



PLANNING COMMISSION

AGENDA REPORT

V.2

MEETING DATE: JULY 12, 2010

ITEM NUMBER:

SUBJECT: CODE ENFORCEMENT UPDATE

DATE: JULY 1, 2010

**FOR FURTHER INFORMATION CONTACT: WILLA BOUWENS-KILLEEN
CHIEF OF CODE ENFORCEMENT (714) 754-4952
(wbkilleen@ci.costa-mesa.ca.us)**

Below please find updates on properties brought to Code Enforcement's attention by Commissioner Mensinger, Commissioner Fitzpatrick, and Mr. Ridge (a Union Avenue resident):

Address: 956 Joann Street

Current Code Enforcement Violations: Trash and debris/illegal storage; trash container not screened; gate on left side of property in disrepair; landscape in disrepair; paint missing on fascia board. First citation issued February 17, 2010; four counts at \$75 each. Second citation issued March 30, 2010; four counts at \$200 each. Compliance still not demonstrated so third citation issued May 26, 2010; three counts at \$500 each.

Past Code Enforcement Violations and Fines: Fifteen past cases for inoperative vehicles, property maintenance, trash. Two citations issued in the past – one in 2005 and one in 2007.

Owner occupied?: Yes

Address: 947 Darrell Street

Current Code Enforcement Violations: Commercial vehicles, one with expired registration. First citation issued April 16, 2010; one count at \$75. Compliance still not demonstrated; a second citation, in the amount of \$200, was issued May 26, 2010.

Past Code Enforcement Violations and Fines: Three past cases for inoperative vehicles, trash and debris, property maintenance. No citations issued in the past.

Owner Occupied?: Yes

Address: 913 West 20th Street

Code Enforcement Violations: Illegal building construction; parking on lawn; no vehicle cover; overgrown landscaping; and driveway in disrepair. All work has been completed but Code Enforcement continues to monitor to ensure fence under construction complies. Fence since constructed; case closed.

Past Code Enforcement Violations and Fines: Four past cases for trash, property maintenance, vehicle parked on lawn. No citations issued in the past.

Owner Occupied?: No

Address: 2129 Federal Avenue

Code Enforcement Violations: Unmaintained landscaping. (Rock mulch is acceptable but weeds must be removed.) First citation issued March 30, 2010; one count at \$75. Weeds have been killed; site is being monitored to confirm compliance.

Past Code Enforcement Violations and Fines: Nine previous cases for property maintenance. No past citations.

Owner Occupied?: No

Address: 961 Union Avenue

Code Enforcement Violations: Landscape unmaintained; parking on landscaping; tarp (versus fitted car cover) over vehicle; possible inoperative vehicles. First citation issued February 24, 2010, four counts at \$75 each. Second citation issued March 30, 2010; four counts at \$200 each. Compliance still not gained so a third citation (three counts at \$500 each and one at \$75), was issued May 26, 2010.

Past Code Enforcement Violations: Twenty-three past cases for trash and debris, property maintenance, illegal residential unit, vehicle parking on lawn, inoperative vehicle. Seven citations issued in the past.

Owner Occupied?: Yes

Address: 945 Victoria Street

Code Enforcement Violations: Overgrown landscaping, inoperable vehicles, deteriorated fence. First citation issued February 24, 2010; four counts at \$75 each. Second citation issued March 30, 2010; four counts at \$200 each. Inoperable vehicles have been removed; lawn has been trimmed. If fence not repaired and landscape maintenance completed by beginning of June, a third citation will be issued.

Past Code Enforcement Violations: Seventeen past cases for property management, trash and debris, and vehicle on lawn. No citations issued.

Owner Occupied?: Yes

Address: 935 Victoria Street

Code Enforcement Violations: Overgrown landscaping; car partially parked on lawn, inoperative vehicle. First citation issued February 24, 2010; three counts at \$75 each. Car removed from lawn but other two items still exist so second citation issued April 16, 2010; two counts at \$200 each. Inoperative vehicle since removed and landscaping is being replaced where car had been parked. Code Enforcement will monitor until completion of work.

Past Code Enforcement Violations: Eight past cases for property management. One citation issued.

Owner Occupied?: Yes

Address: 2128 Union Avenue

Code Enforcement Violation: Side of house needs to be painted. Roof has been repaired and trim is being painted. Code Enforcement will monitor until completion of work.

Past Code Enforcement Violations: One past case for property maintenance. No citations issued.

Owner Occupied?: No

Address: 2123 Union Avenue

Code Enforcement Violation: Unmaintained landscaping. Citation issued March 30, 2010; one count at \$75. Lawn was cut but property is in foreclosure so Code Enforcement continues to monitor.

Past Code Enforcement Violations: Eleven past cases for trash and debris, property maintenance, and building code. No citations issued.

Owner Occupied?: No

Address: 3013 Royal Palm

Code Enforcement Violation: Trash and debris, dead landscaping, and unmaintained driveway. Citation issued December 2, 2009; one count at \$75. Driveway has been repaired; property owner continues to work with a church group to gain compliance.

Past Code Enforcement Violations: Sixteen past cases for property maintenance and trash and debris. No citations issued.

Owner Occupied?: Yes

Address: 780 Center Street

Code Enforcement Violation: Shopping carts full of bottles, inoperative vehicle, overgrown lawn. Code Enforcement found only the overgrown lawn. First citation issued May 21, 2010 – one count at \$75. Second citation issued June 17, 2010 – one count at \$200.

Past Code Enforcement Violations: Two past cases for property maintenance.

Owner Occupied?: Yes.

Address: 2030 Continental Avenue

Code Enforcement Violation: Dead/dying lawn. (Car parked in front of house is on a concrete pad and is covered by a fitted car cover; no violation.) Case opened.

Past Code Enforcement Violations: Ten past cases for dead/dying lawn, trash and debris, and vehicles parked on the lawn.

Owner Occupied?: Yes.

Address: 1980 Monrovia Avenue

Code Enforcement Violation: Property forwarded to Code Enforcement due to, what appeared to be, an overgrown lawn. However, the lawn is planted with a meadow-type of grass which is supposed to be long. No case.

Address: 695 Center Street

Code Enforcement Violations: Overgrown weeds, deteriorated fence. Property is in foreclosure; City is pursuing removal of the weeds and applying a lien to the site for costs.

Address: 778 West 20th Street

Code Enforcement Violations: Vehicle parked on public sidewalk, shipping container in parking lot, illegal placement of barbed/concertina wire; case opened.

Past Code Enforcement Violations: Six past cases for inoperative vehicles, illegal residential unit, and signs, and graffiti.

Owner Occupied?: N/A – industrial property

Address: 782 West 20th Street

Code Enforcement Violations: Vehicles parked on public sidewalk, illegal placement of barbed/concertina wire; case opened.

Past Code Enforcement Violations: Two past cases for trash.

Owner Occupied?: N/A – industrial property

Address: 786 West 20th Street

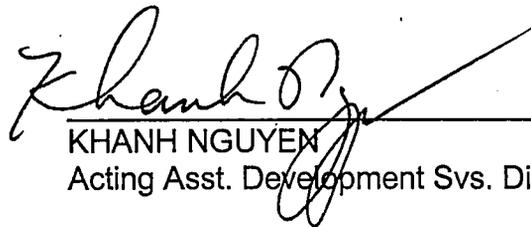
Code Enforcement Violations: Vehicles parked on public sidewalk, outdoor hoist/work, trash dumpster visible from off-site, illegal placement of barbed/concertina wire, canopy inside car bay, excess sign area, inoperative vehicles; case opened.

Past Code Enforcement Violations: Four past cases for illegal signs and a residential unit, as well as a NPDES violation.

Owner Occupied?: N/A – industrial property



WILLA BOUWENS-KILLEEN
Chief of Code Enforcement



KHANH NGUYEN
Acting Asst. Development Svs. Director

Distribution: Development Services Director
Sr. Deputy City Attorney
City Engineer
Staff (4)
File (2)