



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: DECEMBER 13, 2010

ITEM NUMBER: VI.2

SUBJECT: CODE ENFORCEMENT UPDATE

DATE: DECEMBER 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. The property has been cleaned up; case closed.

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: 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 finished cleaning up the property; case closed.

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 Drive

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. Owner is working with staff to correct the violations.

* 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: 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 some of the illegal buildings and continues to work 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 and the parkway has been cleaned up. Case closed but Code Enforcement continues to monitor the property.

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. The last item that needs to be corrected is the sign itself; a new sign should be installed during the first week of December.

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. A third citation was issued but since the issues still haven't been resolved, the case will be forwarded to the City prosecutor.

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. Case closed but 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. The commercial vehicle has been removed and the case is closed but Code Enforcement continues to monitor the property.

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: 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 and a second citation will be issued because the violations are still not corrected.

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 Place

Current Code Enforcement Violations: Fence is in disrepair; unmaintained landscaping. A "fix-it" citation, in the amount of \$300 (\$150 per violation) was issued October 13, 2010 but was later voided because the fence and was repaired and the landscaping maintained. Case closed.

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. Graffiti has since been removed; case closed.

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. Chain link fence has been repaired and weeds cut down. Case closed.

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

Owner Occupied: No -- commercial property

Address: 2881 Bear Street

Current Code Enforcement Violations: Graffiti and back wall of apartment complex and chain link fence along flood control channel in disrepair. Code Enforcement sent a fix-it ticket to the property owner to remove the graffiti as well as to remove the trash and debris and repair the deteriorating fence, with a deadline of November 19, 2010 to correct. Code Enforcement also contacted the Orange County Flood Control District to repair their chain link fence. Graffiti removed and fences for both the apartment project as well as the Flood Control District have been repaired. Case closed.

Past Code Enforcement Violations: Six past cases for signage, substandard housing.

Owner Occupied: No -- apartment complex

Address: 2891 Bear Street

Current Code Enforcement Violations: Wrought iron fence is missing a picket, allowing easy access from public sidewalk to flood control channel. The property owner was given until November 17, 2010, to replace the missing picket. The picket has been replaced and, on the suggestion of the Code Enforcement Officer, an additional vertical bar has been added to make it more difficult to remove vertical pickets. Case closed.

Past Code Enforcement Violations: None.

Owner Occupied: No -- Alzheimer's facility

Closed cases:

1139 Aviemore Tr.

2123 Continental Av.

842 Darrell St.

866 Darrell St.

930 Darrell St.

929 Joann St.

2040 National Av.

2131 Republic Av.

883 Senate St.

953 Union Av.

960 Union Av.

2136 Union Av.

911 Victoria St.
1130 Victoria St.
782 West 20th St.
913 West 20th St.
923 West 20th St.
2129 Federal Av.
945 Victoria St.
935 Victoria St.
2128 Union Av.

2123 Union Ave.
2030 Continental Ave.
1980 Monrovia Ave.
780 Center St.
695 Center St.
1660 Monrovia Ave.
3012 Royal Palm Dr.
947 Darrell St.
3125 Jefferson Ave.



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