



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MARCH 12, 2012

ITEM NUMBER:

SUBJECT: CODE ENFORCEMENT UPDATE

DATE: MARCH 1, 2012

FROM: CODE ENFORCEMENT/DEVELOPMENT SERVICES

PRESENTATION BY: WILLA BOUWENS-KILLEEN, CHIEF OF CODE ENFORCEMENT

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Below please find updates on properties brought to Code Enforcement's attention.

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: 3013 Royal Palm Drive

Current Code Enforcement Violations: Outdoor storage/trash and debris; unmaintained landscaping. The City Attorney has determined that as long as the property owner is working on the landscaping there is no Code violation. However, staff is forwarding this case to the City Attorney's office for further action and possible prosecution for the outdoor storage/trash and debris.

Past Code Enforcement Violations: Twenty-one past cases for property maintenance and trash and debris; four citations issued.

Owner Occupied?: Yes

Address: 1113 Baker Street

Current Code Enforcement Violations: Excessive window signage at auto parts store. A "fix-it" citation has been issued. The signage has been corrected and the citation voided. Close case.

Past Code Enforcement Violations: Seven past complaints for trash and debris, signage, noise for the entire property. Owner has always complied in a timely manner so no citations issued.

Owner Occupied?: No – 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: 943 Joann Street

Current Code Enforcement Violations: Deteriorated driveway. The driveway has been repaired; case closed.

Past Code Enforcement Violations: Seven past complaints property management, vehicles parked on the lawn, inoperative vehicles. One "fix-it" citation issued under the Pilot Residential Enhancement Program; owner complied in a timely manner; citation was voided.

Owner Occupied?: Yes

Address: 929 Joann Street

Current Code Enforcement Violations: Fence across the driveway. This matter was reviewed during last year's pilot program. The fence contains a gate which allows access to the garage and the remainder of the driveway. Additionally, the gate/fence are setback the minimum 10 feet from the property line as required by Code. Therefore, there is no violation of City Codes.

Past Code Enforcement Violations: Twelve past complaints for trash and debris, vehicles parked on the lawn, inoperative vehicles, property maintenance. One citation and one "fix-it" citation issued, the latter voided because owner complied in a timely manner.

Owner Occupied?: Yes

Address: 1856 Placentia Avenue

Current Code Enforcement Violations: Unmaintained screening fence around vacant property. Code Enforcement opened a case on this property late last year and has since closed the case since the property owner complied.

Past Code Enforcement Violations: Nineteen past complaints for trash and debris, property maintenance, inoperative vehicles, housing, deteriorated screening fence. One "fix-it" citation issued and one citation issued, the former voided because owner complied in a timely manner.

Owner Occupied?: No – vacant

Address: 1990 Federal Avenue.

Current Code Enforcement Violations: Vehicle parked over the public right-of-way has been removed; case closed.

Past Code Enforcement Violations: Sixteen past complaints for trash and debris, property maintenance, inoperative vehicles, and vehicles parked on lawn. Owner has always complied in a timely manner so no citations issued.

Owner Occupied?: Yes

Address: 2010 Federal Avenue

Current Code Enforcement Violations: Dead lawn. Fix-it citation issued; lawn is still unmaintained; "fix-it" citation to be activated and a second citation issued.

Past Code Enforcement Violations: Four past complaints for trash and debris and property maintenance. Owner has always complied in a timely manner so no citations issued.

Owner Occupied?: No

Address: 703 Shalimar Drive

Current Code Enforcement Violations: Living in garage with electrical coming from above unit and trash and bulk items around dumpster and in alley. The Code Enforcement Officer visited the site and could find no evidence of either living in the garage or illegal electrical. Trash and bulk items were removed; case closed.

Past Code Enforcement Violations: Fifty past complaints for trash and debris (primarily furniture and other miscellaneous items left by the trash dumpster), graffiti and property maintenance. Three citations have been issued but, usually, owner has complied in a timely manner.

Owner Occupied?: No

Address: 730 Shalimar Drive

Current Code Enforcement Violations: Inoperable vehicle in carport. Vehicle has been removed; case closed.

Past Code Enforcement Violations: Eighty one past complaints for trash and debris (primarily furniture and other miscellaneous items left by the trash dumpster), graffiti, and property maintenance. Owner complied in a timely manner so no citations issued.

Owner Occupied?: No

Address: 734 Shalimar Drive

Current Code Enforcement Violations: Graffiti; trash and bulk items in alley. A case has been opened. Because these are "victim" violations, a "Notice of Violation" was sent. The property owner complied and the case was closed.

Past Code Enforcement Violations: Fifty seven past complaints for trash and debris (primarily furniture and other miscellaneous items left by the trash dumpster), graffiti, and property maintenance. Owner complied in a timely manner so no citations issued.

Owner Occupied?: No

Address: 735 Shalimar Drive

Current Code Enforcement Violations: Gate off hinges. A case has been opened and the area code enforcement officer has sent a "fix-it" citation. Gate has been repaired and the case closed.

Past Code Enforcement Violations: Thirty-four past complaints for inoperative vehicle, trash and debris (primarily furniture and other miscellaneous items left by the trash dumpster), graffiti, and property management. Owner complied in a timely manner so no citations issued.

Owner Occupied?: No

Address: 778 Shalimar Drive

Current Code Enforcement Violations: No address numerals; couch on front of property; tarp on balcony. Code Enforcement opened a case late last year for these items and also based on concerns that the balcony appears to be deteriorated. The Code Enforcement Officer will be inspecting the property with the Building Inspector to ensure all matters are handled concurrently.

Past Code Enforcement Violations: Fifty nine past complaints for trash and debris, (primarily furniture and other miscellaneous items left by the trash dumpster), graffiti property maintenance, and inoperative vehicles. Three citations have been issued but, usually, owner complied in a timely manner.

Owner Occupied?: No

Address: 787 Shalimar Drive

Current Code Enforcement Violations: Tarp on balcony; the Code Enforcement Officer also discovered trash and debris in the alley. A case was opened and a citation issued. The tarp has subsequently been removed and the trash and debris removed. Case closed but the Code Enforcement Officer will continue to monitor the property.

Past Code Enforcement Violations: Sixty past complaints for trash and debris (primarily furniture and other miscellaneous items left by the trash dumpster), graffiti and property maintenance. Two citations have been issued but, usually, owner has complied in a timely manner.

Owner Occupied?: No

Address: Shalimar Drive and neighborhood

Current Code Enforcement Violations: Shopping carts, trash and bulk items around trash containers in alleys. We have initiated a regular, proactive sweep of the area for cart retrieval, clean up of trash/large items, and graffiti.

Address: 2590 Orange Avenue

Current Code Enforcement Violations: Deteriorated screening fence has been repaired. Close case.

Past Code Enforcement Violations: Eleven past complaints for trash and debris and property maintenance. Three citations have been issued but, usually, owner has complied in a timely manner.

Owner Occupied?: No – vacant lot

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.	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.	786 West 20 th St.
2285 Newport Bl.	1787 Orange Ave.	2285 Newport Bl.
372 – 378 Victoria	974 Congress	2089 Harbor Bl.
703 Shalimar	2828 Royal Palm	1175 Baker
969 Oak St.	120 Virginia Pl.	2905 Red Hill Ave.
1589 Corsica	1512 Bristol St.	Avalon St. permit parking
725, 741, 841 Baker St.	3013 Royal Palm	372 – 378 Victoria St
3125 Jefferson	1672 Madagascar St.	449 Hamilton St.

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Chief of Code Enforcement

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