



PLANNING COMMISSION AGENDA REPORT

VIII.1

MEETING DATE: OCTOBER 11, 2010

ITEM NUMBER:

SUBJECT: PILOT RESIDENTIAL NEIGHBORHOOD ENHANCEMENT PROGRAM

DATE: SEPTEMBER 30, 2010

FOR FURTHER INFORMATION CONTACT: WILLA BOUWENS-KILLEEN, AICP
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RECOMMENDATION

Review the proposed Residential Neighborhood Enhancement Program and identify the residential neighborhood(s) in which Code Enforcement activities should be concentrated.



WILLA BOUWENS-KILLEEN
Chief of Code Enforcement



KHANH NGUYEN
Acting Asst. Development Services Director

BACKGROUND

At the City Council meeting of August 3, 2010, staff was directed to work with Planning Commission on a pilot Residential Neighborhood Enhancement Program. Such a program would focus Code Enforcement activities in (a) designated neighborhood(s), resulting in an equitable, proactive application of the City's Property Maintenance Code (Title 20). This should result in a more visible sense of achievement.

IMPLEMENTATION

Procedure

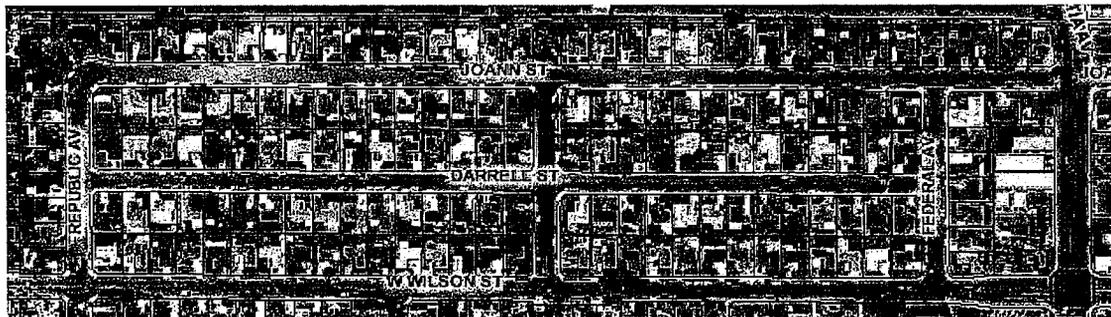
The Code Enforcement officer will enforce on violations visible from the public street including, but not limited to:

1. Dead and/or overgrown landscaping
2. Peeling paint
3. Commercial vehicles parked on the property
4. Vehicles parked on the lawn
5. Trash and debris
6. Deteriorated building exteriors, including windows, screens, lighting, and roofs
7. Tarps
8. Deteriorated fencing
9. Inoperative vehicles (enforcement will depend on whether City Council adopts proposed Code amendment)
10. Address numerals

As with any property in the city, the Code Enforcement Officer will inspect the neighborhood, taking photos of those properties that do not comply with Code. Cases will be open and, depending on the history of the property, either a "fix-it" citation or a regular citation will be issued to the property owners; as appropriate, multiple citations will be issued for multiple violations. Once compliance has been gained throughout the entire neighborhood, the Enhancement Program will be assessed for applicability to other neighborhoods in the City.

Recommended Neighborhood(s)

One of Planning Commission's main concerns has been with the southwest portion of the City of Costa Mesa. Therefore, staff recommends that the area bounded by Estancia High School to the north; West Wilson Street to the south; Placentia Avenue to the east; and Republic Avenue to the west (shown on the aerial below) be the pilot neighborhood for this new Enhancement Program.



Of course, Planning Commission has the option of choosing another area for the pilot program or designating several neighborhoods for the program. However, staffing levels and area assignments will remain unchanged. Consequently, since the area Code Enforcement Officer will make the Enhancement Area a priority, and as Code Enforcement Officers will not be reassigned outside their normal areas, no more than one Enhancement Area should be designated in a Code Enforcement Officer's area.

Program Initiation

Because staff believes the enforcement of inoperative vehicles will be an important component of this program, staff is recommending that this program be initiated once the proposed Code amendment regarding the storage of inoperative vehicles is effective. This Code amendment is also on the Commissioner's October 11, 2010, agenda. Should Commission forward a recommendation to Council which Council subsequently adopts, the new storage provision may become effective by the end of 2010.

Program Timeframe

Once the program is initiated, staff anticipates that it will take approximately 90 days to gain compliance for the majority of the properties. Staff will report back to Planning Commission as to the results within 120 days of initiation of the program.

ALTERNATIVES

Planning Commission can either:

1. Adopt the area proposed by staff;
2. Adopt another area;
3. Adopt up to four enhancement areas, one in each of the full-time Code Enforcement Officer's areas. A map of the Code Enforcement areas is attached for reference.

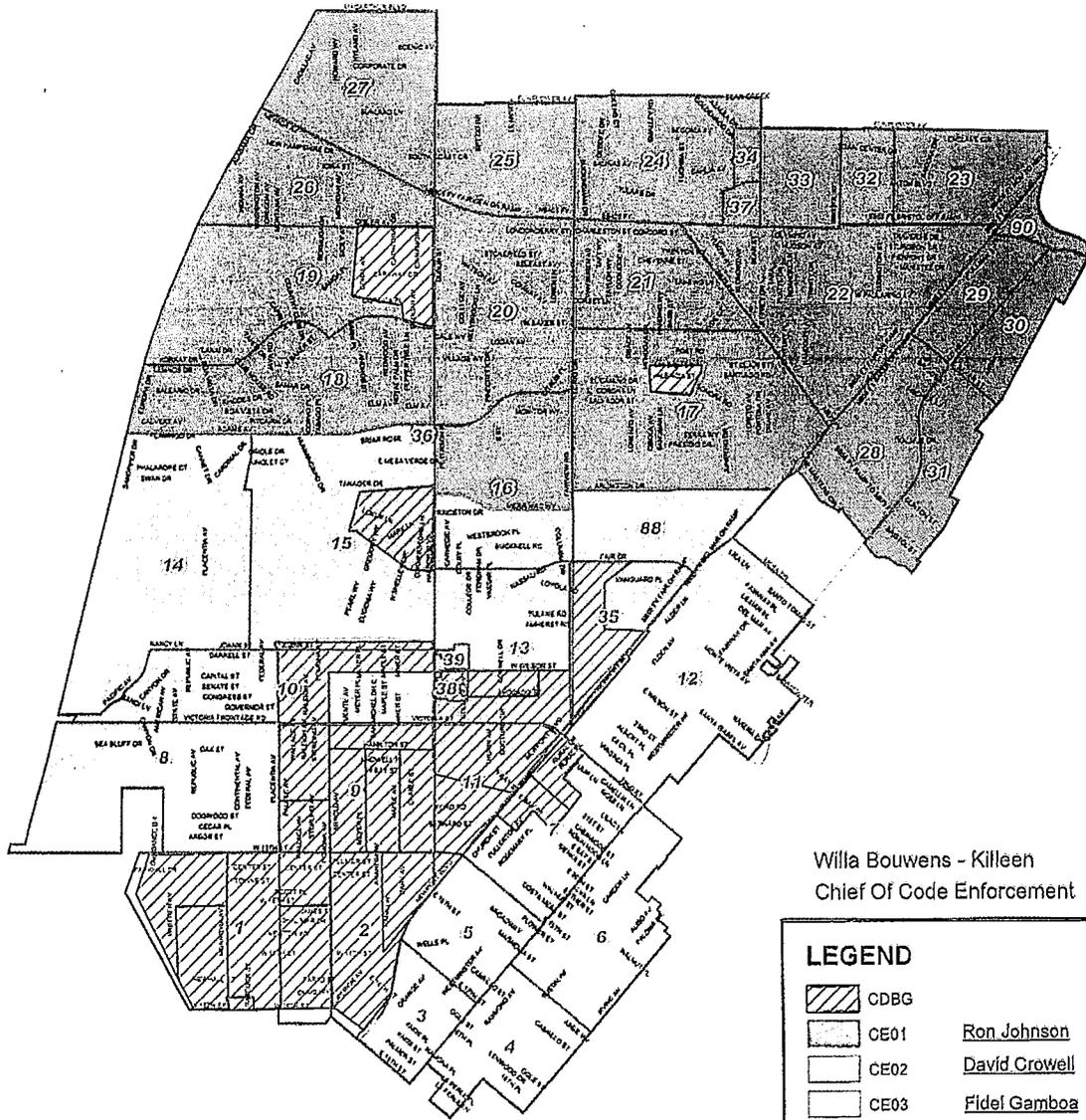
Distribution: Development Services Director
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Staff (4)
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File: 101110PilotEnhancementProgram	Date: 093010	Time: 1:50 p.m.
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City Of Costa Mesa

Code Enforcement Area Assignment for 2010



Willa Bouwens - Killeen
Chief Of Code Enforcement

LEGEND

	CDBG	
	CE01	Ron Johnson
	CE02	David Crowell
	CE03	Fidel Gamboa
	CE04	Tim Sun
	Arterials	George Nichols Burt Santee
	Redevelopment Area	Bob Baumgardner

