



# **PLANNING COMMISSION**

## **AGENDA REPORT**

V.2

MEETING DATE: SEPTEMBER 13, 2010

ITEM NUMBER:

**SUBJECT:** CODE ENFORCEMENT UPDATE

**DATE:** SEPTEMBER 2, 2010

**FOR FURTHER INFORMATION CONTACT:** WILLA BOUWENS-KILLEEN,  
CHIEF OF CODE ENFORCEMENT  
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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. Due to a lack of compliance, the case will now be forwarded to the City prosecutor.

**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 was issued July 29, 2010. Due to a lack of compliance, the case will now be forwarded to the City prosecutor.

**Past Code Enforcement Violations and Fines:** Three past cases for inoperative vehicles, trash and debris, property maintenance. Compliance gained so no citations issued.

**Owner Occupied?:** Yes

**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. Owner recently acquired control of the property from his mother and is working with Code Enforcement to gain compliance.

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\* 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.

**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:** 3013 Royal Palm

**Current Code Enforcement Violation:** New case opened since owner has started storing trash and debris/outdoor storage of miscellaneous items. A citation, in the amount of \$150, was issued August 10, 2010.

**Past Code Enforcement Violations:** Seventeen past cases for property maintenance and trash and debris; one citation issued.

**Owner Occupied?:** Yes

**Address:** 780 Center Street

**Current Code Enforcement Violation:** Overgrown lawn. First citation issued May 21, 2010 – one count at \$75. Second citation issued June 17, 2010 – one count at \$200. Applicant has removed items and has cut back the lawn. Case closed.

**Past Code Enforcement Violations:** Two past cases for property maintenance; compliance gained so no citations issued.

**Owner Occupied?:** Yes.

**Address:** 695 Center St.

**Current Code Enforcement Violations:** Overgrown weeds. Recently constructed common interest development but property is in foreclosure before units could be sold. City has found the responsible party and the weeds have been removed; case closed.

**Address:** 786 West 20<sup>th</sup> 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. Two citations have been issued for vehicles on the hoist. The property owner is in process of removing the illegal buildings and hoist.

**Past Code Enforcement Violations:** Four past cases for illegal signs and a residential unit, as well as a NPDES violation. 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, and has cleared most of the violations. Code Enforcement will continue to work with the property owner to clear the last two items, issuing additional citations as necessary.

**Past Code Enforcement Violations:** Eight past cases for property maintenance and trash. Since compliance gained, no citations issued.

**Owner Occupied?:** Yes

**Address:** 1600 Adams Avenue

**Current Code Enforcement Violations:** Roof and walls in disrepair; trash and debris; mulch/ground cover missing from planter; dead palm trees. Dead palm trees and trash and debris removed. Weeds removed and landscaping repaired. Tenant continues to work with the landlord and Code Enforcement to gain compliance with the last items.

**Past Code Enforcement Violations:** Ten past cases for property maintenance and signage. Since 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. Additional citations, at \$300 each, will be issued for violations not yet resolved.

**Past Code Enforcement Violations:** Nineteen past cases for trash, property maintenance, inoperative vehicles, and building code violations. Because compliance was gained, no citations were issued.

**Owner Occupied?:** No

**Address:** 3124 Pierce Avenue

**Current Code Enforcement Violations:** A citation, in the amount of \$150, was issued on August 16, 2010, because the big rig was seen parked in the driveway; a second citation, in the amount of \$300 was issued August 31, 2010. Additional citations will be issued for each incidence that the big rig is parked on the property.

**Past Code Enforcement Violations:** Three past cases for a big rig parked in driveway of single family home. Since 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 citation, in the amount of \$150 was issued August 4, 2010. Consequently, the owner removed one of the boats and realigned the second boat so it is entirely on the driveway; additionally, the miscellaneous items have been removed. The Police Department issued three citations related to the parking and overnight storage of a commercial vehicle on the public street as well as expired registration. The property owner has indicated that he will be repaving the driveway and repairing the landscaping; staff is working with him to establish acceptable deadlines.

**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 compliance was gained, no citations were issued.

**Owner Occupied?:** No.

**Address:** 1660 Monrovia Avenue

**Current Code Enforcement Violations:** Seven storage containers placed on required parking.

**Past Code Enforcement Violations:** Four past complaints for trash, graffiti, a tenant spraying without a spray booth. Because compliance was gained, no citations were issued.

**Owner Occupied?:** NA – industrial property

**Closed cases:**

1139 Avimore 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 20<sup>th</sup> St.  
913 West 20<sup>th</sup> St.  
923 West 20<sup>th</sup> St.  
2129 Federal Ave.  
945 Victoria St.  
935 Victoria St.  
2128 Union Av.  
2123 Union Av.  
2030 Continental Av.  
1980 Monrovia



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