CITY OF COSTA MESA
Inter Office Memorandum

TO: Planning Commission

FROM: Willa Bouwens-Killeen, Chief of Code Enforcement

DATE: June 28, 2012

SUBJECT: CODE ENFORCEMENT UPDATE

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 property owner has removed all the trash and debris and has replanted the front setback; case closed.
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). This property will be incorporated into the third Residential Neighborhood Enhancement Program, which should be initiated in the next week.

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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: 2580 Fairway Drive
Current Code Enforcement Violations: Use of garage for habitable purposes; landscape and driveway maintenance; tarp on car. Since the citation was issued, the driveway has been repaired and the tarp removed. The garage door has been locked (there is no other access to the garage except through the main overhead door). Code Enforcement continues to monitor the lawn and is working with the property owner to arrange the items in the garage so that it is truly used for storage purposes.
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.
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
703 Shalimar
969 Oak St.
1589 Corsica
725, 741, 841 Baker St.
3125 Jefferson
1113 Baker
1856 Placentia
730 Shalimar
787 Shalimar
1966 Harbor Bl
782 West 20th St.
913 West 20th St.
923 West 20th 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
2828 Royal Palm
120 Virginia Pl.
1512 Bristol St.
3013 Royal Palm
1672 Madagascar St.
943 Joann
1990 Federal
734 Shalimar
2590 Orange
2255 Fairview Rd.
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 20th St.
2285 Newport Bl.
2089 Harbor Bl.
1175 Baker
2905 Red Hill Ave.
Avalon St. permit parking
372 – 378 Victoria St
449 Hamilton St.
929 Joann
703 Shalimar
735 Shalimar
300 23rd St

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