



PLANNING COMMISSION

AGENDA REPORT

II.2

MEETING DATE: OCTOBER 11, 2010

ITEM NUMBER:

SUBJECT: CODE ENFORCEMENT UPDATE

DATE: SEPTEMBER 30, 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 is being 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 continues to work with Code Enforcement to gain compliance.

* 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. Because the owner has still not complied, a second citation, in the amount of \$300, was issued September 27, 2010.

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

Owner Occupied?: Yes

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. Two citations have been issued for vehicles on the hoist. The property owner is in the process of demolishing the illegal buildings.

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 awning and landscaping. Code Enforcement continues to work with the property owner to clear the last two items, issuing additional citations as necessary. Public Services made the determination that the bricks in the parkway are acceptable; Code Enforcement is working with the property owner to remove weeds between the bricks. The garage door is acceptable as viewed from the street in that, although propped open a few inches, it is in good condition and is painted.

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. The tenant has replaced the roof and is in the process of repairing and painting the building exterior.

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. A second citation, at \$300, was issued September 15, 2010 for unresolved violations.

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. A criminal citation was issued to replace the second citation on September 1, 2010. Additional criminal 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 driveway was recently repaved and the property owner has been working on the landscaping.

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. The property owner has filed a minor conditional use permit to retain the containers. Case closed.

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

Address: 3125 Jefferson Avenue

Current Code Enforcement Violations: Weedy landscaping and building maintenance. Code Enforcement contacted the property owner who has removed the weeds and is working with owner to repair house siding.

Past Code Enforcement Violations: Nine past complaints for trash and debris, inoperative vehicle, weedy landscaping; one citation issued.

Owner Occupied?: Yes.

Address: 3012 Royal Palm Drive

Current Code Enforcement Violations: Roof is in disrepair. Code Enforcement gave owner 30 days to repair or replace as needed.

Past Code Enforcement Violations: Four past complaints regarding building maintenance, overgrown/dead landscaping, and trash and debris. Because compliance was gained, no citations were issued.

Owner Occupied?: No

Closed cases:

1139 Avimore Terrace
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 Street
913 West 20th Street
2129 Federal Ave.
945 Victoria St.
935 Victoria St.
2128 Union Ave.
2123 Union Ave.
2030 Continental Ave.
1980 Monrovia
780 Center Str.
695 Center Str.


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