



# **PLANNING COMMISSION**

## **AGENDA REPORT**

VI.2

MEETING DATE: NOVEMBER 8, 2010

ITEM NUMBER:

**SUBJECT:** CODE ENFORCEMENT UPDATE

**DATE:** OCTOBER 28, 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. The case is in the process of 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. In further discussion with both the City Attorney's office as well as the Police Department, it has been determined that these are not commercial vehicles and, therefore, are permitted to be parked on-site. Case closed.

**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 has applied for a loan from the City and is still waiting for approval. Owner continues to work 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. 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 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 the process of demolishing some of the illegal buildings and is also working with Planning staff to see what can be legalized.

**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. The awning has been repaired; Code Enforcement continues to monitor while the applicant finished cleaning up the parkway.

**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 repair of the eaves and all paint work is complete. The pole sign has also be painted. Code Enforcement continues to work with the business owner to resolve sign issues

**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. Since the matters still haven't been resolved, a third citation will be issued.

**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. A citation was also issued on October 7, 2010 for the parking of a commercial vehicle on the driveway.

**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:** 3125 Jefferson Avenue

**Current Code Enforcement Violations:** Weedy landscaping and building maintenance. Code Enforcement contacted the property owner who has removed the weeds and has repaired and painted the exterior of the house as well as the wrought iron fencing. Case closed.

**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. Roof has since been replaced; case closed.

**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

**Address:** 969 Oak Street

**Current Code Enforcement Violations:** Fence too close to front property line; trailer stored in front yard. A citation was issued October 14, 2010.

**Past Code Enforcement Violations:** Eight past complaints for inoperative vehicles, trailer on the lawn, and trash and debris (left over concrete) in the public right-of-way.

**Owner Occupied?:** Yes

**Address:** 1998 Rosemary

**Current Code Enforcement Violations:** Fence is in disrepair; unmaintained landscaping. A "fix-it-ticket", in the amount of \$300 (\$150 per violation) was issued October 13, 2010.

**Past Code Enforcement Violations:** Five past complaints regarding property maintenance, RV parking, and a weekday garage sale. Because compliance was gained, no citations were issued.

**Owner Occupied?:** Yes

**Address:** 2068 Wallace Avenue

**Current Code Enforcement Violations:** Screening behind temporary fencing is unsecured and has been graffitied. Screening has been secured but additional graffiti has appeared. A violation letter has been sent to the property owner (since this is a victim violation) to clear graffiti within seven days.

**Past Code Enforcement Violations:** Thirty past cases for dumping, graffiti, and property maintenance of the vacant lot.

**Owner Occupied:** No -- vacant

**Address:** 1726 Superior Avenue

**Current Code Enforcement Violations:** Chain link fence is in disrepair; weeds are visible behind and over temporary fencing. Code Enforcement contacted the property owner who will have the fence repaired and the weeds removed.

**Past Code Enforcement Violations:** Twenty-five past cases for damaged fencing, property maintenance, and graffiti.

**Owner Occupied:** No – commercial property

**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 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  
780 Center St.  
695 Center St.  
1660 Monrovia Avenue



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