David Miller Garland and DOES 1 to 10

YOU ARE BEING SUED BY PLAINTIFF:
(LO ESTÁ DEMANDANDO EL DEMANDANTE):
Leader Venture, Inc., a California corporation

You have 5 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. (To calculate the five days, count Saturday and Sunday, but do not count other court holidays. If the last day falls on a Saturday, Sunday, or a court holiday then you have the next court day to file a written response.) A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (*www.lawhelpcalifornia.org*), the California Courts Online Self-Help Center (*www.courtinfo.ca.gov/selfhelp*), or by contacting your local court or county bar association. **NOTE:** The court has a statutory lien for waived fees and costs on any settlement or arbitration award of $10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

Tiene 5 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. (Para calcular los cinco días, cuente los sábados y los domingos pero no los otros días festivos de la corte. Si el último día cae en sábado o domingo, o en un día en que la corte está cerrada, tiene hasta el próximo día de corte para presentar una respuesta por escrito). Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

1. The name and address of the court is:
(El nombre y dirección de la corte es):
Superior Court of California, County of Orange - Harbor Justice Center
4601 Jamboree Rd., Newport Beach, CA 92660

CASE NUMBER:
(Número del caso):
30-2013-00668209-CL-UD-HNB

2. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):
Donald Yang (SBN 277657) - SAM KIM AND ASSOCIATES, APC
5661 Beach Blvd., Ste. 201, Buena Park, CA 90621 - (714) 736-5501

3. *(Must be answered in all cases)* An unlawful detainer assistant (Bus. & Prof. Code, §§ 6400–6415) [✓] did not [ ] did for compensation give advice or assistance with this form. *(If plaintiff has received any help or advice for pay from an unlawful detainer assistant, complete item 6 on the next page.)*

Date: 08/12/2013 *(Fecha)*
Clerk, by ALAN CARLSON, Clerk of the Court *(Secretario)* Sarah Loose, Deputy *(Adjunto)*

(For proof of service of this summons, use Proof of Service of Summons (form POS-010).)
(Para prueba de entrega de esta citación use el formulario Proof of Service of Summons, (POS-010)).

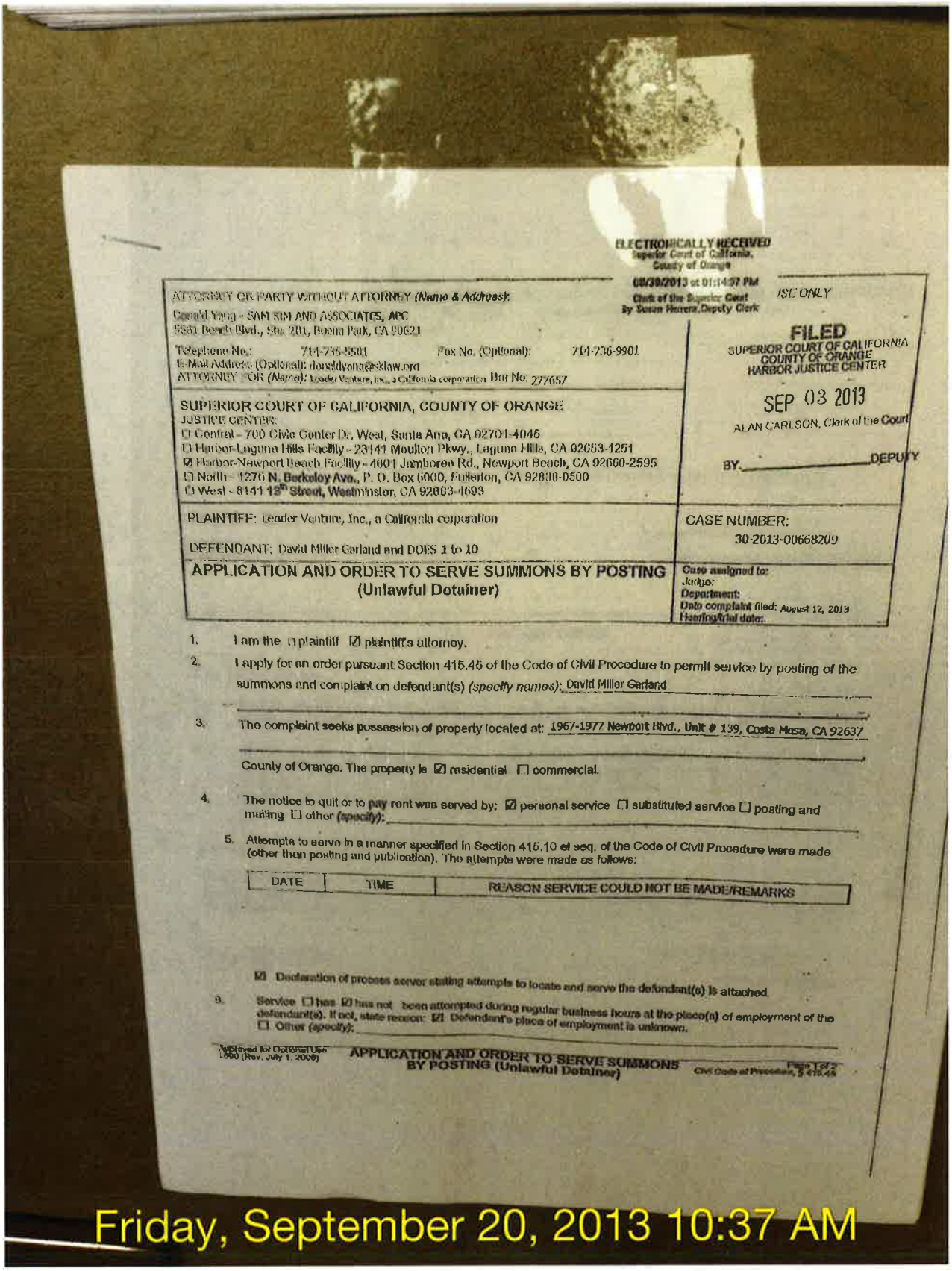
[SEAL]

4. **NOTICE TO THE PERSON SERVED:** You are served
   a. [ ] as an individual defendant.
   b. [ ] as the person sued under the fictitious name of *(specify)*:
   c. [✓] as an occupant
   d. [✓] on behalf of *(specify)*: ANY AND ALL UNKNOWN OCCUPANTS

under:
- [ ] CCP 416.10 (corporation)
- [ ] CCP 416.20 (defunct corporation)
- [ ] CCP 416.40 (association or partnership)
- [✓] CCP 415.46 (occupant)
- [ ] CCP 416.60 (minor)
- [ ] CCP 416.70 (conservatee)
- [ ] CCP 416.90 (authorized person)
- [ ] other *(specify)*:

5. [ ] by personal delivery on *(date)*:

Friday, September 20, 2013 10:37 AM



ELECTRONICALLY RECEIVED
Superior Court of California,
County of Orange
08/30/2013 at 01:14:37 PM
Clerk of the Superior Court
By Susan Herrera,Deputy Clerk

ATTORNEY OR PARTY WITHOUT ATTORNEY (Name & Address):
David Yang - SAM SIM AND ASSOCIATES, APC
5561 Beach Blvd., Ste. 201, Buena Park, CA 90621

Telephone No.: 714-736-9501 Fax No. (Optional): 714-736-9901
E-Mail Address (Optional): davidyang@sklaw.org
ATTORNEY FOR (Name): Leader Venture, Inc., a California corporation Bar No: 277657

ISE ONLY

FILED
SUPERIOR COURT OF CALIFORNIA
COUNTY OF ORANGE
HARBOR JUSTICE CENTER
SEP 03 2013
ALAN CARLSON, Clerk of the Court
BY: DEPUTY

SUPERIOR COURT OF CALIFORNIA, COUNTY OF ORANGE
JUSTICE CENTER:
☐ Central - 700 Civic Center Dr. West, Santa Ana, CA 92701-4045
☐ Harbor-Laguna Hills Facility - 23141 Moulton Pkwy., Laguna Hills, CA 92653-1251
☑ Harbor-Newport Beach Facility - 4601 Jamboree Rd., Newport Beach, CA 92660-2595
☐ North - 1275 N. Berkeley Ave., P. O. Box 5000, Fullerton, CA 92838-0500
☐ West - 8141 13th Street, Westminster, CA 92683-4593

PLAINTIFF: Leader Venture, Inc., a California corporation

DEFENDANT: David Miller Garland and DOES 1 to 10

CASE NUMBER:
30-2013-00668209

APPLICATION AND ORDER TO SERVE SUMMONS BY POSTING (Unlawful Detainer)

Case assigned to:
Judge:
Department:
Date complaint filed: August 12, 2013
Hearing/trial date:

1. I am the ☐ plaintiff ☑ plaintiff's attorney.
2. I apply for an order pursuant Section 415.45 of the Code of Civil Procedure to permit service by posting of the summons and complaint on defendant(s) *(specify names)*: David Miller Garland
3. The complaint seeks possession of property located at: 1967-1977 Newport Blvd., Unit # 139, Costa Mesa, CA 92627
   County of Orange. The property is ☑ residential ☐ commercial.
4. The notice to quit or to pay rent was served by: ☑ personal service ☐ substituted service ☐ posting and mailing ☐ other *(specify)*:
5. Attempts to serve in a manner specified in Section 415.10 et seq. of the Code of Civil Procedure were made (other than posting and publication). The attempts were made as follows:

DATE	TIME	REASON SERVICE COULD NOT BE MADE/REMARKS

☑ Declaration of process server stating attempts to locate and serve the defendant(s) is attached.

a. Service ☐ has ☑ has not been attempted during regular business hours at the place(a) of employment of the defendant(s). If not, state reason: ☑ Defendant's place of employment is unknown.
☐ Other *(specify)*:

Approved for Optional Use
UD90 (Rev. July 1, 2008)

APPLICATION AND ORDER TO SERVE SUMMONS BY POSTING (Unlawful Detainer)

Civil Code of Procedure, § 415.45

Page 1 of 2

Friday, September 20, 2013 10:37 AM

Notice by Landlord to Lessee of Belief of Abandonment of Real Property
[Civ. Code §1951.3]

To: David Miller Garland

1967-1977 Newport Blvd., Unit # 139
Costa Mesa, CA 92637

This notice is given in accordance with Civil Code Section 1951.3 concerning the real property leased by you at 1967-1977 Newport Blvd., Unit # 139 Costa Mesa, CA 92637. The rent on this property has been due and unpaid for 14 consecutive days and Leader Venture, Inc., a California corporation believes that you have abandoned the property.

The real property will be deemed abandoned within the meaning of Civil Code Section 1951.2 and your lease will terminate on September 6, 2013 unless before such date the undersigned receives at the address indicated below a written notice from you stating both of the following:

(1) Your intent not to abandon the real property; and
(2) An address at which you may be served by certified mail in any action for the unlawful detainer of the real property.

You are required to pay the rent due and unpaid on this real property as required by the lease, and your failure to do so can lead to a court proceeding against you.

The named parties hereinabove are notified that this notice and any other notices that separately served are separate notices for independent breaches and each must timely be cured for the named parties hereinabove to retain the right to possession.

August 17, 2013

By: _____

Mike Lin, President
Leader Venture, Inc., a California corporation
1967-1977 Newport Blvd.
Costa Mesa, CA 92627

Friday, September 20, 2013 10:37 AM

SUM-130

AMENDED SUMMONS
(CITACION JUDICIAL)
UNLAWFUL DETAINER—EVICTION
(RETENCIÓN ILÍCITA DE UN INMUEBLE—DESALOJO)

FOR COURT USE ONLY
(SOLO PARA USO DE LA CORTE)

ELECTRONICALLY FILED
Superior Court of California,
County of Orange
08/12/2013 at 03:50:00 PM
Clerk of the Superior Court
By Sarah Loose,Deputy Clerk

NOTICE TO DEFENDANT:
(AVISO AL DEMANDADO):
David Miller Garland and DOES 1 to 10

YOU ARE BEING SUED BY PLAINTIFF:
(LO ESTÁ DEMANDANDO EL DEMANDANTE):
Leader Venture, Inc., a California corporation

You have 5 CALENDAR DAYS after this summons and legal papers are served on you to file a written response at this court and have a copy served on the plaintiff. (To calculate the five days, count Saturday and Sunday, but do not count other court holidays. If the last day falls on a Saturday, Sunday, or a court holiday then you have the next court day to file a written response.) A letter or phone call will not protect you. Your written response must be in proper legal form if you want the court to hear your case. There may be a court form that you can use for your response. You can find these court forms and more information at the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), your county law library, or the courthouse nearest you. If you cannot pay the filing fee, ask the court clerk for a fee waiver form. If you do not file your response on time, you may lose the case by default, and your wages, money, and property may be taken without further warning from the court.

There are other legal requirements. You may want to call an attorney right away. If you do not know an attorney, you may want to call an attorney referral service. If you cannot afford an attorney, you may be eligible for free legal services from a nonprofit legal services program. You can locate these nonprofit groups at the California Legal Services Web site (www.lawhelpcalifornia.org), the California Courts Online Self-Help Center (www.courtinfo.ca.gov/selfhelp), or by contacting your local court or county bar association. NOTE: The court has a statutory lien for waived fees and costs on any settlement or arbitration award of $10,000 or more in a civil case. The court's lien must be paid before the court will dismiss the case.

Tiene 5 DÍAS DE CALENDARIO después de que le entreguen esta citación y papeles legales para presentar una respuesta por escrito en esta corte y hacer que se entregue una copia al demandante. (Para calcular los cinco días, cuente los sábados y los domingos pero no los otros días feriados de la corte. Si el último día cae en sábado o domingo, o en un día en que la corte está cerrada, tiene hasta el próximo día de corte para presentar una respuesta por escrito). Una carta o una llamada telefónica no lo protegen. Su respuesta por escrito tiene que estar en formato legal correcto si desea que procesen su caso en la corte. Es posible que haya un formulario que usted pueda usar para su respuesta. Puede encontrar estos formularios de la corte y más información en el Centro de Ayuda de las Cortes de California (www.sucorte.ca.gov), en la biblioteca de leyes de su condado o en la corte que le quede más cerca. Si no puede pagar la cuota de presentación, pida al secretario de la corte que le dé un formulario de exención de pago de cuotas. Si no presenta su respuesta a tiempo, puede perder el caso por incumplimiento y la corte le podrá quitar su sueldo, dinero y bienes sin más advertencia.

Hay otros requisitos legales. Es recomendable que llame a un abogado inmediatamente. Si no conoce a un abogado, puede llamar a un servicio de remisión a abogados. Si no puede pagar a un abogado, es posible que cumpla con los requisitos para obtener servicios legales gratuitos de un programa de servicios legales sin fines de lucro. Puede encontrar estos grupos sin fines de lucro en el sitio web de California Legal Services, (www.lawhelpcalifornia.org), en el Centro de Ayuda de las Cortes de California, (www.sucorte.ca.gov) o poniéndose en contacto con la corte o el colegio de abogados locales. AVISO: Por ley, la corte tiene derecho a reclamar las cuotas y los costos exentos por imponer un gravamen sobre cualquier recuperación de $10,000 ó más de valor recibida mediante un acuerdo o una concesión de arbitraje en un caso de derecho civil. Tiene que pagar el gravamen de la corte antes de que la corte pueda desechar el caso.

CASE NUMBER:
(Número del caso):
30-2013-00668209-CL-UD-HNB

1. The name and address of the court is:
(El nombre y dirección de la corte es):
Superior Court of California, County of Orange - Harbor Justice Center
4601 Jamboree Rd., Newport Beach, CA 92660

2. The name, address, and telephone number of plaintiff's attorney, or plaintiff without an attorney, is:
(El nombre, la dirección y el número de teléfono del abogado del demandante, o del demandante que no tiene abogado, es):
Donald Yang (SBN 277657) - SAM KIM AND ASSOCIATES, APC
5661 Beach Blvd., Ste. 201, Buena Park, CA 90621 - (714) 736-5501

3. *(Must be answered in all cases)* An unlawful detainer assistant (Bus. & Prof. Code, §§ 6400–6415) [✓] did not [ ] did for compensation give advice or assistance with this form. *(If plaintiff has received any help or advice for pay from an unlawful detainer assistant, complete item 6 on the next page.)*

Date: 08/12/2013 (Fecha)
Clerk, by (Secretario) ALAN CARLSON, Clerk of the Court Sarah Loose, Deputy (Adjunto)

(For proof of service of this summons, use Proof of Service of Summons *(form POS-010).)*
(Para prueba de entrega de esta citatión use el formulario Proof of Service of Summons, *(POS-010)).*

[SEAL]

4. **NOTICE TO THE PERSON SERVED:** You are served
   a. [X] as an individual defendant.
   b. [ ] as the person sued under the fictitious name of *(specify)*:
   c. [ ] as an occupant
   d. [ ] on behalf of *(specify)*:
   under: [ ] CCP 416.10 (corporation) [ ] CCP 416.60 (minor)
   [ ] CCP 416.20 (defunct corporation) [ ] CCP 416.70 (conservatee)
   [ ] CCP 416.40 (association or partnership) [ ] CCP 416.90 (authorized person)
   [ ] CCP 416.46 (occupant) [ ] other *(specify)*:
5. [ ] by personal delivery on *(date)*:

Page 1 of 2

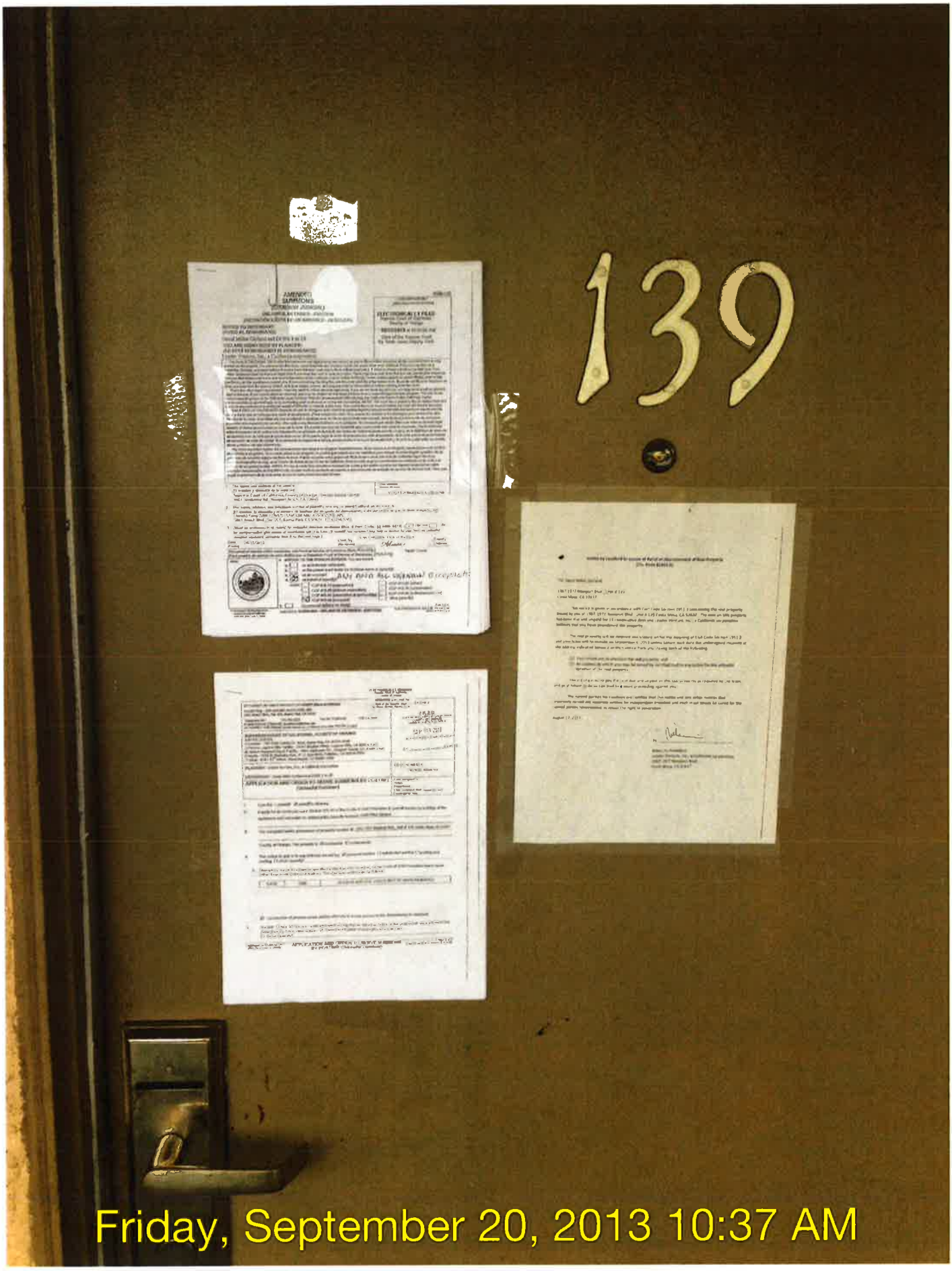
Form Adopted for Mandatory Use
Judicial Council of California
SUM-130 [Rev. July 1, 2009]

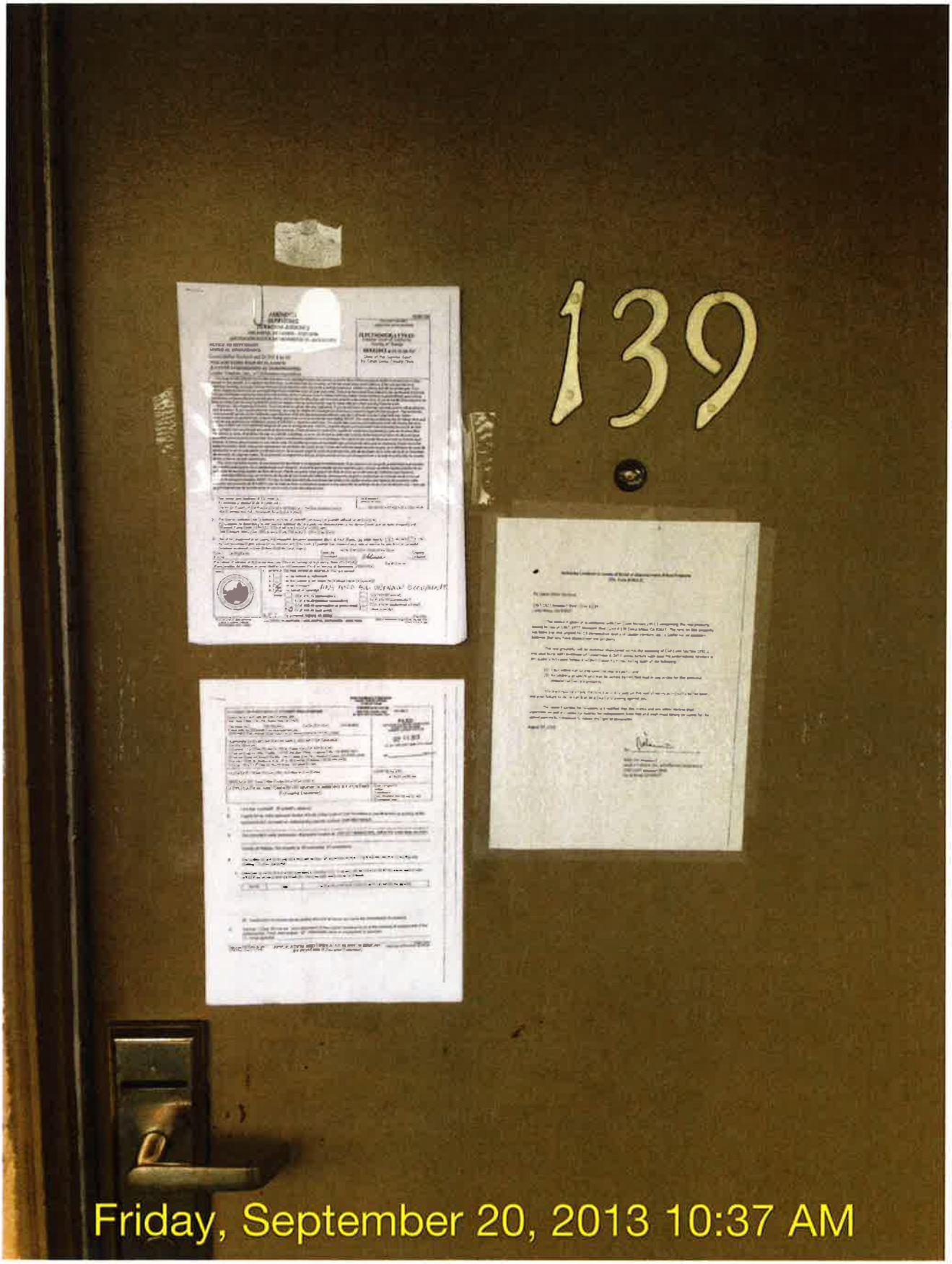
AMENDED SUMMONS—UNLAWFUL DETAINER—EVICTION

Code of Civil Procedure, §§ 412.20, 415.46, 1167
www.courtinfo.ca.gov

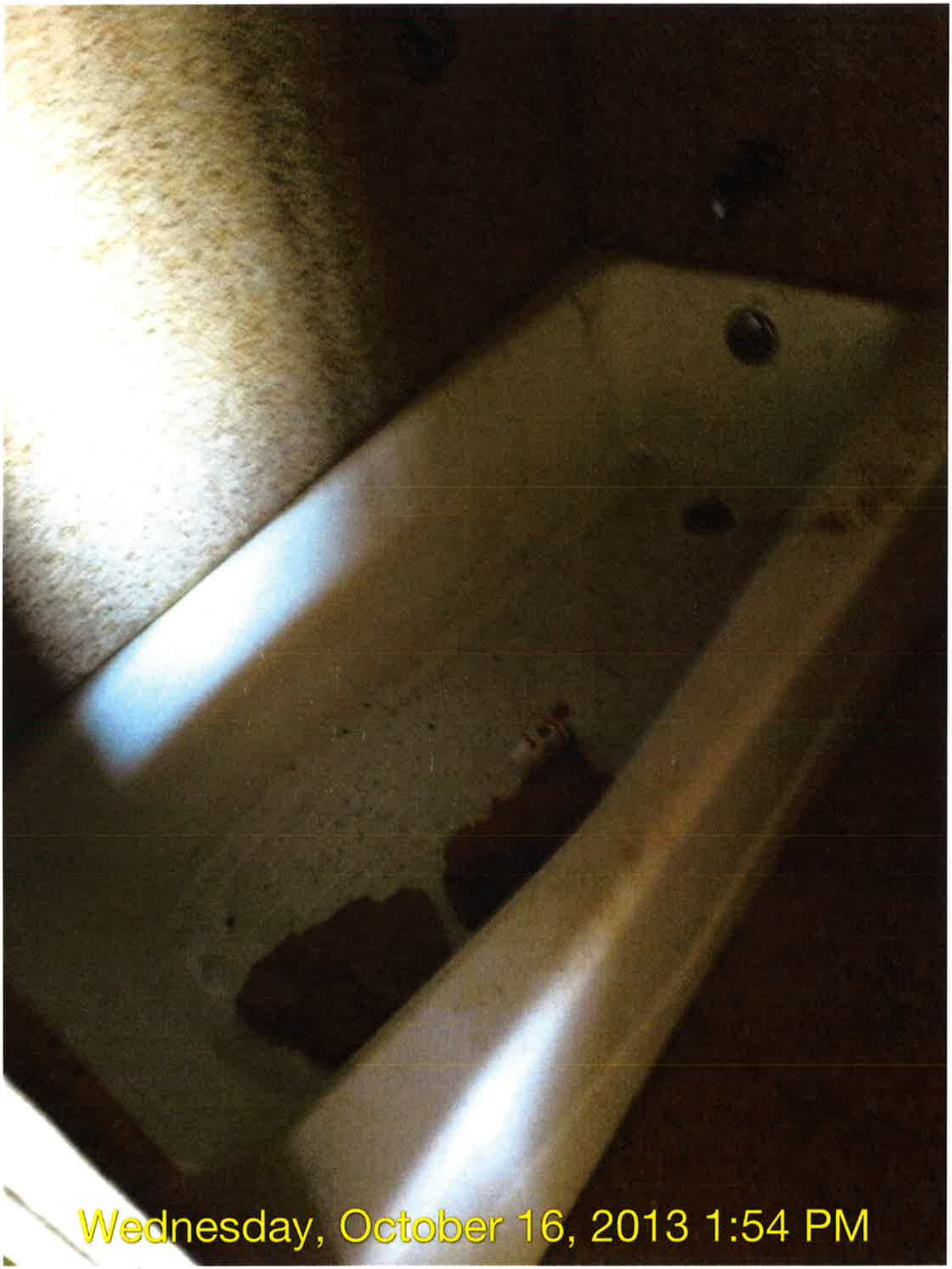
Friday, September 20, 2013 10:38 AM

139
Friday, September 20, 2013 10:38 AM


139
Friday, September 20, 2013 10:37 AM


139
Friday, September 20, 2013 10:37 AM

Wednesday, October 16, 2013 1:54 PM


Wednesday, October 16, 2013 1:54 PM

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Wednesday, October 16, 2013 1:53 PM

Wednesday, October 16, 2013 1:53 PM

Wednesday, October 16, 2013 1:53 PM

139
Wednesday, October 16, 2013 1:53 PM

Wednesday, October 16, 2013 1:54 PM

11/01/2013 10:56

CITY OF CC A MESA
CALIFORNIA 92628-1200 P O BOX 1200
COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0241

VIOLATION LOCATION

Complaint Address: 1967 Newport Blvd

Property Owner: LEADER VENTURE INC Phone: 949-645-9137

Address: 1967 Newport Blvd

INSPECTOR

Name: Jon Neal Phone: 714-754-5049

Address: 77 Fair Drive

Inspection Description: Annual inspection **Date:** 11/01/2013 **Time:** 10:00am

Description of Violation:

On 11/01/2013, an inspection of the Sandpiper was performed by the Costa Mesa Code Enforcement Division and the Costa Mesa Police Department. This Motel is located at 1967 Newport Bl., Costa Mesa, California. The purpose of this inspection was to identify any life-safety (Building Code, Fire Code), health and zoning violations that were present at this motel. 21 violations were observed in the 36 of the motel's 44 rooms that were inspected. 20 of the 36 rooms that were inspected had no violations.

A citation (#030958 for $150.00) has been written for the room (#133) that was available for rent or occupied and was observed to have insect activity. This violation must be treated within 10 days of this notice, or a second citation will be issued for each room where there is a violation that has not been mitigated by the time of the re-inspection. The re-inspection of the room will be scheduled for Friday November 15th at 10:00am. Please have the proof of insect removal for room #133 prior to the re-inspection and provide at least 24 hours notice to any occupants.

All other violations listed on the attachment must be repaired or replaced within 30 days of this notice. A citation will be issued for each room where there is a violation that has not been mitigated by the time of the re-inspection. The re-inspection of the rooms with violations that have 30-day correction periods will be scheduled for Wednesday, December 4th at 10:00am. Please provide at least 24 hours notice to any occupants prior to the re-inspection.

Please see attached list of violations that were observed during the inspection.

CITY OF COSTA MESA
CALIFORNIA 92628-1200 P.O. BOX 1200
COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0241

You have 10 days to correct the following violations:

Room	Violation	Citation	Days to correct
131	Room was treated 2 weeks prior to inspection. Remove remaining dead roach found in kitchen cabinet (CMMC 20-6[q])	N/A	10
133	Roach found in kitchen cabinet, Room needs treatment (CMMC 20-6[q])	$150.00	10

You have 30 days to correct the following violations:

Room	Violation	Citation	Days to correct
102	Peeling paint/holes above shower entry (CMMC 20-6[d])	N/A	30
103	Peeling paint/holes in shower above tile (CMMC 20-6[d])	N/A	30
104	Replace missing light bulbs in bathroom (IPMC 605.1)	N/A	30
105	Repair/replace cracked and broken bathroom window (CMMC 20-6[g])	N/A	30
111	Peeling paint in shower above tile (CMMC 20-6[d])	N/A	30
111	Repair/replace bathroom window screen with hole (CMMC 20-6[h])	N/A	30
114	Peeling paint in shower above tile (CMMC 20-6[d])	N/A	30
115	Repair/replace bathroom window screen with hole (CMMC 20-6[h])	N/A	30
117	Repair/replace missing bathroom window screen(CMMC 20-6[h])	N/A	30
117	Repair/reseal shower water handle eschon (IPMC 504.1)	N/A	30
118	Peeling paint in shower above tile (CMMC 20-6[d])	N/A	30
121	Repair deteriorated carpet/holes in closet area(IPMC 305.4)	N/A	30
125	Peeling paint around bathroom base boards (CMMC 20-6[d])	N/A	30
125	Replace missing light bulb in bathroom (IPMC 605.1)	N/A	30
127	Peeling paint in shower (CMMC 20-6[d])	N/A	30
127	Mildew on bathroom ceiling (CMMC 20-6[d])	N/A	30
137	Peeling paint above toilet (CMMC 20-6[d])	N/A	30
142	Repair/reseal shower head eschon (IPMC 504.1)	N/A	30
142	Bathroom vent fan does not work properly (IPMC 403.2)	N/A	30

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0241

Rooms with no violations:

Room	Violation	Citation	Days to correct
101	Observed no violations	N/A	N/A
107	Observed no violations	N/A	N/A
108	Observed no violations	N/A	N/A
109	Observed no violations	N/A	N/A
110	Observed no violations	N/A	N/A
112	Observed no violations	N/A	N/A
116	Observed no violations	N/A	N/A
120	Observed no violations	N/A	N/A
122	Observed no violations	N/A	N/A
124	Observed no violations	N/A	N/A
128	Observed no violations	N/A	N/A
130	Observed no violations	N/A	N/A
132	Observed no violations	N/A	N/A
134	Observed no violations	N/A	N/A
135	Observed no violations	N/A	N/A
136	Observed no violations	N/A	N/A
138	Observed no violations	N/A	N/A
141	Observed no violations	N/A	N/A
143	Observed no violations	N/A	N/A
144	Observed no violations	N/A	N/A

CIVIL CITATION 030958

Costa Mesa Municipal Code Violation

11/1/2013 FRIDAY
Date / Time ☐ am ☐ pm Day of the Week Prior Citation

LEADER VENTURE INC
Name (First) Middle Last

1951 NEWPORT BLVD
Residence Address

COSTA MESA CA 92627
City State Zip Code

Driver License Number State Age Birth Date

Sex Hair Eyes Height Weight Race

1967 NEWPORT BLVD
Address Of Violation

COSTA MESA CA 92627
City State Zip Code

20-6 (Q)
Violation CMMC Sec.

Violation CMMC Sec.

Fine: $ 150.00

Fine: $

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

ROACH ACTIVITY IN ROOM 133 OBSERVED DURING INSPECTION. SEE NOTICE OF VIOLATION FOR DETAILS AND RE-INSPECTION INSTRUCTIONS. CASE CI-13-0241

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

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.

J. NEAL 20 CODE ENFORCEMENT
Issuing Officer ID Number 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 JANUARY 20 14 at 1:30 pm.

Check in at the City Clerk's office.

2956-46

YEAR 2013 PEST CONTROL
EVERY 2ND TUESDAY OF MON

ROOM	January	Feb	March	April	May	June
101						
102						
103						
104						
105						
106						
107						
108						
109						
110						
111						
112						
113						
114						
115						
116						
117						
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119				X		
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123				X		
124						
125						
126						
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128						
129						
130						
131						
132						
133						
134						
135						
136						
137						
138						
139						
140				X		
141				X		
142						
143						
144						

Oct	Nov	Dec
X		
X		
X		
X		

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 101

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OE

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within NO days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: Unit# : C02

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☒ Deteriorated wall(s) or peeling paint (CMMC 20-~~7[d]~~ 6 b)
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: Peeling Paint / Holes in Stucco Exterior

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20

Code Enforcement Officer I.D. #

JN/13

Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To:

Date: 11/1/13

Location: 103
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
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- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
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- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☒ Deteriorated wall(s) or peeling paint (CMMC 20-~~7[e]~~ LD)
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: Peeling paint / holes in shower

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN / MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 104

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☒ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: BATHROOM FAN / MISSING BULBS IN B-ROOM

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN / MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 105

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☒ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[d])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: B Room Window Broken

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: 107
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

J N / mB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 108

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within NA days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: Unit# : 109

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OV

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20

Code Enforcement Officer I.D. #

JN / mB

Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 110

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within NOW days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN / MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/12/13

Location:
Unit# : 111

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☑ Window or glass door screen has tears, rips, and/or holes (CMMC ~~20-7[f]~~) 6-H
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☑ Deteriorated wall(s) or peeling paint (CMMC 20-~~7[e]~~) 6-D
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: B-Rear Screen / Peeling Paint in Shower

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 112

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

OK

Description of violation:

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN / MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 114

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: Peeling paint in shower

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 10/1/13

Location:
Unit# : 115

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☑ Window or glass door screen has tears, rips, and/or holes (CMMC 20-~~7[i]~~ 6-H)
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: B Room Screen Holes

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mb
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 114

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: SEAL INTO NET COVER PLATE / REPAIRED WIRING AT LOCATION — OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN /mg
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 117

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☑ Window or glass door screen has tears, rips, and/or holes (CMMC 20-~~7[i]~~ 6 H)
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☑ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: BROKEN WINDOW SCREEN — SHOWER HANDLE ESCUTCHEON

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN / MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: 14
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: B Room Peeling & Paint

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: 120
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OE

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN / MS
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: Unit# : 121

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☑ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: HOLE IN CLOSET CARPET

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20

Code Enforcement Officer I.D. #

JN/MS

Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 122

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OC

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 124

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within NA days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN 1/13
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 4/1/13

Location:
Unit# : 125

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☑ Deteriorated wall(s) or peeling paint (CMMC 20-~~7[e]~~) b - D
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: PEELING PAINT IN BACK
BACK BOARDS, REPLACE MISSING LIGHT BULBS

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/WB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 10/1/13

Location: Unit# : 127

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☑ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: ~~Peeling Paint~~ MILDEW IN B/Room B Room TUBS PP

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20

Code Enforcement Officer I.D. #

JN/MB

Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 128

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/MS
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: 130
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: INTERNET PHONE WAS GAP - REPAIRED WIRING IN ROOM OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To:

Date: 11/1/13

Location:
Unit# : 131

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☑ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: PEND ROACH – ROOM TREATED LAST WEEK
SEE PROOF

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 10 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN / MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: 132
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: 133
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☒ Insect, rodent, or vermin activity (CMMC 20-7[l]) b Q
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: Roach

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 10 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/ms
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 134

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/ms
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 12/1/13

Location: 135
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OV

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mb
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 134

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 137

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: PEEL PAINT PAINT IN BRon

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/MS
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 138

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OL

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mb
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 10/1/13

Location:
Unit# : 141

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OC

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within NK days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: 142
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☒ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☒ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: SHOWER FAUCET / BATH FAN

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 143

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit#: 144

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: 02

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I D. #

JN/MB
Inspectors Initials

COMPLAINT INVESTIGATION

City of Costa Mesa, Community Improvement Division

Assigned to: JON

Case No.: CI-13-0149

COMPLAINT LOCATION CDBG ☐

Complaint Address: 1967 Newport Blvd

Property Owner: LEADER VENTURE INC Phone: 949-645-9137

Address: 1967 Newport Blvd

COMPLAINANT

Name: Jon Neal – Code Enforcement Officer Phone: 714-754-5049

Address: 77 Fair Drive, Costa Mesa, Ca. 92628

Complaint **Received** By: _____ ☐ **Hotline** **Date:** 05/08/2013 **Time:** 0930

Describe Complaint:

On 05/08/13, an inspection of the Sandpiper motel was performed by the Orange County Health Department (OCHD), Costa Mesa Police Department, Costa Mesa Fire Department, Costa Mesa Building Department and Costa Mesa Code Enforcement Division. This motel is located at 1967 Newport Blvd., Costa Mesa California. The purpose of this inspection was to identify any life-safety (Building Code, Fire Code), health and zoning violations that were present at this motel. 8 of the motels 44 rooms were inspected.15 of the 44 rooms are weekly rentals. Room 139 was taken out of service due to substandard living conditions. The resident of room 139 was moved to room 138 until the room is brought back into compliance.

Action:

Open a case. See attached notes

Room 106: 1. Repair peeling paint in bathroom.

2. Repair or replace front window screen that is bent with holes.
3. Repair or replace bathroom window screen with holes.
4. Replace receptacle in bathroom with GIF protected outlet.
5. Repair or replace damaged baseboards behind toilet.
6. Repair or replace deteriorated nightstand (front of drawer is detached).

Room 113: 1. Repair or replace front window screen that is bent with holes.

2. Repair detached wall heater cover.

Room 119: 1. Repair or replace kitchen light cover.

2. Repair or replace deteriorated toilet seat.
3. Repair the water damage along the floor and walls in the bathroom.
4. Repair or replace damaged/missing tiles in shower (above shower head).
5. Repair or replace the water damaged base board behind the head of the bed.

6. Repair bathroom GFI receptacle (has no power).

7. Repair kitchen GFI receptacle that has open ground.

Room 123: 1. Repair hole in the wall (behind room door).

2. Clean accumulation of mildew and grime in shower.

3. Replace missing bathroom window screen.

4. Repair or replace window screen with holes (window above bed).

5. Repair or replace damaged baseboards behind toilet.

6. Repair loose bathroom door knob.

7. Replace missing phone in room.

8. Repair or replace damaged/missing tiles in shower.

9. Replace damages linens and bedding (stained and has holes)

10. Repair or replace GFI protection (hot and neutral reversed)

11. Remove dead cockroach from kitchen cabinet.

Room 126: 1. Repair or replace damaged front window.

2. Remove graffiti from closet.

3. Repair/reseal escutcheon for shower water valve.

4. Clean accumulation of mildew and grime in shower.

5. Repair or replace receptacle to the right of bathroom that has no power.

Room 129: 1. Repair or replace front window screen with holes.

2. Clean accumulation of mildew and grime on ceiling and baseboards.

3. Repair or replace bathroom window screen with holes.

Room 139: 1. Remove trash and debris and bring room back into a rentable condition.

*Room could not be entered due to the accumulation of trash and other debris. The resident was moved to room 138. Access to room 139 is only permitted for removal of items and to bring room back into a rentable condition.

Room 140: 1. Repair or replace bent front window screen with holes.

2. Repair or replace damaged (cracked) front window.

3. Smoke detector was missing battery and needs to be replaced.

4. Replace damages linens and bedding (stained and has holes).

5. Bathroom door has hole and needs to be repaired or replaced.

6. Repair loose door handle and lock mechanism.

7. Clean or replace soiled (stains) and damaged (burn holes) chairs in room.

All rooms: 1. Paint exterior room numbers a contrasting color to the room door.

Laundry Room (2nd floor of building 3): 1. Replace missing window screen.

2. Clean and repair termite damage around window area.

3. Secure stand pipe behind washers.

Water heater/boiler room (1st floor of building 3): 1. Unpermitted and improper water heater/boiler installation. Please pull permit from City of Costa Mesa Building Department (2nd floor city hall) to verify proper installation and that all correction have been made to code.

Parking Area: 1. Repair and restripe deteriorated parking area.

* Parking areas, private alleys, driveways, sidewalks, and walkways shall be maintained free of potholes, cracks, breaks, lifting, and other deteriorated conditions.

05/14/2013 – CEO Neal reviewed the Motel Inspection Complaint and Illegal Construction Violations with property owner Mike Lin. The property owner is pulling demo and plumbing permits to verify corrections to building violations. The owner has requested more time to correct the violations in room 139 due to legal constraints during the current eviction process. The owner will keep the city updated on progress of the eviction and clean up of room 139. An extension has also been requested for the repair to the parking lot area. The owner is in the process of getting quotes for resurfacing and restriping. JON

05/14/2013 - Permits issued for demolition and water heater legalization at above address. Ref: BX13-00182 and P13-00074.JON

05/24/2013 – Water heater corrections verified by CM Building Inspector Ed Cooke under plumbing permit P13-00074. Permit closed. JON

05/30/2013 – Re-inspected room 139 and talked to resident with CM Social Worker Rosemary Neilson. Took photos and observed with no change in condition of room.

05/31/2013 – CEO Neal and Brian Wong from the OCHD re-inspected and took photos of rooms 106, 113, 119, 123, 126, 129, 140, and laundry room. All violations in rooms that were re-inspected were verified to have been corrected. Room 139 was observed to have no changes in condition. A copy of the contract to have the parking lot repaved will be added to the file. The repaving will be done on 06/10 and 06/11/2013. JON

PAVEWAY

Lic. #A-715010
Santa Ana, CA 92705

Meeting 10:00 AM
June 7th

Office: (949)851-1865
Fax: (949)851-1863

FAX COVER SHEET

SENT TO:

NAME: Mike

COMPANY: Sandpiper

FAX #: 949 650-1702

FROM:

TOM GUTHRIE

DATE: 5-20-13

UPDATE-5-29-13

____ URGENT _X_ AS REQUESTED ____ FOR YOUR INFORMATION

COMMENTS:

Any Questions please call

Work To Be completed June 10th 11th

Thanks Tom

949 795-3974

TOTAL PAGES INCLUDING COVER _____

PAVEWAY

Asphalt Inc.

1740 E Gary Ave. # 232
Santa Ana, CA 92705

Lic. #A,B,C12-715010

Office: (949) 851-1865
Fax: (949) 851-1863

SUBMITTED TO:	Sandpiper Motel	DATE:	5/20/2013		
ADDRESS:	1967-1977 Newport Blvd.	ATTN:	Mike		
CITY, STATE, ZIP:	Costa Mesa, CA 92627	PHONE:	949/645-9137	FAX:	949/650-1702
JOB SITE:	Same As Above				

PROPOSAL AND CONTRACT

CLEAN AND APPLY TACK COAT AT APPROX. 6,800 sf. AND RESURFACE WITH UP TO 1" OF NEW HOT ASPHALT PATCHING AT APPROX. 6,800 sf. IN 16 AREAS AND COMPACT.

APPLY CRACK FILL TO CRACKS ¼" AND LARGER.

CLEAN APPROX. 33,690 sf. AND APPLY ONE (1) COAT OF INDUSTRIAL QUALITY OVERKOTE SEALER OR EQUIVALENT TO THIS AREA IN 2 MOVE(S).

RE-STRIPE ASPHALT PER EXISTING LAYOUT FOLLOWING SEAL COATING IN 2 MOVE(S).

$12,750

Price Valid to: 7/15/13

ACCEPTANCE AND AUTHORIZATION

1. Terms: 100% due upon presentation of invoice.
2. This proposal is subject to terms and conditions on reverse.
3. This proposal may be withdrawn by Paveway Asphalt Inc. at any time.

I/we accept this proposal and agree to pay the said amount in accordance with the terms set forth. All of the terms and conditions are incorporated herein and made a part hereof.

SIGNED AND ACCEPTED BY: 5/30/13	SUBMITTED BY: Tom Guthrie
DATE:	DATE: 6/20/13 TOM GUTHRIE, PAVEWAY

INSPECTION REPORT

County of Orange, Health Care Agency, Environmental Health
1241 EAST DYER ROAD, SUITE 120
SANTA ANA, CA 92705-5811
(714) 433-6000
ochealthinfo.com/eh

PR0019540

SANDPIPER MOTEL
1967-77 NEWPORT BLVD
COSTA MESA, CA 92627

Record ID: FA0019540
Inspection Date: 05/31/2013
Reinspection Date:

Type of Facility: 2432-HOTEL/MOTEL 11-50 ROOMS
Service: F03-**FOLLOW-UP INSPECTION**
Brian Wong, REHS
ENVIRONMENTAL HEALTH SPECIALIST
(714) 659-3838
bwong@ochca.com

Mailing Address:
LEADER VENTURES INC
1967-77 NEWPORT BLVD
COSTA MESA, CA 92627

K000 - OPENING COMMENT
The purpose of this visit is to conduct a reinspection of the violations noted on the 5/8/13 routine inspection report. This reinpsection was conducted with J. Neal, code enforcement officer with the City of Costa Mesa.

K100 - INSPECTIONS WERE CONDUCTED IN THE FOLLOWING ROOMS:
*Inspection of the following rooms were conducted on this date.
Rooms #: 106, 113, 119, 123, 126, 129, 140
Room 139 was to be inspected but access to the room was prevented due to the accumulation of trash and belongings of the room's occupant. Little has changed since the initial inspection on 5/8/13.

COMMENTS

K192 - RECHECKED VIOLATIONS OBSERVED CORRECTED Rechecked violation(s); observed corrected.
The violations noted on the 5/8/13 inspection report were observed corrected.

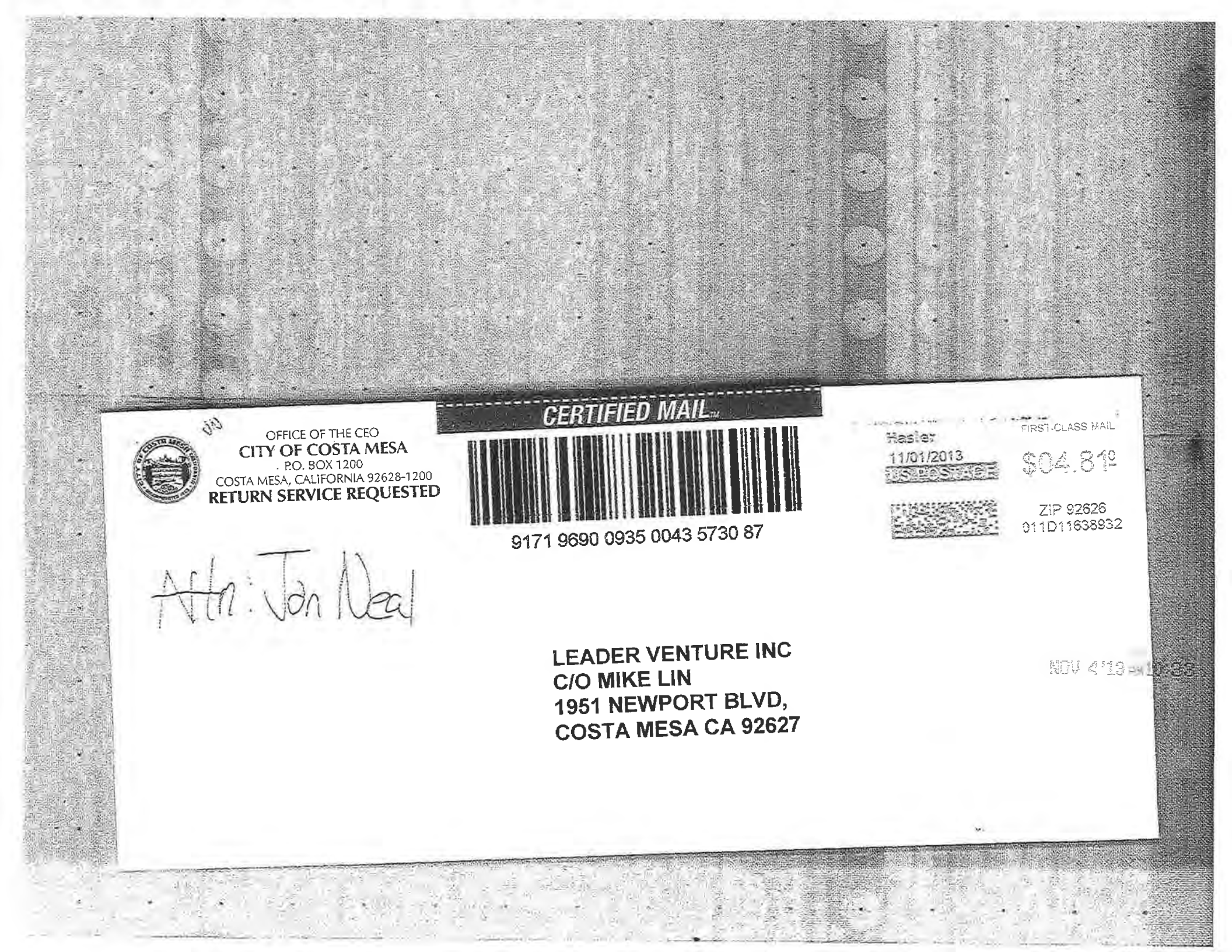
K199 - NOTES
*The report was reviewed with the owner , and will be mailed within 7 days.

PLEASE IMMEDIATELY INFORM YOUR ENVIRONMENTAL HEALTH SPECIALIST, NOTED ON THIS REPORT IF:
* You are planning a remodel or adding equipment. All such changes must receive prior approval.
* You are planning to sell or transfer ownership; otherwise you may be improperly invoiced.
* You are not the owner noted on the top of this report.

I declare that I have examined and received a copy of this inspection report.

Print Name and Title _____

Signature _____ Date _____



OFFICE OF THE CEO
CITY OF COSTA MESA
P.O. BOX 1200
COSTA MESA, CALIFORNIA 92628-1200
RETURN SERVICE REQUESTED

CERTIFIED MAIL™

9171 9690 0935 0043 5730 87

Hasler
11/01/2013
US POSTAGE
FIRST-CLASS MAIL
$04.81[illegible]
ZIP 92626
011D11638932

Attn: Jan Neal

LEADER VENTURE INC
C/O MIKE LIN
1951 NEWPORT BLVD,
COSTA MESA CA 92627

NOV 4'13

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0241

VIOLATION LOCATION

Complaint Address: 1967 Newport Blvd

Property Owner: LEADER VENTURE INC Phone: 949-645-9137

Address: 1967 Newport Blvd

INSPECTOR

Name: Jon Neal Phone: 714-754-5049

Address: 77 Fair Drive

Inspection Description: Annual inspection **Date:** 11/01/2013 **Time:** 10:00am

Description of Violation:

On 11/01/2013, an inspection of the Sandpiper was performed by the Costa Mesa Code Enforcement Division and the Costa Mesa Police Department. This Motel is located at 1967 Newport Bl., Costa Mesa, California. The purpose of this inspection was to identify any life-safety (Building Code, Fire Code), health and zoning violations that were present at this motel. 21 violations were observed in the 36 of the motel's 44 rooms that were inspected. 20 of the 36 rooms that were inspected had no violations.

A citation (#030958 for $150.00) has been written for the room (#133) that was available for rent or occupied and was observed to have insect activity. This violation must be treated within 10 days of this notice, or a second citation will be issued for each room where there is a violation that has not been mitigated by the time of the re-inspection. The re-inspection of the room will be scheduled for Friday November 15th at 10:00am. Please have the proof of insect removal for room #133 prior to the re-inspection and provide at least 24 hours notice to any occupants.

All other violations listed on the attachment must be repaired or replaced within 30 days of this notice. A citation will be issued for each room where there is a violation that has not been mitigated by the time of the re-inspection. The re-inspection of the rooms with violations that have 30-day correction periods will be scheduled for Wednesday, December 4th at 10:00am. Please provide at least 24 hours notice to any occupants prior to the re-inspection.

Please see attached list of violations that were observed during the inspection.

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0241

You have 10 days to correct the following violations:

Room	Violation	Citation	Days to correct
131	Room was treated 2 weeks prior to inspection. Remove remaining dead roach found in kitchen cabinet (CMMC 20-6[q])	N/A	10
133	Roach found in kitchen cabinet, Room needs treatment (CMMC 20-6[q])	$150.00	10

You have 30 days to correct the following violations:

Room	Violation	Citation	Days to correct
102	Peeling paint/holes above shower entry (CMMC 20-6[d])	N/A	30
103	Peeling paint/holes in shower above tile (CMMC 20-6[d])	N/A	30
104	Replace missing light bulbs in bathroom (IPMC 605.1)	N/A	30
105	Repair/replace cracked and broken bathroom window (CMMC 20-6[g])	N/A	30
111	Peeling paint in shower above tile (CMMC 20-6[d])	N/A	30
111	Repair/replace bathroom window screen with hole (CMMC 20-6[h])	N/A	30
114	Peeling paint in shower above tile (CMMC 20-6[d])	N/A	30
115	Repair/replace bathroom window screen with hole (CMMC 20-6[h])	N/A	30
117	Repair/replace missing bathroom window screen(CMMC 20-6[h])	N/A	30
117	Repair/reseal shower water handle eschon (IPMC 504.1)	N/A	30
118	Peeling paint in shower above tile (CMMC 20-6[d])	N/A	30
121	Repair deteriorated carpet/holes in closet area(IPMC 305.4)	N/A	30
125	Peeling paint around bathroom base boards (CMMC 20-6[d])	N/A	30
125	Replace missing light bulb in bathroom (IPMC 605.1)	N/A	30
127	Peeling paint in shower (CMMC 20-6[d])	N/A	30
127	Mildew on bathroom ceiling (CMMC 20-6[d])	N/A	30
137	Peeling paint above toilet (CMMC 20-6[d])	N/A	30
142	Repair/reseal shower head eschon (IPMC 504.1)	N/A	30
142	Bathroom vent fan does not work properly (IPMC 403.2)	N/A	30

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0241

Rooms with no violations:

Room	Violation	Citation	Days to correct
101	Observed no violations	N/A	N/A
107	Observed no violations	N/A	N/A
108	Observed no violations	N/A	N/A
109	Observed no violations	N/A	N/A
110	Observed no violations	N/A	N/A
112	Observed no violations	N/A	N/A
116	Observed no violations	N/A	N/A
120	Observed no violations	N/A	N/A
122	Observed no violations	N/A	N/A
124	Observed no violations	N/A	N/A
128	Observed no violations	N/A	N/A
130	Observed no violations	N/A	N/A
132	Observed no violations	N/A	N/A
134	Observed no violations	N/A	N/A
135	Observed no violations	N/A	N/A
136	Observed no violations	N/A	N/A
138	Observed no violations	N/A	N/A
141	Observed no violations	N/A	N/A
143	Observed no violations	N/A	N/A
144	Observed no violations	N/A	N/A

CIVIL CITATION

030958

Costa Mesa Municipal Code Violation

11/1/2013 — Date
Time ☐ am ☐ pm
FRIDAY — Day of the Week
Prior Citation

LEADER VENTURE INC
Name (First) Middle Last

1951 NEWPORT BLVD
Residence Address

COSTA MESA — City
CA — State
92627 — Zip Code

Driver License Number — State — Age — Birth Date

Sex — Hair — Eyes — Height — Weight — Race

1967 NEWPORT BLVD
Address Of Violation

COSTA MESA — City
CA — State
92627 — Zip Code

20-6 (Q) — Violation CMMC Sec.
Violation CMMC Sec.

Fine: $ 150.00
Fine: $

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

ROACH ACTIVITY IN ROOM 133 OBSERVED DURING INSPECTION. SEE NOTICE OF VIOLATION FOR DETAILS AND REINSPECTION INSTRUCTIONS. CASE CI-13-02[illegible]

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

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.

J. NEAL — Issuing Officer
20 — ID Number
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* JANUARY 20 14 *at 1:30 pm.*

Check in at the City Clerk's office.

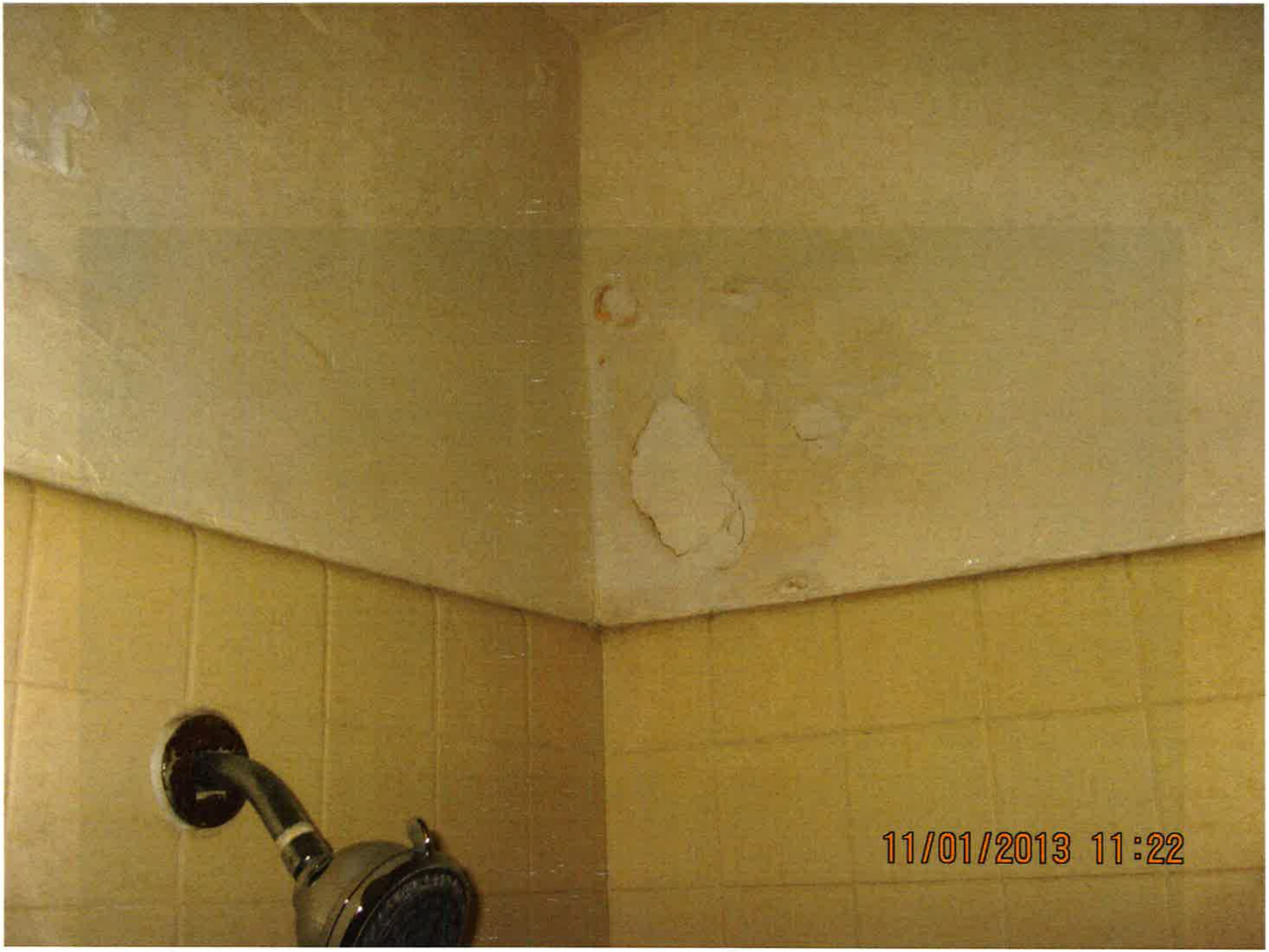
2956-46

YEAR 2013 PEST CONTROL
EVERY 2ND TUESDAY OF MO

Oct	Nov	Dec
X		
X		
X		
X		

ROOM	January	Feb	March	April	May	Jun
101						
102						
103						
104						
105						
106						
107						
108						
109						
110						
111						
112						
113						
114						
115						
116						
117						
118						
119				X		
120						
121						
122						
123				X		
124						
125						
126						
127						
128						
129						
130						
131						
132						
133						
134						
135						
136						
137						
138						
139						
140				X		
141				X		
142						
143						
144						

103
11/01/2013 11:21

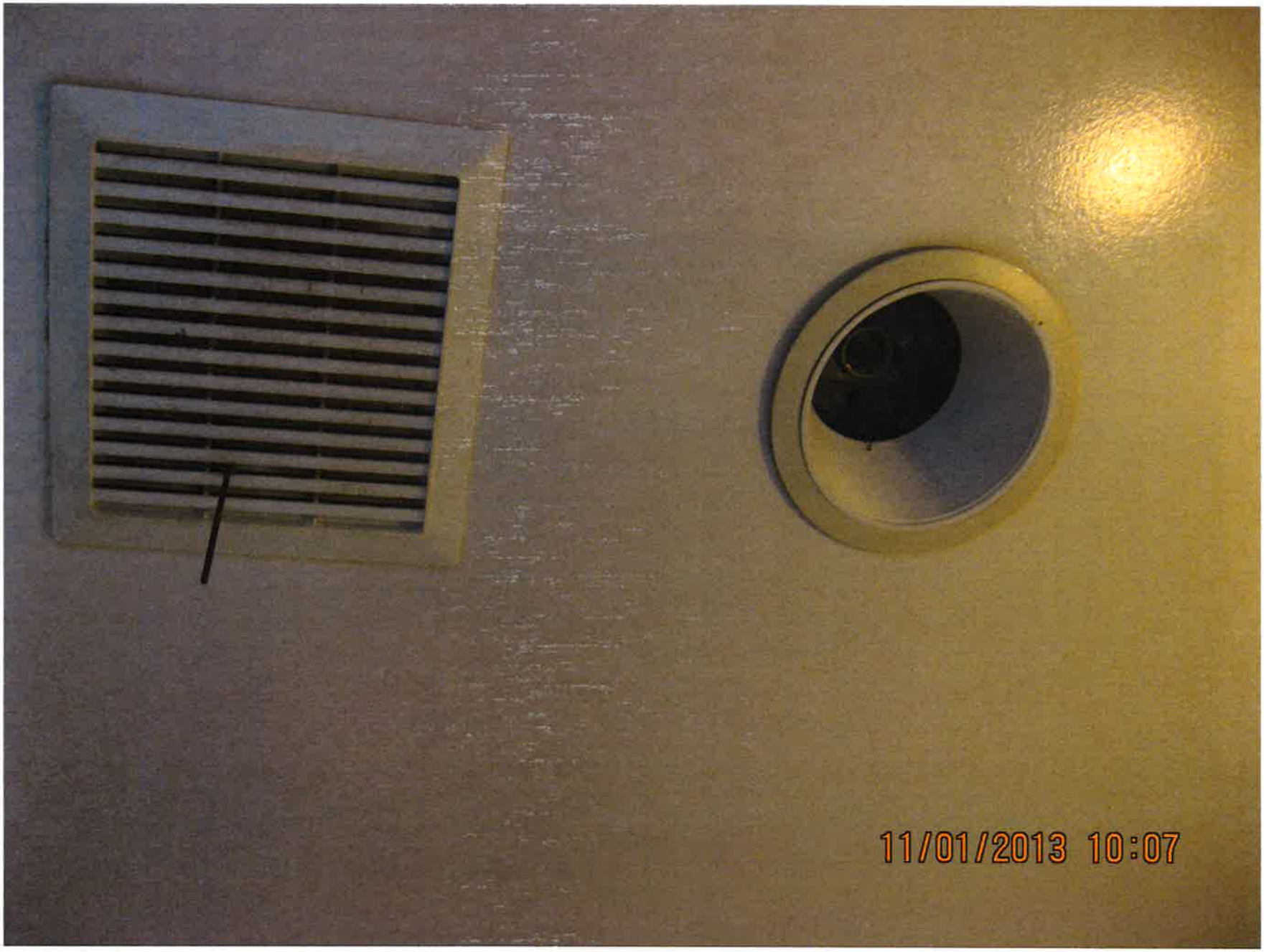

11/01/2013 11:22

110
No Smoking
Please
11/01/2013 11:23

133
This is a non-smoking room.
11/01/2013 11:27

11/01/2013 11:27

104
11/01/2013 10:06


11/01/2013 10:07

11/01/2013 10:07

105
11/01/2013 10:09

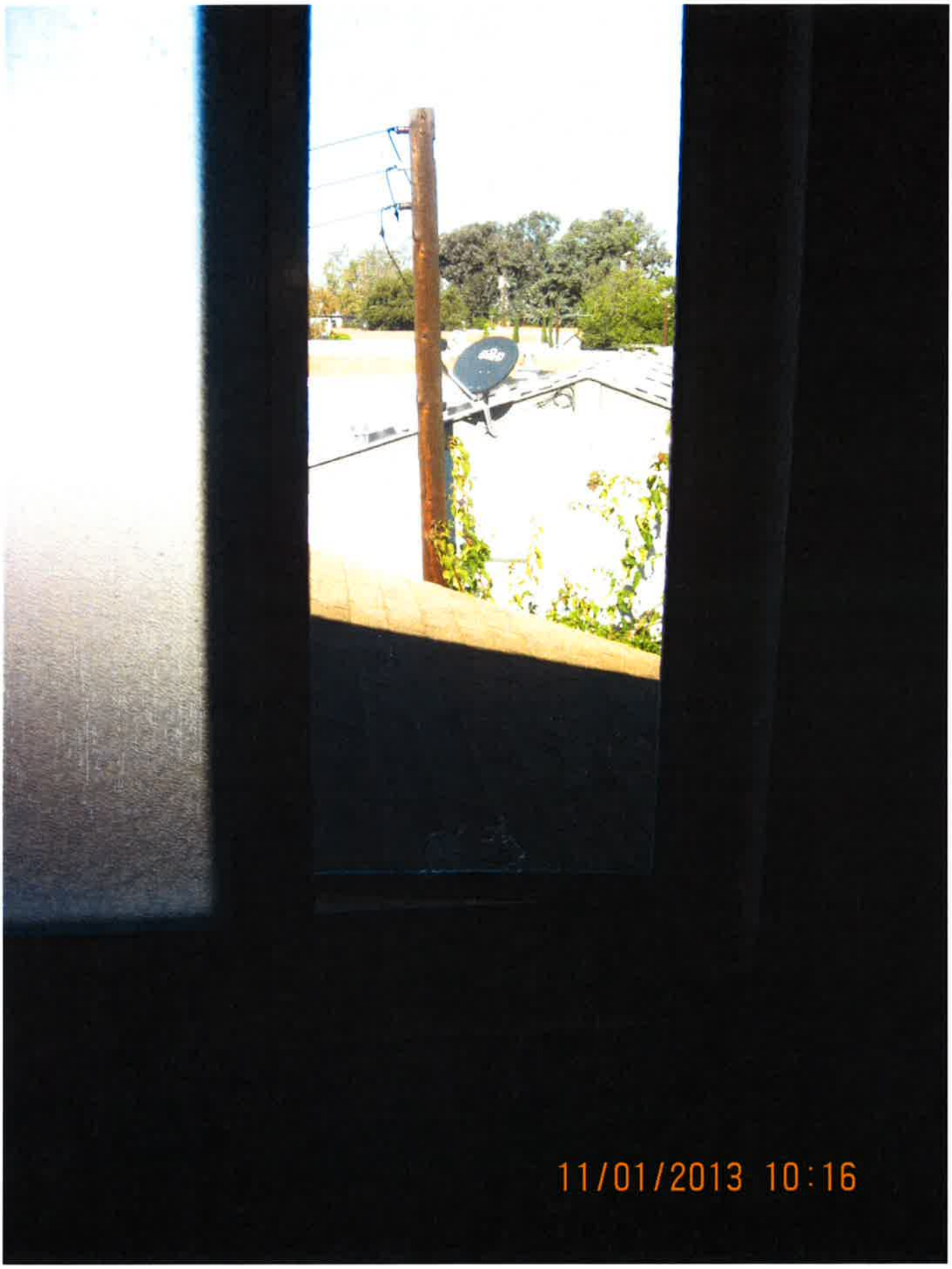
11/01/2013 10:10

107
No Smoking
Please
11/01/2013 10:12

108
No Smoking
Please
11/01/2013 10:14

111
11/01/2013 10:15

11/01/2013 10:16


11/01/2013 10:16

112
No Smoking
please
11/01/2013 10:17

114
No Smoking
Please
11/01/2013 10:18

11/01/2013 10:19

115
This is a
non-smoking
room.
11/01/2013 10:21

11/01/2013 10:23

116
This is a
non-smoking
room.
11/01/2013 10:23

11/01/2013 10:24

11/01/2013 10:25

117
11/01/2013 10:25

11/01/2013 10:26

11/01/2013 10:26

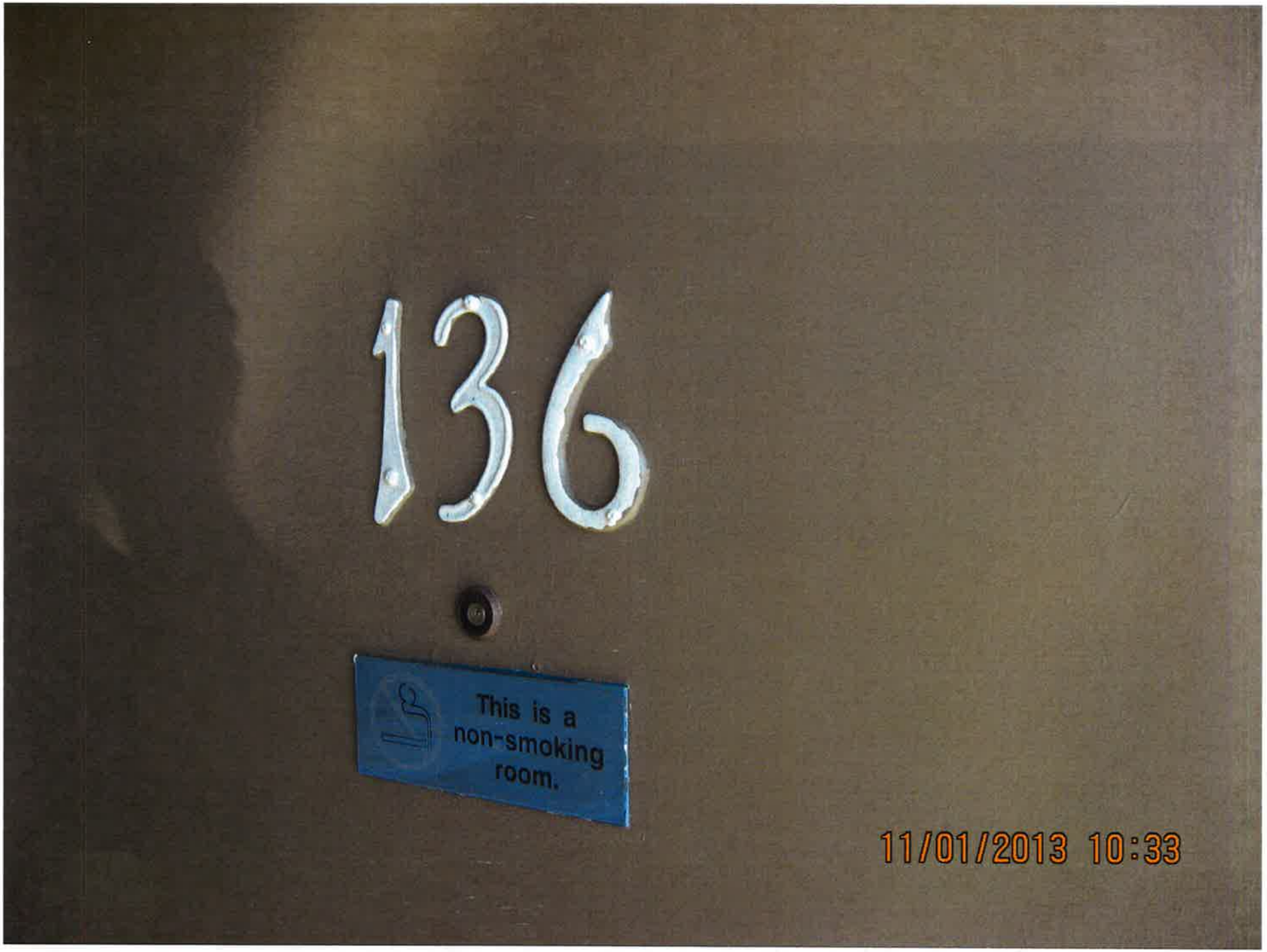
118
11/01/2013 10:27

11/01/2013 10:28

11/01/2013 10:29

11/01/2013 10:29

132
This is a non-smoking room.
11/01/2013 10:30


136
This is a non-smoking room.
11/01/2013 10:33

121
11/01/2013 10:34

11/01/2013 10:35

125
11/01/2013 10:36

11/01/2013 10:37

11/01/2013 10:38

128
11/01/2013 10:41

11/01/2013 10:41

130
11/01/2013 10:42

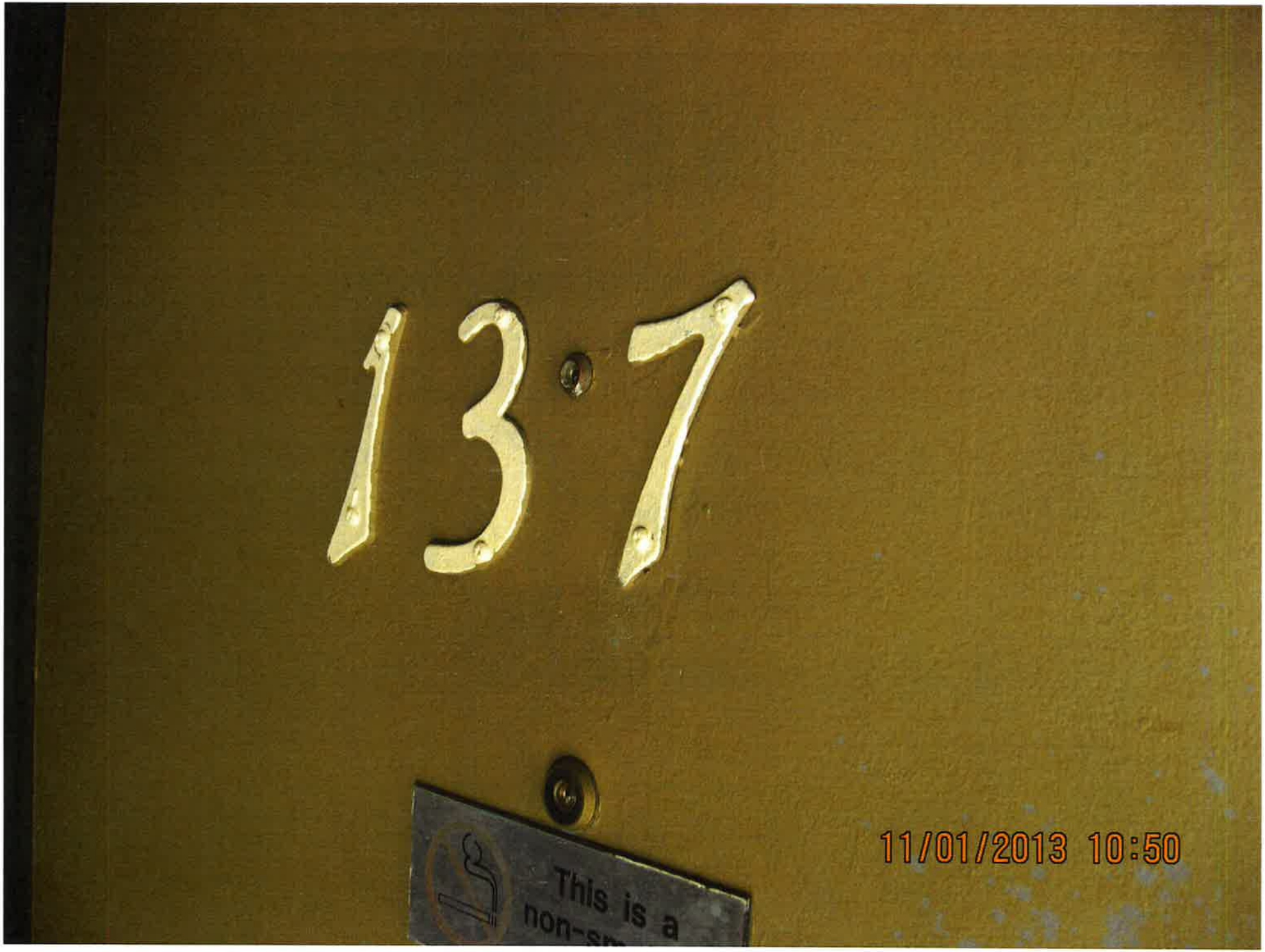
11/01/2013 10:42

131
This is a non-smoking room.
11/01/2013 10:44

11/01/2013 10:44

134
This is a
non-smoking
room.
11/01/2013 10:47

135
This is a non-smoking room.
11/01/2013 10:48


137
This is a
11/01/2013 10:50

11/01/2013 10:52

138
11/01/2013 10:53

141
11/01/2013 10:57

142
11/01/2013 10:58

11/01/2013 11:00

11/01/2013 11:00

143
11/01/2013 11:01

144
11/01/2013 11:03

120
11/01/2013 11:07

122
11/01/2013 11:09

124
11/01/2013 11:11

127
11/01/2013 11:15

11/01/2013 11:16

11/01/2013 11:17

101
11/01/2013 11:19

102
11/01/2013 11:20

11/01/2013 11:21

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 101

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: 04

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 14 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 1/11/13

Location: Unit#: C02

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☒ Deteriorated wall(s) or peeling paint (CMMC 20-~~7[e]~~ 6 b)
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: Peeling Paint / Holes in Stucco Entry

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20

Code Enforcement Officer I.D. #

JN/13

Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: 103
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☒ Deteriorated wall(s) or peeling paint (CMMC 20-~~7[e])~~ 6 D
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: Peeling paint / leaves in shower

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN / MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To:

Date: 11/1/13

Location:
Unit# : 104

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☒ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: BATHROOM FAN / MISSING BULBS IN B-ROOM

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal
Code Enforcement Officer

20
I.D. #

JN / MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To:

Date: 11/1/13

Location:
Unit# : 105

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☒ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[j])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: B Room window Broken

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To:

Date: 11/1/13

Location: 107
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal
Code Enforcement Officer

20
I.D. #

JN/mB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To:

Date: 11/1/13

Location:
Unit# : 108

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 109

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OV

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 110

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within NA days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20

Code Enforcement Officer I.D. #

JN / MB

Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/18/13

Location: 111
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☑ Window or glass door screen has tears, rips, and/or holes (CMMC ~~20-7[f]~~) 6-H
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☑ Deteriorated wall(s) or peeling paint (CMMC 20-~~7[e]~~) 6-D
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: B-Room Screen / Peeling Paint in Shower

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To:

Date: 11/1/13

Location:

Unit#: 112

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

OK

Description of violation: _____

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20

Code Enforcement Officer I.D. #

JN / MB

Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit#: 114

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: Peeling paint in Shower

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 10/1/13

Location: 115
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☑ Window or glass door screen has tears, rips, and/or holes (CMMC 20-~~7[i]~~ 6-4)
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: B Rear Screen Holes

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mb
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 114

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: SEAL INTR NET COVER PLATE / REPAIRS WIRING AT LOCATION — OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit#: 117

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☑ Window or glass door screen has tears, rips, and/or holes (CMMC 20-~~7[i])~~ 6 H
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☑ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: BROKEN WINDOW SCREEN — SHOWER HANDLE ESCUTCHEON

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN / MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: 1/8
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: B Room PEELING PAINT

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: 120
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OE

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN / MS
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: Unit#: 121

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☑ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: HOLE IN CLOSET CARPET

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20

Code Enforcement Officer I.D. #

JN/MS

Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: 122
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OL

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 124

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OL

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within NA days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN / MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 4/1/13

Location:
Unit#: 125

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☑ Deteriorated wall(s) or peeling paint (CMMC 20-~~7[e]~~) b - D
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: PEELING PAINT IN BACK
BACK BOARDS, REPLACE MISSING LIGHT BULBS

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/NB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 10/1/13

Location: Unit# : 129

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☑ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: ~~PEELING PAINT~~ MILDEW IN B/Room B Room TUBS PP

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20

Code Enforcement Officer I.D. #

JN/MB

Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 1248

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/NB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: 130
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: INTERNET PHONE WAS GAP - REPAIRED WIRING IN ROOM OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To:

Date: 11/1/13

Location:
Unit# : 131

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☑ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: PEND ROACH – ROOM TREATED LAST WEEK
SEE PROOF

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 10 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN / MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: 132
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: 133
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☒ Insect, rodent, or vermin activity (CMMC 20-~~7[l]~~ 6 a)
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: Roach

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 10 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mg
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit#: 134

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
- ☐ Damaged flooring (IPMC 305.4) Stairs and walking surfaces. Every stair, ramp, landing, balcony, porch, deck or other walking surface shall be maintained in sound condition and good repair.
- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

TN/m3
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 12/11/13

Location: 135
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
- ☐ Broken windows and glass doors and the use of materials other than glass as a replacement or covering of windowpanes are prohibited. (CMMC 20-7[h])
- ☐ All exterior light fixtures shall be maintained in good working order free of broken lamps, lens, and light bulbs. (CMMC 20-7[g])
- ☐ Electrical outlet(s) missing cover (IPMC 605.1) All electrical equipment, wiring and appliances shall be properly installed and maintained in a safe and approved manner.
- ☐ Permanent use of multiple electrical extension cords (CFC 605.5)
- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
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- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OK

You are hereby requested to:

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If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mb
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 134

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
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- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
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- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OK

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN /MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 137

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
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- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: PEEL PAINT PAINT IN BRom

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within 30 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/MS
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit# : 138

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
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- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OU

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mb
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 10/1/13

Location:
Unit# : 141

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Window or glass door screen has tears, rips, and/or holes (CMMC 20-7[i])
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- ☐ Deteriorated wall(s) or peeling paint (CMMC 20-7[e])
- ☐ Appliance not in working order (IPMC 603.1) All mechanical appliances, fireplaces, solid fuel-burning appliances, cooking appliances and water heating appliances shall be properly installed and maintained in a safe working condition, and shall be capable of performing the intended function
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- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OC

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within NK days from the date of this notice.

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If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/MB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: 142
Unit# :

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
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Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 20-7[k])
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- ☒ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☒ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: Shower faucet / Bath Fan

You are hereby requested to:

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If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mb
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location:
Unit#: 143

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

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- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])

Building, Municipal, Housing, or Zoning Code Violation (fix-it-citation will be issued with 30 days to correct unless health or life safety violations exist)

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- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: OK

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If you have any questions, please feel free to call me at **(714) 754- 5049**

Jon Neal 20
Code Enforcement Officer I.D. #

JN/mB
Inspectors Initials

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

To: Date: 11/1/13

Location: Unit#: 144

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Health or Life Safety Violation (immediate citation issued)

- ☐ Smoke detector not functioning properly or missing (IPMC 704.1)
- ☐ Insect, rodent, or vermin activity (CMMC 20-7[r])
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- ☐ Damaged plumbing fixture(s) (IPMC 504.1) All plumbing fixtures shall be properly installed and maintained in working order.
- ☐ Bathroom fan/vent does not work properly (IPMC 403.2)
- ☐ Accumulation of litter, rubbish or weeds (CMMC 20-4[d])
- ☐ See below:

Description of violation: 02

You are hereby requested to:

Repair, replace or correct the violation(s) listed above within N/A days from the date of this notice.

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If you have any questions, please feel free to call me at **(714) 754- 5049**

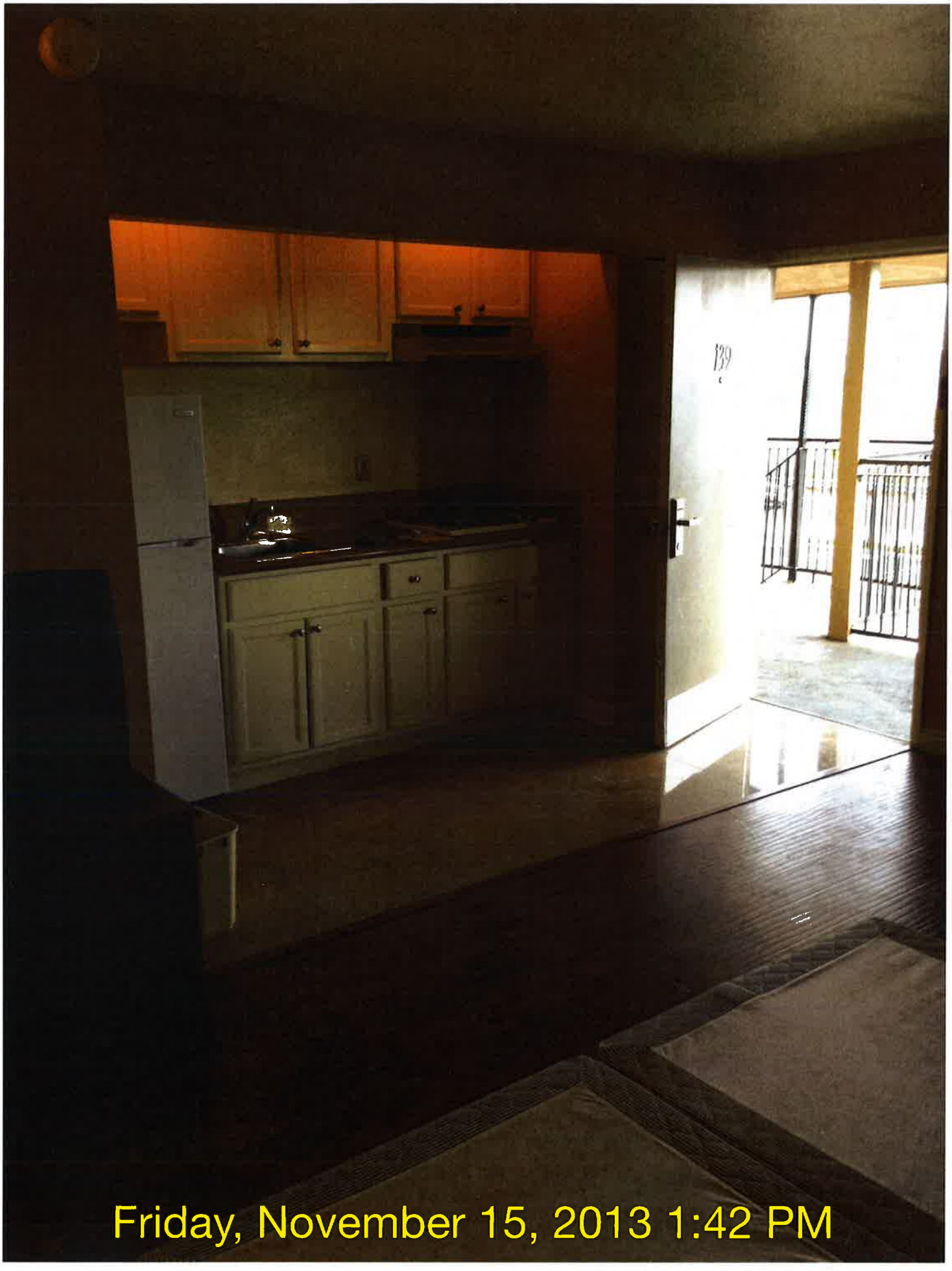
Jon Neal 20

Code Enforcement Officer I.D. #

JN/MB

Inspectors Initials

Friday, November 15, 2013 1:42 PM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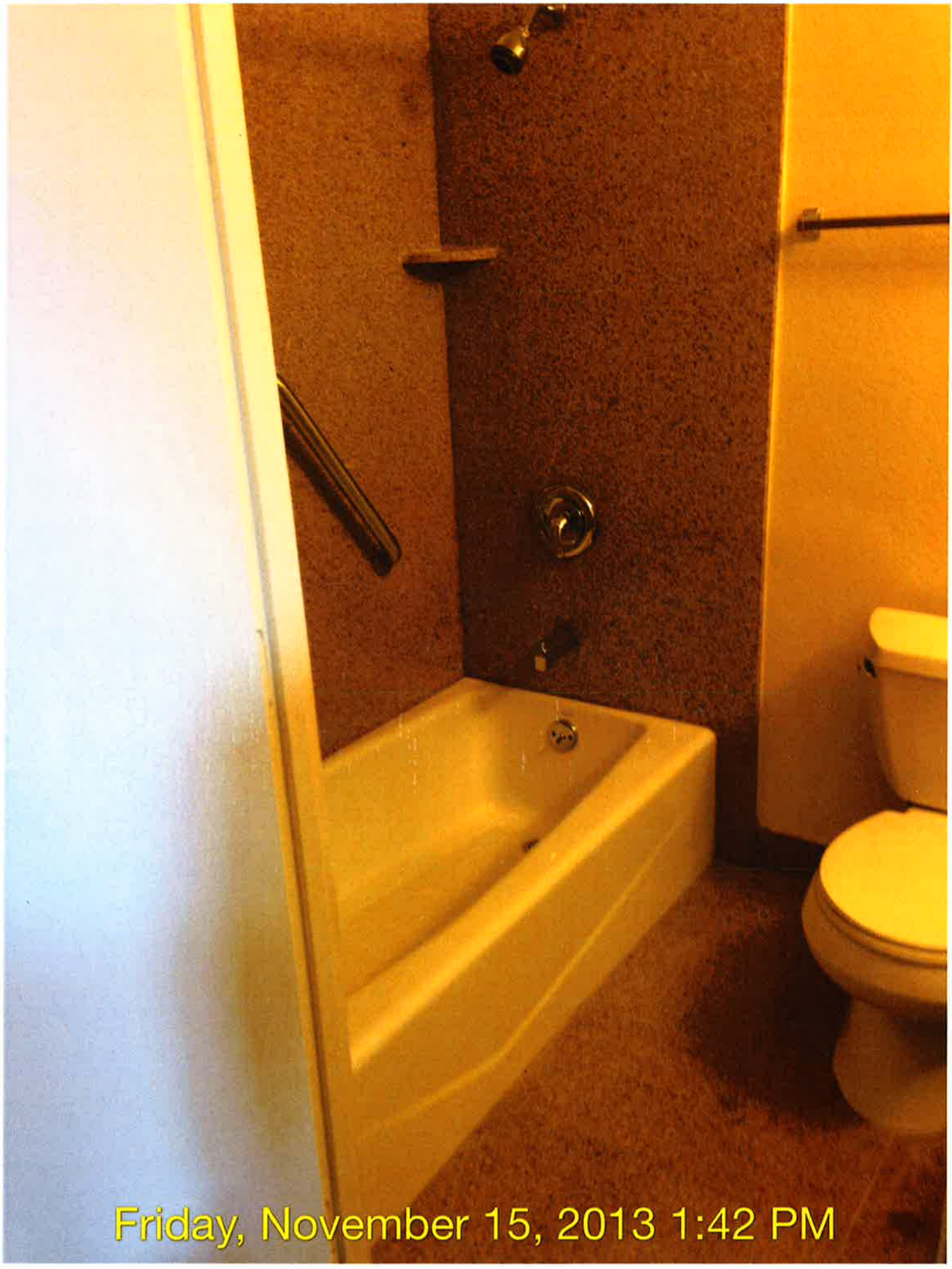
Friday, November 15, 2013 1:42 PM

Friday, November 15, 2013 1:43 PM

Friday, November 15, 2013 1:42 PM


Friday, November 15, 2013 1:42 PM

DEWEY PEST CONTROL CO.

QUALITY ASSURANCE REPORT

CLIENT NAME: Sand Piper Motel LOCATION # 355606

ADDRESS: 1967-1977 Newport Bl CITY: costamesa

SERVICE DATE: 11-12-13 TIME IN: pm

TIME OUT: pm

FINDINGS AND ACTION TAKEN

LOCATION	COCKROACHES	ANTS	RATS/MICE	OTHERS (Specify)

ACTION TAKEN OR RECOMMENDED: Exterior Treatment Common Area, TRASH Area, INTERIOR Inspected and Spot Treatment in Units: #131 #132 #134 #139

SERVICE TECHNICIAN'S COMMENTS

EXTERIOR:

STORAGE PRACTICES:

HOUSEKEEPING: ☐ GOOD ☐ FAIR ☐ POOR ☐ CRITICAL (See Below)

STRUCTURAL PROBLEMS:

FINISHED PRODUCT

MATERIAL	AMOUNT USED
MASTOLINE I.S 6%	

CONDITIONS REPORTED TO: TITLE:

AUTHORIZED SIGNATURE: Adriana PRINT NAME: Adriana Cano DATE:

SERVICED BY: Moises Hernandez BRANCH OFFICE: 09 TECH. # 9344

☐ **ATTENTION**

NOTICE: UNACCEPTABLE CONDITIONS OR PRACTICES AFFECTING YOUR PROPER SANITATION HAVE BEEN NOTED. YOUR IMMEDIATE COOPERATION IS NEEDED TO CORRECT THESE DEFICIENCIES.

CDBG HOUSING *COMPLAINT INVESTIGATION*

City of Costa Mesa, Development Services Department

Assigned to: GN

Case No.: CD-06-1169

COMPLAINT LOCATION

Complaint Address: 1967 NEWPORT

Property Owner: LEADER VENTURE INC/MIKE LIN Phone: 949 642-6298

Address: 1951 NEWPORT BL CA 92627

COMPLAINANT

Name: GEORGE NICHOLS Phone:

Address:

Complaint Received By: SUEMY ☐ Hotline Date: 07/17/06 Time: 1030

Describe Complaint:

DURING A HOTEL-MOTEL CHECK FOR SPECIAL CONDITIONS AT THE SANDPIPER HOTEL, A ROOM CHECK WAS DONE ON ROOM 122. DURING THE ROOM INSPECTION IT WAS FOUND THAT THE SMOKE DETECTOR WAS BROKEN AND NOT WORKING

1. **Building Exterior Inspection:** Violation Observed Yes ☐ No ☐ If Yes, Detail Action Below

2. **Building Interior Inspection:** Yes ☐ No ☐ If Yes, Detail Action Below

Numbers 1 and 2 must be completed – no exceptions!

Action:

07/17/06 INSPECTION 1030, ISSUE VIOLATION LETTER *GN*

07/24/06 MAILED OUT VIOLATION LETTER TO OWNER *SA*

08-03-06 INSPECTED ROOM 122 AND FOUND THAT THE SMOKE DETECOR WAS NEW AND WORKING. CASE CLOSED. GN

8-3-06 UPDATED (80)

FOR INTERNAL USE ONLY

CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

July 25, 2006

Leader Venture Inc
Mike Lin
1951 Newport Boulelvard
Costa Mesa, CA 92627

Subject: 1967 Newport Boulevard

Dear Mike Lin:

The City of Costa Mesa has a proactive citywide Code Enforcement Program addressing Municipal Code violations. On July 17, 2006, 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 sections(s) of the Costa Mesa Municipal Code:

1001.3 Inadequate Fire-protection or Firefighting Equipment. Buildings or portions thereof shall be considered substandard when they are not provided with the fire-resistive construction or fire-extinguishing systems or equipment required by this code, except those buildings or portions thereof that conformed with all applicable laws at the time of their construction and whose fire-resistive integrity and fire-extinguishing systems or equipment have been adequately maintained and improved in relation to any increase in occupant load, alteration or addition, or any change in occupancy.

REQUIRED ACTION:

Please fix or replace broken smoke detector in room 122.

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 7 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, please do not hesitate to contact me at 714 754-5622.

Sincerely,

George Nichols,
Code Enforcement Officer

sa

CDBG HOUSING *COMPLAINT INVESTIGATION*

City of Costa Mesa, Development Services Department

Assigned to: ER

Case No.: CD-06-0158

COMPLAINT LOCATION

Complaint Address: 1967 Newport Boulevard

Property Owner: _____ Phone: _____

Address: _____

COMPLAINANT

Name: Officer Observation Phone: _____

Address: _____

Complaint Received By: ER ☐ Hotline Date: 1.26.2006 Time: _____

Describe Complaint:

Banner advertising "Now Hiring" on the front second story railing, visible from Newport Boulevard

1. **Building Exterior Inspection:** Violation Observed Yes ☒ No ☐ If Yes, Detail Action Below
2. **Building Interior Inspection:** Yes ☐ No ☐ If Yes, Detail Action Below

Numbers 1 and 2 must be completed – no exceptions!

Action:

01.26.2006 Send Violation letter to the property owner (ER)

1-27-06 Mailed Hr. (BG)

1-27-06 Permits update. (BG)

2-14-6 Close Case (Rehound Sign) R)

2-16-06 Permits update. (BG)

FOR INTERNAL USE ONLY

2917-30 ONLINE

VIOLATION LETTER REQUEST

Case Number: CD-06-0158

Tickle Date: 2/3/06

CHECK AFFECTED CODES

Owner:

Address (Mailing):

Address (Violation): 1967 Newport Blvd.

Observation Date 01.26.2006

☐	13-108(a)	Landscape other than R1 Zone	☐	20-4(j)	Leaf Blower	☐	20-7(k)	Deteriorated Walls/Fences
☒	13-112(d)	Flags/Banners/Pennants	☐	20-4(k)	Inoperable Vehicle	☐	20-7(l)	Parking Area/Walks
☐	13-112(h)	Portable Signs	☐	20-4(l)	Ill Stored Vehicle/LawnParking	☐	20-7(m)	Sign Maintenance
☐	13-168	Home Occupation Standards	☐	20-4(m)	RV Living	☐	20-7(n)	Excavations
☐	13-26	Land Use	☐	20-4(n)	Garage Living	☐	20-7(o)	Landscaping in R1 Zone
☐	13-33(c)	Container in R1	☐	20-4(o)	Construction Equip./Vehicle Storage	☐	20-7(p)	Landscape in Parkway
☐	13-44	Outdoor Work, Storage Display (Commercial)	☐	20-4(p)	Rooftop Storage	☐	20-7(q)	Drainage
☐	13-53	Outdoor Work, Storage Display (Industrial)	☐	20-4(q)	Rooftop Addition	☐	20-7(r)	Rodent/Vermin
☐	20-4(a)	Business License	☐	20-7(a)	Abandoned Structure	☐	20-7(s)	Outdoor Drying
☐	20-4(b)	C.U.P	☐	20-7(b)	Deteriorated Building Exterior or Roof	☐	20-7(t)	Pools
☐	20-4(c)	Permanent/Temporary Sign	☐	20-7(c)	Tarps	☐	20-7(u)	Address Numerals
☐	20-4(d)	Illegal Storage	☐	20-7(e)	Deteriorated Paint	☐	20-9(a)(1)	Vacant Prop Graffiti
☐	20-4(e)	Un-maintained Parcel	☒	20-7(f)	Graffiti	☐	20-9(a)(2)	Vacant Prop Litter
☐	20-4(f)	Unsecured Vacant Prop	☐	20-7(g)	Exterior Lighting	☐	20-9(b)(1)	Vacant/Board Up
☐	20-4(g)	Pay Phone	☐	20-7(h)	Broken Windows	☐	20-9(b)(2)	Vacant/Fencing
☐	20-4(h)	Abandoned Pool	☐	20-7(i)	Window Screens	☐	20-9(b)(3)	Vacant/Lighting
☐	20-4(i)	Hazardous Waste	☐	20-7(j)	Dumpsters	☐	20-11.5	Canopies
						☐	Other/See Attached:	
							Section:	

Required Actions:

1) Please remove any banner on the railing from public view. Please contact the planning department at Costa Mesa City Hall in order to obtain sign regulations if you would like to display this banner.

Days to Comply: 7 **Officer's Name:** Roberts **Officer's Phone:** 5292/

Copy Sent To:

CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

January 27, 2006

Leader Venture Inc.
1951 Newport Blvd.
Costa Mesa, CA 92627-2250

Subject: 1977 Newport Beach, Costa Mesa

Dear Leader Venture Inc.:

The City of Costa Mesa has a proactive citywide Code Enforcement Program addressing Municipal Code violations. On January 26, 2006, 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:

13-112d The following types of signs are prohibited in all zones: Banners, flags, and pennants except as authorized in Table 13-115.

REQUIRED ACTION:

1) Please remove any banner on the railing from public view. Please contact the planning department of Costa Mesa Hall in order to obtain sign regulations if you would like to display this banner.

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 7 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, please do not hesitate to contact me at (714) 754-5292.

Sincerely,

Edward Roberts
Code Enforcement Officer

bg

COMPLAINT INVESTIGATION

City of Costa Mesa, Development Services Department

Assigned to: RB

COMPLAINT LOCATION

CDBG ☒

Complaint Address: 1967 Newport SANDPIPER Case No.: 05-0107

Property Owner: _____ Phone: _____

Address: _____

COMPLAINANT

Name: _____ Phone: _____

Address: _____

Complaint **Received** By: OBS RP ☐ **Hotline** **Date:** 2-20-5 **Time:** 0915

Describe Complaint: BANNER HANGING FROM FENCE

Action: M&R MAY REMOVE CLOSED RP

COMPLAINT INVESTIGATION

City of Costa Mesa, Development Services Department 1977 Assigned to: ~~EG~~ FR

COMPLAINT LOCATION CDBG ☑

Complaint Address: 1960 Newport Case No.: C02-3853

Property Owner: _____ Phone: _____

Address: Sandpiper Motel

COMPLAINANT Will call later

Name: Mary. Female Phone: _____

Address: _____

Complaint **Received** By: Jan ☐ **Hotline** **Date:** 9-24-02 **Time:** 3:15pm

Describe Complaint: Mobile home has been parked behind motel next to hers. She wants to know if its legal.

Action: 9/25/L CLOSE CASE, SANDPIPER MOTEL HAS PERMISSION FOR SOUTHERN TRAILER. NORTH TRAILER WAS ORDERED REMOVED AND HAS BEEN REMOVED. SEE ATTACHED C.U.P. / PLANNING COMMISION FILE. -DR

COMPLAINT INVESTIGATION

City of Costa Mesa, Development Services Department

Assigned to: _____

COMPLAINT LOCATION

Complaint Address: 1967 Newport Blvd Case No.: C99-2909

Property Owner: Robert R. Washer? Phone: _____

Address: _____

COMPLAINANT

Name: C.E.O. Ron Johnson Phone: _____

Address: _____

Complaint Received By: C.E.O. Ron J. Date: 9/27/99 Time: 10:50

Describe Complaint: Illegal storage, Zea trailers being stored on the property.

(Doug Elmore)

Action: 9/27/99: Verbal w/ Owner, he says that both trailers will be removed by 9/29/99. R.I. then.

9/29/99: R.I. All Items Removed Close Case. RS

1253-30 rev. 7/99

City of Costa Mesa, Development Services

COMPLAINT INVESTIGATION

Hotline

Complainant: Beverly Creeden Space #3 (Name)
Rolling Homes (Address)
(City) 631-7370 (Telephone)

Complaint Location: 1967 Newport (Complaint Address)
Sandpiper Motel (Name of Tenant—If Applicable)

Bob Washer (Name of Property Owner)
1967 Newport (Address)
(City) (State) 92627 (Zip)
(Telephone)

Complaint Received By: Pearson

Date: 11/17/95 Time: 3:56 pm

Describe Complaint: trailers behind Sandpiper - people living there. Loud, junky, etc

CMMC Section(s):

Action: 11/20/95 - Trailer lot next door to Sandpiper Motel, lot is fenced and locked has no trespassing signs posted - Call Complainant at end -
11/21/95 observed 2 trailers used as dwellings - more on other side, referred to State dept. regulating mobile home parks.
JP

For Office Use Only

Assigned to: _____ Case No. _____

☐ Special Housing Code Enforcement A.P. # _____

☐ Dev. Svs.: Building Div. ☐ Dev. Svs.: Planning Div. Date Complaint Received _____

☐ Health Department ☐ Other _____ Received By: _____ (Initials)

DEVELOPMENT SERVICES
REPORT OF INVESTIGATION

PAGE 1 OF ___

COMPLAINT ADDRESS: 1967 NEWPORT BLVD

CASE NO. CE98-0139
B960012

VIOLATION(S):

ASSIGNED TO:

DATE	TIME	FINDINGS
5/15/96	9:20A	INITIAL VISIT. TWO TRAVEL TRAILERS BEHIND ONE OF THE MOTEL BUILDINGS
2/25/98		Checked computer. No recent bldg permits issued. Bjh
		Previous Plng C.E. case #CE950441 for banner (completed 4-13-95) by J. Jones. Bjh
2-25-98		ASSIGNED - GARY F.M.
2-27-98		PHOTOS TAKEN - TRAILERS STILL THERE. ~~WILL SEND FINAL NOTICE GMC~~ RESEARCH CONCLUDED THAT C.U.P. FOR TRAILERS WAS RENEWED. WILL EXPIRE JULY 12, 1998 GM
June '98		PA-98-44 Cont'd mtg 7/13/98 (Planning Commission)
7/14/98		C.U.P. FOR TRAILERS. CASE IS IN PLANNING PROCESS TO CONVERT TO S.R.O. - CASE CLOSE - GM

CMF 1274-30

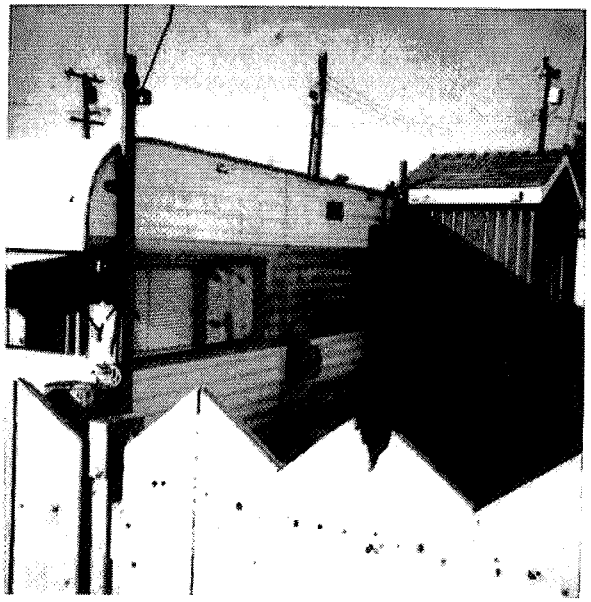
LOCATION 1967-77 NEWPORT

DATE 2/27/98 INITIAL GM

2/27/98 GM
1967-77 NEWPORT

LOCATION 1967-77 NEWPORT

DATE 2/27/98 INITIAL GM



2/27/98 GM
1967-77 NEWPORT

LOCATION

DATE INITIAL

LOCATION

DATE INITIAL

NOTES
JOURNAL / INSIGHT

SUBJECT: 1967 NEWPORT BLVD.

5/15/96	There are two travel trailers behind one of the motel buildings on the north side of the driveway into the mobilehome park. Appear to be occupied and to have been there for some time. They are parked in tandem.

419-212-3

City of Costa Mesa, Building/Safety and Housing

CODE ENFORCEMENT COMPLAINT FORM

COMPLAINANT:

Name: Dona Weber - Manager Rolling Homes Telephone: (714) 548-5337

Address: 1973 Newport Blvd, Costa Mesa

COMPLAINANT LOCATION:

Name of Tenant (if applicable): Sandpiper Hotel Telephone: ( ) -

Address: 1967 Newport Blvd.

OWNER:

Name of Property Owner: _____ Telephone: ( ) -

Address: _____

Describe Complaint: 2 trailers behind Hotel may have been permitted by City (CUP or variance) a long time ago. Having problems with noise & unsightly condition. Were trailers to be removed by now)?

CMC/UBC Section(s): _____

Action: _____

FOR OFFICE USE ONLY

Referred: Y Date: _____

Case Number: BT 960012 A.P. Number: _____

Date Complaint Received: 5-14-96 Received By: K. Petros (INITIALS)

Assigned To: _____

- ☐ Redevelopment
- ☐ Building Inspection/Housing
- ☐ Planning
- ☐ Health Department
- ☐ Fire Department
- ☐ Police Department
- ☐ Other _____

2129-46 rev. 6/94 Green - Building and Safety; Pink - Other Department

CDBG HOUSING *COMPLAINT INVESTIGATION*

City of Costa Mesa, Development Services Department

Assigned to: GN

Case No.: CD04 1407

COMPLAINT LOCATION

Complaint Address: 1967 NEWPORT BLVD.

Property Owner: _____ Phone: _____

Address: _____

COMPLAINANT

Name: GEORGE NICHOLS Phone: 754-5622

Address: 77 FAIR DRIVE. COSTA MESA

Complaint Received By: GEORGE NICHOLS ☐ Hotline Date: 11/5/07 Time: 10:50

Describe Complaint:

THE HOTEL HAD FOUR ROOMS WITH BROKEN OR BENT WINDOW SCREENS. ROOMS 130, 138, 140 AND 142.

1. **Building Exterior Inspection:** Violation Observed Yes ☐ No ☐ If Yes, Detail Action Below

2. **Building Interior Inspection:** Yes ☐ No ☐ If Yes, Detail Action Below

Numbers 1 and 2 must be completed – no exceptions!

Action:

VIOLATION NOTICE WAS GIVEN TO THE MANAGER. OPEN A CASE

11-15-07 RE-INSPECTED THE HOTEL AND FOUND THAT THE WINDOW SCREENS HAD BEEN REPAIRED. CASE CLOSED. GN

FOR INTERNAL USE ONLY

2917-30 ONLINE

COMPLAINT INVESTIGATION

City of Costa Mesa, Development Services Department

Assigned to: GN

COMPLAINT LOCATION

CDBG ☐

Complaint Address: 1967 NEWPORT BLVD Case No.: _____

Property Owner: _____ Phone: _____

Address: _____

COMPLAINANT

Name: GEORGE NICHOLS Phone: 754-5622

Address: 77 FAIR DR. COSTA MESA

Complaint **Received** By: GEORGE NICHOLS ☐ **Hotline** **Date:** 11-05-07 **Time:** 1050

Describe Complaint: THE HOTEL HAD FOUR ROOMS WITH BROKEN OR BENT WINDOW SCREENS. ROOMS 130 138 140 AND 142.

Action: VIOLATION NOTICE WAS GIVEN TO THE MANAGER. OPEN A CASE.

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

DEVELOPMENT SERVICES DEPARTMENT 77 FAIR DRIVE, 2ND FLOOR

VIOLATION NOTICE

To: SANDPIPER MOTEL Date: 11/6/07

LOCATION: 1917 NEWPORT BLVD.

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

- ☐ Conducting business not consistent with terms of Planning approval or C.U.P. (CMMC 20-4[b])
- ☐ Conducting business without a city license and Zoning approval (CMMC 20-4[a])
- ☐ Illegal storage in public view (CMMC 20-4[d])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])
- ☐ Living in garages or commercial/industrial unit (CMMC 20-4[n])
- ☐ Outdoor work, storage or display without a permit (CMMC 13-44)
- ☐ Outdoor work/industrial (CMMC 13-53)
- ☐ Violation of home occupation standards (CMMC 13-168)
- ☐ Use of residential yard areas for parking/storage of vehicles (CMMC 20-6[l])
- ☐ Portable signs on private or public property (CMMC 13-112[g])
- ☐ Flags, banners and pennants not in compliance with code (CMMC 13-112[d])
- ☐ Living in trailer or RV (CMMC 20-4[m])
- ☐ Deteriorated or peeling paint (CMMC 20-7[e])
- ☐ Use of tarps or temporary canopies in public view (CMMC 20-7[c][d])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☑ Broken windows and glass doors (CMMC 20-7[h])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 207[k])
- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[i])
- ☐ Dead or dying landscape, weeds, overgrown vegetation in R1 zone (CMMC 20-7[o])
- ☐ Dead or dying landscape, weeds, overgrown vegetation in parkway (CMMC 20-7[p])
- ☐ Dead or dying landscape, weeds, overgrown vegetation (all zones except R1) (CMMC 13-108[a])
- ☐ Street numerals displayed in prominent location (CMMC 20-7[u])
- ☐ Other: CMMC § _____

Description of violation: PART OF BROKEN WINDOW SCREEN IN ROOMS 130, 135, 140 AND 142

You are hereby requested to:

FIX OR REPAIR WINDOW SCREENS

within 5 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754-** 5677

G. NICHOLS 11

Code Enforcement Officer I.D. #

2656-46

COMPLAINT INVESTIGATION

City of Costa Mesa, Development Services Department

Assigned to: GN

Case No.: C07-0301

COMPLAINT LOCATION CDBG ☐

Complaint Address: 1977 Newport Blvd.

Property Owner: _____ Phone: _____

Address: _____

COMPLAINANT

Name: GEORGE NICHOLS Phone: 5622

Address: 77 FAIR DRIVE

Complaint **Received** By: _____ ☐ **Hotline** **Date:** 02-13-2007 **Time:** 0900

Describe Complaint:

A Motel Check was being done. In the parking lot was a red 1988 Ford Fiesta (2HRZ216). The vehicle had expired registration (02-02-06) and appeared to be a inoperable vehicle. The Vehicle had been parked in the same parking space for the last two months.

Action:

REQUEST A VIOLATION LETER BE SENT

OPEN A CASE.

2-15-07 MAILED LETTER (80)

02-28-07 THE VEHICLE HAS BEEN MOVED AND IS NOT ON THE PROPERTY. CASE CLOSED (GN)

3/5/07 updated (80)

FOR INTERNAL USE ONLY

CITY OF COSTA MESA

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

DEVELOPMENT SERVICES DEPARTMENT

February 14, 2007

Leader Venture Inc
Mike Lin
1951 Newport Boulevard
Costa Mesa, CA 92627

Subject: 1977 Newport Boulevard

Dear Mike Lin:

The City of Costa Mesa has a proactive citywide Code Enforcement Program addressing Municipal Code violations. On February 13, 2007, 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 sections(s) of the Costa Mesa Municipal Code:

Sec. 20-4(k) It shall be unlawful 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).

REQUIRED ACTION:

1. Please remove 2-door, red Ford Fiesta vehicle with expired registration from property.

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 7 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. Nichols, please call 714 754-5622 for an appointment.

Sincerely,

George Nichols,
Code Enforcement Officer

sa

COMPLAINT INVESTIGATION

City of Costa Mesa, Development Services Department

Assigned to: GN

COMPLAINT LOCATION

CDBG ☐

Complaint Address: _____ Case No.: C08-1236

Property Owner: _____ Phone: _____

Address: 1967 NEWPORT BLVD

COMPLAINANT

Name: GEORGE NICHOLS Phone: 754-5622

Address: 77 FAWN DRIVE

Complaint **Received** By: _____ ☐ **Hotline** **Date:** 5-21-08 **Time:** 0900

Describe Complaint: MATTRESSES IN THE TRASH AREA AND OUTSIDE THE TRASH AREA IN PUBLIC VIEW.

Action: REMOVE ALL THE MATTRESSES.
OPEN A CASE
VIOLATION NOTICE GIVEN TO THE MANAGER.

5-29-08 RE-INSPECTION OF THE HOTEL FOUND THAT ALL THE MATTRESSES HAVE BEEN REMOVED.
CLOSE CASE. (GN)

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

DEVELOPMENT SERVICES DEPARTMENT 77 FAIR DRIVE, 2ND FLOOR

VIOLATION NOTICE

To: SANDPIPER Date: 5-21-08

LOCATION: 1967 NEWPORT BLVD.

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

- ☐ Conducting business not consistent with terms of Planning approval or C.U.P. (CMMC 20-4[b])
- ☐ Conducting business without a city license and Zoning approval (CMMC 20-4[a])
- ☒ Illegal storage in public view (CMMC 20-4[d])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])
- ☐ Living in garages or commercial/industrial unit (CMMC 20-4[n])
- ☐ Outdoor work, storage or display without a permit (CMMC 13-44)
- ☐ Outdoor work/industrial (CMMC 13-53)
- ☐ Violation of home occupation standards (CMMC 13-168)
- ☐ Use of residential yard areas for parking/storage of vehicles (CMMC 20-6[l])
- ☐ Portable signs on private or public property (CMMC 13-112[g])
- ☐ Flags, banners and pennants not in compliance with code (CMMC 13-112[d])
- ☐ Living in trailer or RV (CMMC 20-4[m])
- ☐ Deteriorated or peeling paint (CMMC 20-7[e])
- ☐ Use of tarps or temporary canopies in public view (CMMC 20-7[c][d])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Broken windows and glass doors (CMMC 20-7[h])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 207[k])
- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Dead or dying landscape, weeds, overgrown vegetation in R1 zone (CMMC 20-7[o])
- ☐ Dead or dying landscape, weeds, overgrown vegetation in parkway (CMMC 20-7[p])
- ☐ Dead or dying landscape, weeds, overgrown vegetation (all zones except R1) (CMMC 13-108[a])
- ☐ Street numerals displayed in prominent location (CMMC 20-7[u])
- ☐ Other: CMMC § _____

Description of violation: MATTRESSES STAYED IN PUBLIC VIEW

You are hereby requested to:

REMOVE MATTRESSES

within 3 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754-**5622

G. NICHOLS 11

Code Enforcement Officer I.D. #

2656-46

COMPLAINT INVESTIGATION

City of Costa Mesa, Development Services Department

Assigned to: GN

Case No.: C09-2050

COMPLAINT LOCATION CDBG ☐

Complaint Address: 1967 Newport Blvd.

Property Owner: _____ Phone: _____

Address: _____

COMPLAINANT

Name: GEORGE NICHOLS Phone: 754-5622

Address: 77 FAIR DRIVE

Complaint **Received** By: _____ ☐ **Hotline** **Date:** 09-08-09 **Time:** 1000

Describe Complaint:

During an inspection of the grounds of the Sandpiper Hotel I found trash stacked between the two buildings. A Violation Notice was given to the manager and given five days to remove the trash.

Action: Open a Case

Violation Notice given to the manager.

9/11/9 Open. (BB)

9-14-09 Repaires / TRASH Removed & Cleaned.

CASE CLOSED. (GL)

9/25/9 CC. (BB)

2891-30 On-line

FOR INTERNAL USE ONLY

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

DEVELOPMENT SERVICES DEPARTMENT 77 FAIR DRIVE, 2ND FLOOR

VIOLATION NOTICE

To: SANDPIPER MOTEL Date: 9-8-09

LOCATION: 1967 NEWPORT BLVD.

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

- ☐ Conducting business not consistent with terms of Planning approval or C.U.P. (CMMC 20-4[b])
- ☐ Conducting business without a city license and Zoning approval (CMMC 20-4[a])
- ☒ Illegal storage in public view (CMMC 20-4[d])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])
- ☐ Living in garages or commercial/industrial unit (CMMC 20-4[n])
- ☐ Outdoor work, storage or display without a permit (CMMC 13-44)
- ☐ Outdoor work/industrial (CMMC 13-53)
- ☐ Violation of home occupation standards (CMMC 13-168)
- ☐ Use of residential yard areas for parking/storage of vehicles (CMMC 20-6[l])
- ☐ Portable signs on private or public property (CMMC 13-112[g])
- ☐ Flags, banners and pennants not in compliance with code (CMMC 13-112[d])
- ☐ Living in trailer or RV (CMMC 20-4[m])
- ☐ Deteriorated or peeling paint (CMMC 20-7[e])
- ☐ Use of tarps or temporary canopies in public view (CMMC 20-7[c][d])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Broken windows and glass doors (CMMC 20-7[h])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 207[k])
- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Dead or dying landscape, weeds, overgrown vegetation in R1 zone (CMMC 20-7[o])
- ☐ Dead or dying landscape, weeds, overgrown vegetation in parkway (CMMC 20-7[p])
- ☐ Dead or dying landscape, weeds, overgrown vegetation (all zones except R1) (CMMC 13-108[a])
- ☐ Street numerals displayed in prominent location (CMMC 20-7[u])
- ☐ Other: CMMC § _____

Description of violation: TRASH STORED BETWEEN TWO BUILDINGS (ITEMS ARE STORED ILLEGAL)

You are hereby requested to:

REMOVE ALL ITEMS FROM THIS LOCATION

within 5 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754-**5622

G NICHOLS 11

Code Enforcement Officer I.D. #

2656-46

✓ **Room 143**: The smoke detector did not work and there was no means of egress diagram in the room. There was graffiti on the wall inside the front door and in the cabinets.

✓ **Room 122**: The smoke detector did not work and there was no means of egress diagram in the room. The front widow screen was ripped.

Action:

OPEN A CASE.

Violation Notice was given to the manager of the hotel.

7-17-9 Permit Plus update. (BG)

8-31-09 RE-INSPECTION COMPLETED. CASE CLOSED. (BG)

9/1/9 CC. (BG)

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COMPLAINT INVESTIGATION

City of Costa Mesa, Development Services Department

Assigned to: GN

Case No.: CE-09-0833

COMPLAINT LOCATION

CDBG ☒

Complaint Address: 1967 Newport Blvd.

Property Owner: _____ Phone: _____

Address: _____

COMPLAINANT

Name: GEORGE NICHOLS Phone: 754-5622

Address: 77 FAIR DRIVE

Complaint **Received** By: _____ ☐ **Hotline** **Date:** 07-13-2009 **Time:** 0920

Describe Complaint:

A yearly hotel inspection was done on this date and time. The undersigned, Officer Gambo and Jennifer Dingwill of the Environmental Health Care Agency were present at all times during the inspection. We contacted the manager, in the front office. We were told the hotel has 44 rooms. We agreed to inspect 7 rooms. The following are the rooms we agreed to inspect 115, 131, 135, 141, 142, 143, and 122. The manager gave us a pass key. Once at the room, I would knock on the door. If there was not answer, we would unlock the door and go into the room. If there was someone in the room she would tell them who we were and that we were there doing a hotel inspection.

✓ **Room 115**: The smoke detector did not work. There was no window screen in the bathroom. There was no means of egress diagram in the room.

✓ **Room 131**: The front window screen had a hole in it. The smoke detector did not work and there was no means of egress diagram in the room. The bathroom floor was wet and the exhaust fan over the stove did not work.

✓ **Room 135**: There was no means of egress diagram in the room. The front window screen was ripped. The exhaust fan over the stove did not work. The molding around the bathroom door was missing.

✓ **Room 141**: The smoke detector did not work and there was no means of egress diagram in the room.

✓ **Room 142** The smoke detector did not work and there was no means of egress diagram in the room. The front window screen was ripped.

FOR INTERNAL USE ONLY

INSPECTION REPORT
County of Orange, Health Care Agency, Environmental Health
1241 EAST DYER ROAD, SUITE 120 SANTA ANA, CA 92705-5611
(714) 433-6000

PR0019540

SANDPIPER MOTEL
1967-77 NEWPORT BLVD
COSTA MESA, CA 92627

Record ID: FA0019540
Inspection Date: 07/13/2009
Reinspection Date:

Type of Facility: 2432-HOTEL/MOTEL 11-50 ROOMS
Service: A01-**ROUTINE INSPECTION**
Jennifer Dingwall
ENVIRONMENTAL HEALTH SPEC I
(714) 433-6164

Mailing Address:
LEADER VENTURES INC
1967-77 NEWPORT BLVD
COSTA MESA, CA 92627

THE ITEMS NOTED BELOW WERE OBSERVED DURING COURSE OF THE SITE VISIT. ANY VIOLATIONS OBSERVED MUST BE CORRECTED

K100 - INSPECTIONS WERE CONDUCTED IN THE FOLLOWING ROOMS: *(Uniform Housing Code SECTION 401 (7))*
*Inspection of the following rooms 115, 131, 133, 135, 141, 143 were conducted on this date.

K103 - CLEANLINESS OF THE FLOORS *(Uniform Housing Code SECTION 401 (7))*
Observed water accumulated on the restroom floors due to a leak in the ceiling above the bath tub shower area. Repair the leak and clean and sanitize the restroom floors.

K105 - INSECT ACTIVITY *(Uniform Housing Code SEC 201.3 & 1001.2 (12))*
*Live cockroaches were observed. Eliminate the cockroaches and evidence thereof. Maintain the facility free of vermin. Observed one live cockroach on the wall above the bed. No further evidence of cockroaches were observed at the time of inspection.
*A live cockroach was observed. Eliminate the cockroaches and evidence thereof. Maintain the facility free of vermin.

K109 - CONDITION OF THE LINENS AND BEDDING *(Uniform Housing Code SECTION 401 (7))*
Observed a stained box spring in room 135. Replace soiled and stained linens and bedding materials.

K112 - CLEANLINESS OF THE ICE MACHINE *(Uniform Housing Code SECTION 401 (7)(8))*
*Remove what appears to be mildew from the ice machine.

*Remove what appears to be mildew from the ice machine.

COMMENTS

K199 - NOTES
*The report was reviewed with on-site manager, and will be mailed within 7 days.
PLEASE IMMEDIATELY INFORM YOUR ENVIRONMENTAL HEALTH SPECIALIST, NOTED ON THIS REPORT IF:
* You are planning a remodel or adding equipment. All such changes must receive prior approval.
* You are planning to sell or transfer ownership; otherwise you may be improperly invoiced.
* You are not the owner noted on the top of this report.

I declare that I have examined and received a copy of this inspection report.

Print Name and Title _____

Signature _____ Date _____

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

DEVELOPMENT SERVICES DEPARTMENT 77 FAIR DRIVE, 2ND FLOOR

VIOLATION NOTICE

To: SANDPIPER Date: 07-13-09

LOCATION: 1967 NEWPORT BLVD.

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

- ☐ Conducting business not consistent with terms of Planning approval or C.U.P. (CMMC 20-4[b])
- ☐ Conducting business without a city license and Zoning approval (CMMC 20-4[a])
- ☐ Illegal storage in public view (CMMC 20-4[d])
- ☐ Storage of inoperative vehicle or parts thereof (CMMC 20-4[k])
- ☐ Living in garages or commercial/industrial unit (CMMC 20-4[n])
- ☐ Outdoor work, storage or display without a permit (CMMC 13-44)
- ☐ Outdoor work/industrial (CMMC 13-53)
- ☐ Violation of home occupation standards (CMMC 13-168)
- ☐ Use of residential yard areas for parking/storage of vehicles (CMMC 20-6[l])
- ☐ Portable signs on private or public property (CMMC 13-112[g])
- ☐ Flags, banners and pennants not in compliance with code (CMMC 13-112[d])
- ☐ Living in trailer or RV (CMMC 20-4[m])
- ☐ Deteriorated or peeling paint (CMMC 20-7[e])
- ☐ Use of tarps or temporary canopies in public view (CMMC 20-7[c][d])
- ☐ Deteriorated building exterior or roof (CMMC 20-7[b])
- ☐ Broken windows and glass doors (CMMC 20-7[h])
- ☐ Deteriorated walls, fences, trash enclosures (CMMC 207[k])
- ☐ Deteriorated parking areas and sidewalks (CMMC 20-7[l])
- ☐ Dead or dying landscape, weeds, overgrown vegetation in R1 zone (CMMC 20-7[o])
- ☐ Dead or dying landscape, weeds, overgrown vegetation in parkway (CMMC 20-7[p])
- ☐ Dead or dying landscape, weeds, overgrown vegetation (all zones except R1) (CMMC 13-108[a])
- ☐ Street numerals displayed in prominent location (CMMC 20-7[u])
- ☐ Other: CMMC § _____

Description of violation: YEARLY HOTEL INSPECTION WAS DONE. INSPECTORS WERE MYSELF, OFFICER GAMBO AND JENNIFER DINGWILL OF COUNTY HEALTH DEPARTMENT. SEE ATTACH ROOM VIOLATIONS.

You are hereby requested to:

REPAIR / FIX THE ROOM VIOLATIONS.

within 14 days from the date of this notice.

Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

If you have any questions, please feel free to call me at **(714) 754-** 5622

G. NICHOLS 11

Code Enforcement Officer I.D. #

2656-46

COMPLAINT INVESTIGATION

City of Costa Mesa, Development Services Department

Assigned to: ER

Case No.: CD-09-0269

COMPLAINT LOCATION

CDBG ☐

Complaint Address: 1967 & 1977 NEWPORT BLVD.

Property Owner: _____ Phone: _____

Address: _____

COMPLAINANT

Name: OFC. FIELD OBS. Phone: _____

Address: _____

Complaint **Received** By: FIDEL GAMBOA ☐ **Hotline** **Date:** 3/4/09 **Time:** _____

Describe Complaint:

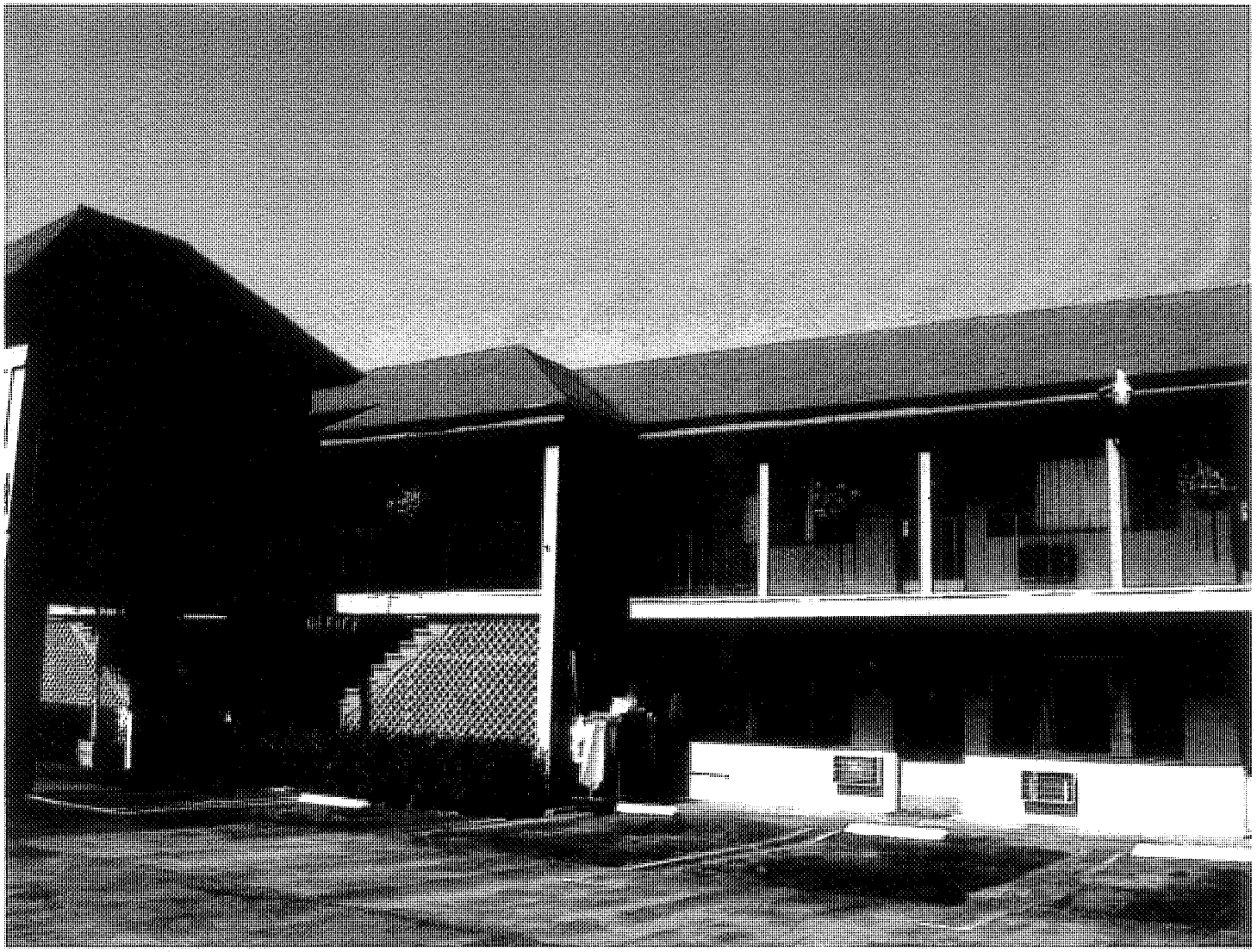
BANNER.

Action:

03-12-09 THE BANNER WAS REMOVED. CASE CLOSED. (G)

2891-30 On-line

FOR INTERNAL USE ONLY



1967 Newport Blvd.
03-23-09

1967