



# **PLANNING COMMISSION AGENDA REPORT**

V.3

MEETING DATE: JUNE 13, 2011

ITEM NUMBER:

SUBJECT: PILOT RESIDENTIAL NEIGHBORHOOD ENHANCEMENT PROGRAM

DATE: JUNE 2, 2011

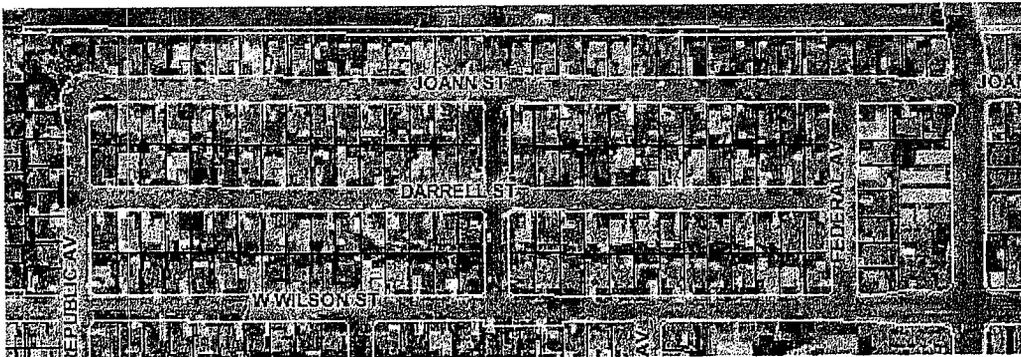
FOR FURTHER INFORMATION CONTACT: WILLA BOUWENS-KILLEEN, AICP  
CHIEF OF CODE ENFORCEMENT  
(714) 754-4952 (wbkilleen@ci.costa-mesa.ca.us)

## **RECOMMENDATION:**

1. Receive and file outcome of pilot neighborhood enhancement program.
2. Direct staff to initiate the program in another neighborhood in the City.

## **BACKGROUND/DISCUSSION:**

On August 3, 2010, City Council directed Code Enforcement staff to work with Planning Commission on a pilot Residential Neighborhood Enhancement Program. At the Planning Commission meeting of October 11, 2010, Planning Commission directed staff to initiate the program for a neighborhood centered around Darrell Street, west of Placentia Avenue, containing 170 properties:



As directed by Planning Commission, the program was initiated after the Inoperative Vehicles Ordinance was approved by City Council; the ordinance became effective January 7, 2011.

On January 3, 2011, staff sent 199 letters to property owners and renters informing them of the program, when enforcement would begin, and the new standards regarding inoperative vehicles; a copy of the new Property Maintenance Standards brochure was also enclosed. Staff began field investigations at the east end of Joann Street on January 12, 2011. The majority of the violations have involved deteriorated paint, missing address numerals, and illegal storage.

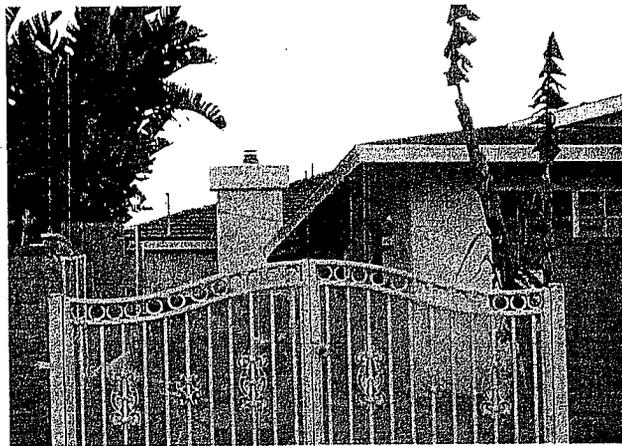
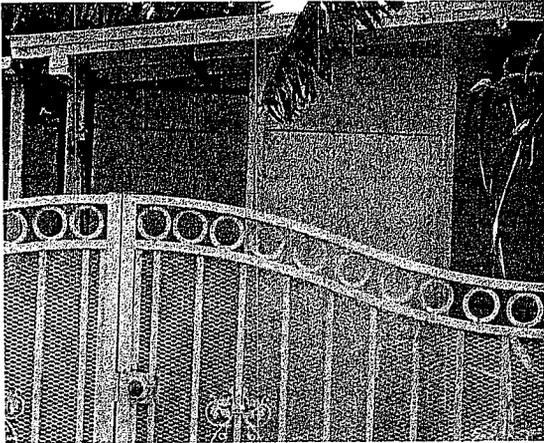
Overall, the neighborhood response has been positive but, as anticipated, some residents were negative but after verbal and/or written communications, staff believes compliance will

be gained. As of the date of this memo all of the properties in the pilot area have been surveyed. Additionally:

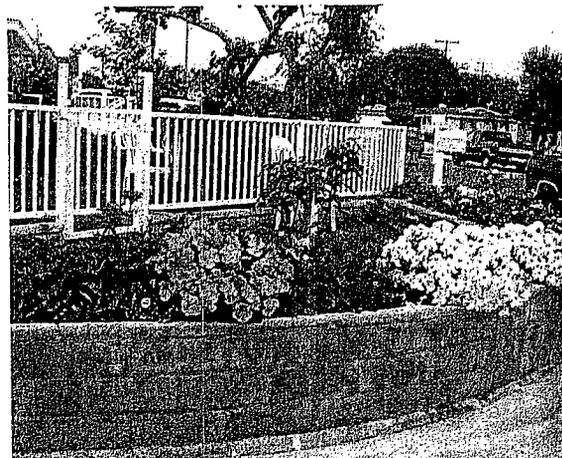
- 117 “fix-it” tickets have been issued.
- 117 properties have been rechecked for compliance
- 93 of the “fix-it” tickets have been voided
- 4 residents have asked for extensions and are still working towards compliance (due to the extent of the corrections)

Staff will continue to work with the remaining 20 residents to gain compliance.

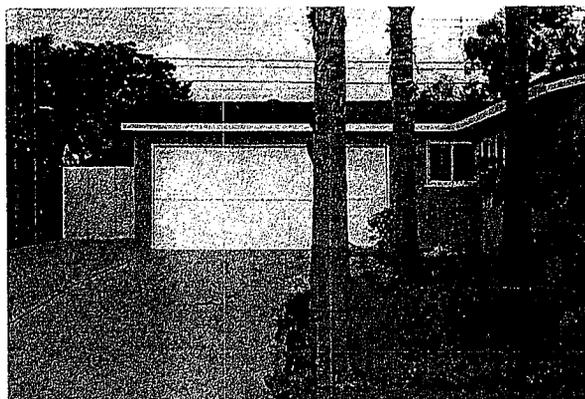
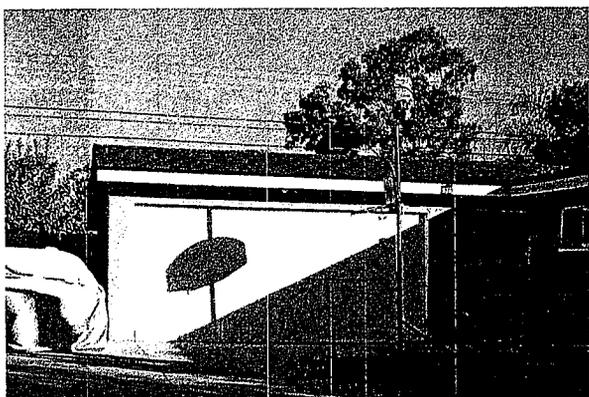
Although most properties just had minor corrections (replacing address numbers, painting mailboxes, maintaining landscaping, removal of outdoor storage), some of the properties needed more extensive corrections. Following are some examples of both:



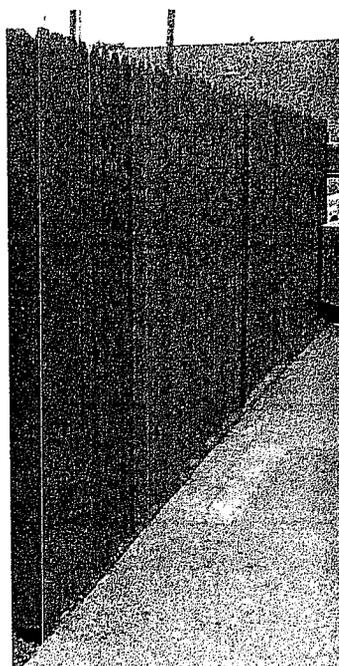
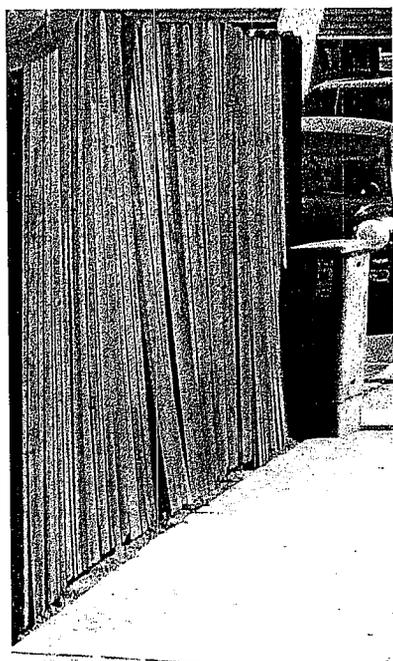
Illegal patio cover and wall removed



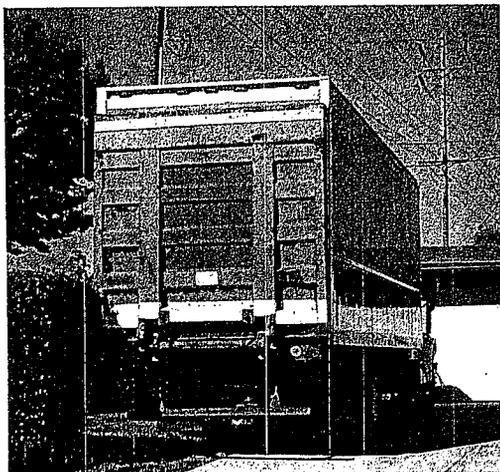
Illegal block wall removed



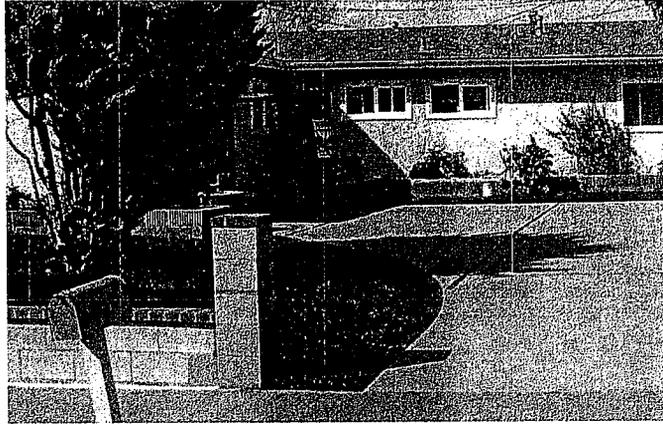
Car under tarp removed, garage door painted, illegal storage removed



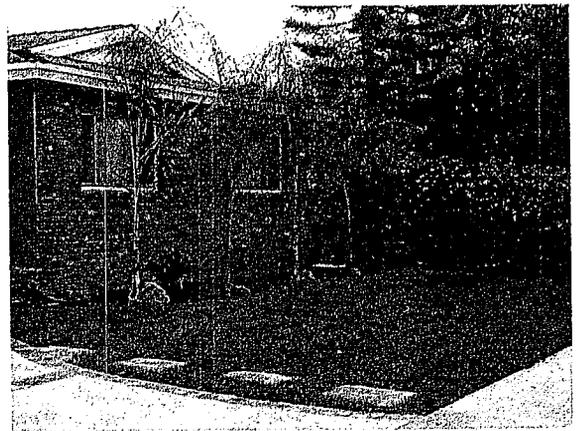
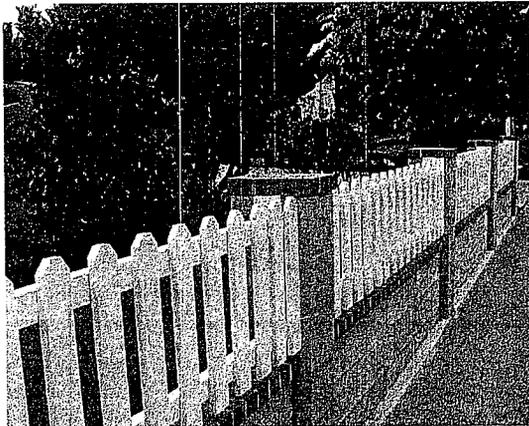
Wood fence replaced



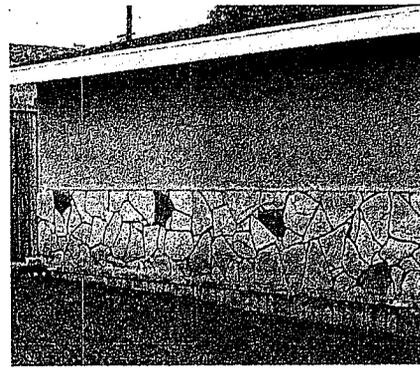
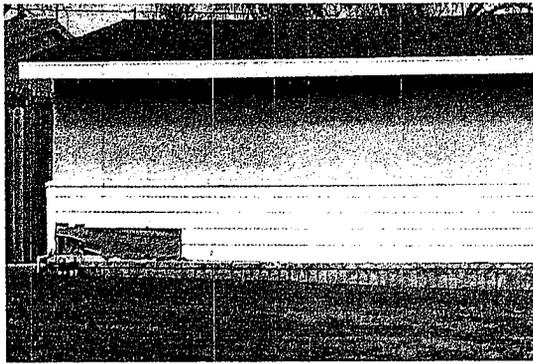
Commercial truck removed



Walls finished and house repainted



Landscaping replaced



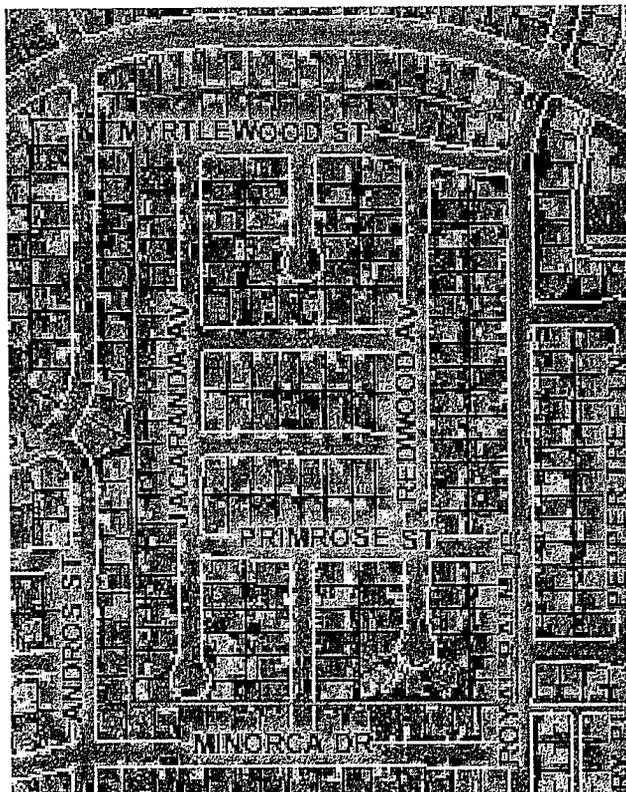
Siding repaired/replaced

**CONCLUSIONS:**

Although staff did encounter some resistance, overall it was felt the program was a positive experience because it allowed consistent enforcement throughout the neighborhood and made residents aware of Title 20 and its requirements. Although some residents were confused by the "fix-it" ticket concept, it appears that they took them more seriously than they may have with a Notice of Violation. Additionally, the program also appears to have fostered some additional community interaction; several residents related that they spoke with neighbors about the program and what it entailed.

**FUTURE PROGRAM:**

If Planning Commission is interested in applying this program to another neighborhood, staff has received a suggestion that the neighborhood shown below, within the red lines, could be a good candidate. This proposed neighborhood contains 162 properties:



Applying the enhancement program to this area will demonstrate that every neighborhood has room for improvement, regardless of their location, while allowing a different Code Enforcement Officer to be responsible for this time-intensive program.

However, based on the experience with the pilot program, it was suggested that the owners/residents of the next proposed enhancement area first be noticed so they can provide input as a part of Planning Commission's decision process. Consequently, staff is looking for direction from Planning Commission as to whether they wish to proceed with the program and where. Depending on direction, notice would then be provided to the affected owners/residents for the next available Planning Commission agenda.



WILLA BOUWENS-KILLEEN, AICP  
Chief of Code Enforcement



CLAIRE FLYNN, AICP  
Acting Asst. Development Services Director

Distribution: City Council  
Chief Executive Officer  
Assistant Chief Executive Officer  
City Attorney  
Interim Development Services Director  
Deputy City Attorney  
City Engineer  
Fire Protection Analyst  
Staff (4)  
File (2)

File: 061311ResidentialNEProgram	Date: 060111	Time: 2:30 p.m.
----------------------------------	--------------	-----------------