



PLANNING COMMISSION

AGENDA REPORT

MEETING DATE: JANUARY 10, 2011

ITEM NUMBER: VI.2

SUBJECT: CODE ENFORCEMENT UPDATE

DATE: DECEMBER 23, 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: 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.

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 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 must 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. The sign has since been installed; case closed.

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

* 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.

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, at \$500, was also issued but the property owner has still not resolved the issues. Consequently, Code Enforcement is assembling the necessary information to forward the case 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: 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; because no progress has been made, a second citation was issued November 29, 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

Closed cases:

- | | | |
|----------------------|-------------------------------|---------------------|
| 1139 Aviemore Tr. | 782 West 20 th St. | 3012 Royal Palm Dr. |
| 2123 Continental Av. | 913 West 20 th St. | 947 Darrell St. |
| 842 Darrell St. | 923 West 20 th St. | 3125 Jefferson Av. |
| 866 Darrell St. | 2129 Federal Av. | 956 Joann St. |
| 930 Darrell St. | 945 Victoria St. | 961 Union Av. |
| 929 Joann St. | 935 Victoria St. | 1600 Primrose |
| 2040 National Av. | 2128 Union Av. | 3124 Pierce Av. |
| 2131 Republic Av. | 2123 Union Av. | 2981 Redwood Av. |
| 883 Senate St. | 2030 Continental Av. | 1998 Rosemary Pl. |
| 953 Union Av. | 1980 Monrovia Av. | 2068 Wallace Av. |
| 960 Union Av. | 780 Center St. | 1726 Superior Av. |
| 2136 Union Av. | 695 Center St. | 2881 Bear St. |
| 911 Victoria St. | 1660 Monrovia Av. | 2891 Bear St. |
| 1130 Victoria St. | | |

Willa Bouwens-Killeen

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Chief of Code Enforcement

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