



# **PLANNING COMMISSION**

## **AGENDA REPORT**

II.2

MEETING DATE: AUGUST 8, 2011

ITEM NUMBER:

SUBJECT: CODE ENFORCEMENT UPDATE

DATE: JULY 28, 2011

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 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. Property owner is working on the landscaping and has removed the various items. Staff will continue to monitor.

**Past Code Enforcement Violations:\*\***Seventeen past cases for property maintenance and trash and debris; one citation issued.

**Owner Occupied?:** Yes

**Address:** 1013 Arbor Street

**Current Code Enforcement Violations:** Illegal outdoor storage; lawn parking; leaning wood fence; dead/dying landscape; and Christmas lights. A citation was issued July 14, 2010. A second citation was issued September 15, 2010 for unresolved violations. Further citations were issued due to lack of compliance. The City Attorney scheduled it for a court hearing but the property owner did not attend so a bench warrant has been 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:** 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. The case has been forwarded to the City Attorney's office. The property owner has since complied; case closed.

**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

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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.

**Address:** 120 Virginia Place

**Current Code Enforcement Violations:** A citation was issued for an inoperative RV stored in a commercial parking lot. The owner was given until March 30, 2011 to remove the RV but since the RV was not removed, a second citation was issued. The owner of the RV has passed away so Code Enforcement will be working with the City Attorney's office to determine how to proceed.

**Past Code Enforcement Violations:** Five past cases for property management, trash, and illegal signage.

**Owner Occupied?:** N/A – commercial property

**Address:** 703 Shalimar Avenue

**Current Code Enforcement Violations:** Deteriorated fence on south property line, deteriorated paint and balcony support, missing fence slats. Citation sent to correct these violations as well as the driveway. The deteriorated paint and balcony support have been repaired and the missing fence slats replaced. The mobile home park owners to the south worked with the Shalimar Avenue property owners and have replaced the fence along the common property line. Close case.

**Past Code Enforcement Violations:** Thirteen past cases for property maintenance, trash and debris, and building code violations.

**Owner Occupied:** No – apartment complex

**Address:** 2905 Red Hill Avenue

**Current Code Enforcement Violations:** Illegal signs and banners; citation issued.

**Past Code Enforcement Violations:** Open case for a possible medical marijuana dispensary. Three past complaints for signage.

**Owner Occupied?:** No, commercial building.

**Address:** 1589 Corsica Place

**Current Code Enforcement Violations:** Unmaintained lawn. Code Enforcement Officer found that landscaping is being updated and will continue to monitor the property.

**Past Code Enforcement Violations:** None

**Owner Occupied?** Yes

**Address:** 2828 Royal Palm Drive

**Current Code Enforcement Violations:** Unmaintained roof covered with plastic sheeting and sandbags. Roof has been replaced. Case closed.

**Past Code Enforcement Violations:** Already an open case for this violation. One other complaint for an inoperative vehicle.

**Owner Occupied?** No – apartment building

**Address:** 1175 Baker Street

**Current Code Enforcement Violations:** A-frame sign placed on public sidewalks. Citations have been issued in the past so the signs have been confiscated. Case is closed but the officer will continue to monitor.

**Past Code Enforcement Violations:** Already an open case for this violation. Eight other complaints for the entire center for excess signage and outdoor storage.

**Owner Occupied?** No – commercial building

**Address:** 1512 Bristol Street

**Current Code Enforcement Violations:** Miscellaneous property maintenance and signage violations. Citation issued.

**Past Code Enforcement Violations:** Three past complaints, all for signage.

**Owner Occupied?** No – gas station

**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.  
2285 Newport Bl.  
372 – 378 Victoria

782 West 20<sup>th</sup> St.  
913 West 20<sup>th</sup> St.  
923 West 20<sup>th</sup> St.  
2129 Federal Av.  
945 Victoria St.  
935 Victoria St.  
2128 Union Av.  
2123 Union Av.  
2030 Continental Av.  
1980 Monrovia Av.  
780 Center St.  
695 Center St.  
1660 Monrovia Av.  
1600 Primrose St.  
1787 Orange Ave.  
974 Congress

3012 Royal Palm Dr.  
947 Darrell St.  
3125 Jefferson Av.  
956 Joann St.  
961 Union Av.  
3124 Pierce Av.  
2981 Redwood Av.  
1998 Rosemary Pl.  
2068 Wallace Av.  
1726 Superior Av.  
2881 Bear St.  
2891 Bear St.  
1600 Adams  
786 West 20<sup>th</sup> St.  
2285 Newport Bl.  
2089 Harbor Bl.



WILLA BOUWENS-KILLEEN, AICP  
Chief of Code Enforcement



CLAIRE FLYNN, AICP  
Acting Asst. Development Services Director

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

File: 080811ComplaintUpdate

Date: 072811

Time: 12:00 p.m.