

# CITY OF COSTA MESA

## Inter Office Memorandum

TO: Planning Commission  
FROM: Willa Bouwens-Killeen, Chief of Code Enforcement  
DATE: May 3, 2012  
SUBJECT: CODE ENFORCEMENT UPDATE

*WBK*

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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. The case has been forwarded to the City Attorney's office and has been scheduled for an April 23, 2012 court hearing. The applicant did not attend so a bench warrant has been issued.

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

**Owner Occupied?:** Yes

**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. Code Enforcement Officer is working with the Building Division and is handling the various violations concurrently. Additionally, a citation was issued for the tarps and illegal storage. Additional citations have been issued since compliance has not yet been gained and for new violations (deteriorated paint; missing window screens; unpermitted construction on balcony; deteriorated parking area).

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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:** 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:** 300 23<sup>rd</sup> Street

**Current Code Enforcement Violations:** Overgrown landscaping hindering public sidewalk access. When Staff visited the site to confirm the extent of the violation, the owner had already begun the work; a Notice of Violation was sent to ensure the work is completed. Work has been completed; case closed.

**Past Code Enforcement Violations:** None.

**Owner Occupied?:** Yes.

**Address:** 1966 Harbor Boulevard

**Current Code Enforcement Violations:** Employee parking on surrounding public streets. Per the existing conditional use permit, employees are permitted to park adjacent to non-residential property on Bernard Street, and on both sides of Ford Road, abutting the dealership; employee parking on Parson Street is not permitted. The area code enforcement officer has inspected the area and has found that employees are parking in compliance with the conditions of approval and has notified them that parking adjacent to the new apartments proposed along Bernard Street will not be permitted once the apartment project is complete. The area officer will continue to monitor the area.

**Past Code Enforcement Violations:** Seventeen past cases for signs, noise, special events without permits, and spray painting of cars. Business complied in a timely manner so no citations were issued.

**Owner Occupied?:** No -- commercial business.

**Address:** 2255 Fairview Road

**Current Code Enforcement Violations:** Overgrown landscaping and trash and debris; citation issued.

**Past Code Enforcement Violations:** Twenty four past complaints for property maintenance, signs, trash and debris; five citations issued.

**Owner Occupied:** No – commercial business.

**Address:** 2580 Fairway Drive

**Current Code Enforcement Violations:** Use of garage for habitable purposes; landscape and driveway maintenance; tarp on car. Citation issued.

**Past Code Enforcement Violations:** Thirteen past complaints for inoperative vehicles, trash and debris; garage living, tarp, and property maintenance; five citations issued.

**Owner Occupied:** Yes.

**Closed cases:**

1139 Aviemore Tr.	782 West 20 <sup>th</sup> St.	3012 Royal Palm Dr.
2123 Continental Av.	913 West 20 <sup>th</sup> St.	947 Darrell St.
842 Darrell St.	923 West 20 <sup>th</sup> 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 <sup>th</sup> 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.
1113 Baker	943 Joann	929 Joann
1856 Placentia	1990 Federal	703 Shalimar
730 Shalimar	734 Shalimar	735 Shalimar
787 Shalimar	2590 Orange	

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