PLANNING COMMISSION AGENDA REPORT

V.2

MEETING DATE: AUGUST 9, 2010 ITEM NUMBER:

SUBJECT: CODE ENFORCEMENT UPDATE

DATE: JULY 29, 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.

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. Next step will be to forward the case to the City prosecutor if compliance is not achieved.
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. A third citation, in the amount of $500.00 will be issued if compliance is not achieved.
Past Code Enforcement Violations and Fines: Three past cases for inoperative vehicles, trash and debris, property maintenance. Voluntary compliance gained so no citations issued.
Owner Occupied?: Yes

Address: 2129 Federal Avenue
Current 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; case closed.
Past Code Enforcement Violations and Fines: Nine previous cases for property maintenance. Voluntary compliance achieved so no past citations.
Owner Occupied?: No

* This portion contains a description of the *current* open case for the property, including citation history, if any.
** Includes a summary of all *past, closed* cases for the property, including the type of violations and any citations that might have been issued for these cases.

Address: 961 Union Avenue
Current 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. Next step will be to forward the case to the City prosecutor if compliance is not achieved.
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
Current 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. Since the beginning of June, the fence has been repaired and landscaping is being maintained so case has been closed.
Past Code Enforcement Violations: Seventeen past cases for property management, trash and debris, and vehicle on lawn. Voluntary compliance gained so no citations issued.
Owner Occupied?: Yes

Address: 935 Victoria Street.
Current 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 has been replaced with a driveway expansion. Case closed. .
Past Code Enforcement Violations: Eight past cases for property management. One citation issued.
Owner Occupied?: Yes

Address: 2128 Union Avenue
Current Code Enforcement Violation: Side of house needs to be painted. Roof has been repaired and trim is painted. Case closed.
Past Code Enforcement Violations: One past case for property maintenance. Voluntary compliance gained so no citations issued.
Owner Occupied?: No

Address: 2123 Union Avenue
Current Code Enforcement Violation: Unmaintained landscaping. Citation issued March 30, 2010; one count at $75. Lawn was cut; case closed.
Past Code Enforcement Violations: Eleven past cases for trash and debris, property maintenance, and building code. Voluntary compliance gained so no citations issued.
Owner Occupied?: No

Address: 3013 Royal Palm
Current Code Enforcement Violation: Trash and debris, dead landscaping, and unmaintained driveway. Citation issued December 2, 2009; one count at $75. Driveway has been repaired; weeds have been removed and plants planted in the front setback. Case closed.
Past Code Enforcement Violations: Sixteen past cases for property maintenance and trash and debris. Voluntary compliance gained so no citations issued.
Owner Occupied?: Yes

Address: 780 Center Street
Current Code Enforcement Violation: Shopping carts full or 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. Third citation, in the amount of $500 will be issued if compliance not gained.
Past Code Enforcement Violations: Two past cases for property maintenance; voluntary compliance gained so no citations issued.
Owner Occupied?: Yes.

Address: 2030 Continental Avenue
Current 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.) Landscaping is growing; case closed.
Past Code Enforcement Violations: Ten past cases for dead/dying lawn, trash and debris, and vehicles parked on the lawn. Voluntary compliance gained so no citations issued.
Owner Occupied?: Yes.

Address: 1980 Monrovia Avenue
Current 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
Current Code Enforcement Violations: Overgrown weeds, deteriorated fence. Property is in foreclosure; City has found the responsible party and has established a deadline of mid August 2010 for weed removal.

Address: 786 West 20th Street
Current 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, illegal buildings. Vehicles have been removed from public sidewalk. Property owner given until beginning of August to comply.
Past Code Enforcement Violations: Four past cases for illegal signs and a residential unit, as well as a NPDES violation. Voluntary compliance gained so no citations issued.
Owner Occupied?: N/A – industrial property

Address: 1600 Primrose Street
Current Code Enforcement Violations: Dead lawn, junk in public view, overgrown plants, broken garage door, broken awning, deteriorated fence/gate. Everything has been resolved but the deteriorated fence/gate and landscaping. After issuing three citations, Code Enforcement forwarded the matter to the City Attorney. The property owner promised to comply by the beginning of August.
Past Code Enforcement Violations: Eight past cases for property maintenance and trash. Since voluntary compliance gained, no citations issued.
Owner Occupied?: Yes

Address: 1600 Adams Avenue
Current Code Enforcement Violations: Roof and walls in disrepair; trash and debris; peeling paint on pole sign; lettering on sign in disrepair; mulch/ground cover missing from planter; dead palm trees. Dead palm trees and trash and debris removed. The property owner and tenant recently concluded lease negotiations and this case was reassigned to a new Code Enforcement Officer, who has given the tenant until August 9, 2010 to comply.
Past Code Enforcement Violations: Ten past cases for property maintenance and signage. Since voluntary compliance was achieved, no citations were issued.
Owner Occupied?: NA – commercial property

Address: 1013 Arbor Street
Current Code Enforcement Violations: Illegal outdoor storage; lawn parking; leaning wood fence; dead/dying landscape; Christmas lights. A citation, with five counts at $150 each, was issued July 14, 2010.
Past Code Enforcement Violations: Nineteen past cases for trash, property maintenance, inoperative vehicles, and building code violations. Because voluntary compliance was gained, no citations were issued.
Owner Occupied?: No

Address: 3124 Pierce Avenue
Current Code Enforcement Violations: None, but if big rig noted or if complaint received, a citation will be issued due to history of property.
Past Code Enforcement Violations: Three past cases for big rig parked in driveway of single family home. Since voluntary compliance was achieved, no citations issued.
Owner Occupied?: Yes

Address: 2981 Redwood Avenue
Current Code Enforcement Violations: Miscellaneous items stored in boat parked in driveway; driveway and landscaping poorly maintained; a boat parked on the street and trucks of the resident's business also parked on street. A new case has been opened on this matter with the matter of the boat and trucks to be forwarded to the Police Department.
Past Code Enforcement Violations: Ten past complaints for property maintenance (landscaping and driveway), business vehicles parked on the street, vehicles parked on lawn, trash and debris, deteriorated paint. Because voluntary compliance was gained, no citations were issued.
Owner Occupied?: No.

Closed cases:
1139 Aviemore Ter.
2123 Continental Ave.
842 Darrell St.
866 Darrell St.
930 Darrell St.
929 Joann St.
2040 National Ave.
2131 Republic Ave.
883 Senate St.
953 Union Ave.
960 Union Ave.
2136 Union
911 Victoria St.
1130 Victoria St.
782 West 20th St.
913 West 20th St.
923 West 20th St..

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)