PLANNING COMMISSION AGENDA REPORT

VI.2

MEETING DATE: MARCH 14, 2011 ITEM NUMBER:

SUBJECT: CODE ENFORCEMENT UPDATE

DATE: MARCH 3, 2011

FOR FURTHER INFORMATION CONTACT: WILLA BOUWENS-KILLEEN,
CHIEF OF CODE ENFORCEMENT
(714) 754-4952 (wbkilleen@ci.costa-mesa.ca.us)

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 was issued August 10, 2010. Because the owner did not comply, a second citation was issued September 27, 2010. The property owner was making progress but, apparently, has discontinued her efforts. Therefore, a third citation was issued on March 1, 2011.
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. Some illegal buildings remain on the property which the property owner would like to legalize. However, the owner did not submit the necessary information to the Planning Division by the end of the 2010 deadline and has not been in contact with staff. Consequently, a citation was issued on January 28, 2011.
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: 1013 Arbor Street
Current Code Enforcement Violations: Illegal outdoor storage; lawn parking; leaning wood fence; dead/dying landscape; Christmas lights. A citation was issued July 14, 2010. A second citation was issued September 15, 2010 for unresolved violations. A third citation was also issued but the property owner has still not complied so additional citations have been issued. Due to a continued lack of compliance, staff is preparing the case to send to the City Attorney's office.

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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: 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. Since violations remain, a third citation has been issued. If the property owner does not comply, this case will be sent to the City Attorney's office.
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: 2285 Newport Boulevard
Current Code Enforcement Violations: Unkempt landscaping. The property owner was advised and he is in the process of complying.
Past Code Enforcement Violations: Fifteen past complaints for conditional use permit violations; outdoor work; construction without a permit; noise; illegal signs, banners, and portable signs; and an illegal sidewalk sale.
Owner Occupied?: NA – commercial business

Address: 974 Congress
Current Code Enforcement Violations: A citation was issued to the property owner due to the presence of trash and debris, illegal storage, inoperable vehicle, overgrown vegetation, and deteriorated driveway.
Past Code Enforcement Violations: Four past complaints for vehicle parked on lawn, illegal storage, and unmaintained landscaping.
Owner Occupied?: Yes

Address: 120 Virginia Place
Current Code Enforcement Violations: A citation was issued for an inoperative RV stored in a commercial parking lot.
Past Code Enforcement Violations: Five pasts cases for property management, trash, and illegal signage.
Owner Occupied?: NA – commercial property

Closed cases:

1139 Aviemore Tr.	782 West 20th St.	3012 Royal Palm Dr.
2123 Continental Av.	913 West 20th St.	947 Darrell St.
842 Darrell St.	923 West 20th 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.	3124 Pierce Av.
2040 National Av.	2128 Union Av.	2981 Redwood Av.
2131 Republic Av.	2123 Union Av.	1998 Rosemary Pl.
883 Senate St.	2030 Continental Av.	2068 Wallace Av.
953 Union Av.	1980 Monrovia Av.	1726 Superior Av,
960 Union Av.	780 Center St.	2881 Bear St.
2136 Union Av.	695 Center St.	2891 Bear St.

911 Victoria St.	1660 Monrovia Av.	1600 Adams
1130 Victoria St.	1600 Primrose St.	

WILLA BOUWENS-KILLEEN
Chief of Code Enforcement

KHANH NGUYEN
Asst. Development Svs. Director

Distribution: Development Services Director
Sr. Deputy City Attorney
City Engineer
Staff (4)
File (2)

File: 0314ComplaintUpdate	Date: 030311	Time: 8:30 a.m.