CITY OF COSTA MESA

V. 2

Inter Office Memorandum

TO: **Planning Commission**

FROM: **Willa Bouwens-Killeen, Chief of Code Enforcement**

DATE: **May 2, 2103**

SUBJECT: **CODE ENFORCEMENT UPDATE**

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

Address: 722 West 16th Street*
Current Code Enforcement Violation: Building façade is unkempt and falling apart, overgrown vegetation, and illegal storage. The Code Enforcement Officer has spoken with the property owner and issued a violation notice, giving the owner 21 days to comply. However, it was determined that the work was more extensive than originally envisioned so an additional extension of time has been granted. Overgrown vegetation and illegal storage corrected; building permits are needed to facilitate building repairs. Permit to be obtained by early May with a 30 day time period to final the permits with the Building Division.
Past Code Enforcement Violations: **Four past cases for outdoor storage and weeds in parkway. Because compliance was gained, no citations were issued.
Owner Occupied?: No – industrial property

Address: 3028 Garfield Avenue
Current Code Enforcement Violations: Illegal storage; inoperative vehicle and trailers; commercial vehicle in residential area; parking over sidewalk; parkway; exterior light cracked; and missing address numerals. The owner has complied with a majority of the items and has almost completed replanting the parkway.
Past Code Enforcement Violations: Six past cases for Building Code violations, inoperative vehicle, and trash with two citations issued for two different cases.
Owner Occupied?: Yes

Address: 120 Virginia Place
Current Code Enforcement Violations: Inoperative recreational vehicle parked at a commercial property. A citation has been issued with a second to be issued due to lack of compliance.
Past Code Enforcement Violations: Six past cases for inoperative vehicles, trash, and property maintenance. Two citations were issued, to remove the same inoperative recreational vehicle from the property.
Owner Occupied?: No -- commercial building

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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: 2150 Placentia Avenue – 7-11
Current Code Enforcement Violations: Deteriorated building, signs, poles, and parking lot; illegal signage; trash and debris in trash area. Violation notice sent, giving 30 days to correct. Loitering complaint forwarded to Police for enforcement. Property has been brought into compliance; case closed.
Past Code Enforcement Violations: Five past cases for property maintenance, graffiti, NPDES. No citations have been issued due to timely compliance by the property owner.
Owner Occupied:? No – commercial building

Address: 2681 Harbor Boulevard – 7-11
Current Code Enforcement Violations: Deteriorated parking lot, freestanding 7-11 and other signs, exterior lighting; building/roof; and illegal signage in window. Violation notice sent, giving 30 days to correct. Property has been brought into compliance; case closed.
Past Code Enforcement Violations: Twelve past cases for property maintenance, graffiti, tree removal, and trash. Compliance was gained in a timely manner so no citations were issued.
Owner Occupied?: No – commercial building

Address: 111 Del Mar Avenue – Circle K
Current Code Enforcement Violations: Illegal signage and deteriorated building exterior. Violation notice sent, giving 30 days to correct. Loitering issues forwarded to the Police Department for enforcement. Some of the building paint still needs to be repaired but compliance for the remainder of the issues have been gained.
Past Code Enforcement Violations: Fifteen past cases for trash and debris, property maintenance, illegal signs, and outdoor storage. Compliance was gained in a timely manner so no citations were issued.
Owner Occupied?: No – commercial building

Address: 1895 Monrovia Avenue – Monrovia Liquor Mart
Current Code Enforcement Violations: Excessive window signage, illegal signs, overgrown/brown vegetation, deteriorated wall and signs, damaged wheel stops, illegal Christmas lights, exterior light covers missing, and rain gutter damaged. Violation notice sent, giving 30 days to correct. Parking lot, one building wall, and the rain gutter still need to be repaired but the remaining items have been corrected.
Past Code Enforcement Violations: Nine past cases for building code violation, illegal signs, property maintenance, and outdoor storage. Compliance was gained in a timely manner so no citations were issued.
Owner Occupied?: No – commercial building

Address: 2205 Fairview Road – Sunrise Liquor and Food Store
Current Code Enforcement Violations: Illegal signage and lighting, graffiti, deteriorated exterior lighting and parking lot. Violation notice sent, giving 30 days to correct, with a subsequent extensions of time granted. All violations have been cleared and the case has been closed.
Past Code Enforcement Violations: Seven past cases for illegal signs, property maintenance, and conducting auto repair in the parking lot. Compliance was gained in a timely manner so no citations were issued.
Owner Occupied?: No – commercial building

Address: 724 West 19th Street – Sunshine Liquor
Current Code Enforcement Violations: Excessive signs, deteriorated building and parking lot, no address numerals. Most items have been corrected but the parking lot still needs to be repaired.
Past Code Enforcement Violations: Eight past cases for trash and signage. Compliance was gained in a time manner so no citations were issued.
Owner Occupied?: No – commercial building

Address: Five properties on the east side of the 2200 block of Rutgers Drive
Current Code Enforcement Violations: Deteriorated building exteriors, unmaintained landscaping, cracked paving, dilapidated mailboxes, light fixtures missing bulbs, missing window screens, trash and debris. Fix-it tickets issued with 45 days given to gain compliance.
Owner Occupied?: Three of five properties owner occupied

Address: 575 West 19th Street
Current Code Enforcement Violations: Deteriorated fence. Fence has been repaired; case closed.
Past Code Enforcement Violations: Seven past cases for property maintenance and items dumped on the property; no citations issued because compliance was gained in a timey manner.
Owner Occupied?: No — apartment project

Address: 2570 Newport Boulevard
Current Code Enforcement Violations: Late night noise in parking lot. Since Code Enforcement was unable to witness the actual violation, an officer spoke with management asking for employee courtesy when leaving the lot. Close case.
Past Code Enforcement Violations: Four past cases for miscellaneous parking issues.
Owner Occupied?: No – convalescent hospital

Address: 3160 Country Club Drive
Current Code Enforcement Violations: Unmaintained landscaping; inoperative vehicle. Vehicle was found to be operable and the palm fronds have been removed.
Past Code Enforcement Violations: None
Owner Occupied?: No

Address: 216 Palmer Street #A
Current Code Enforcement Violations: Case opened for inoperative vehicle.
Past Code Enforcement Violations: Nine past cases for property maintenance, trash, inoperative vehicles. Citations never issued due to timely compliance by the property owner.
Owner Occupied?: No

Address: 220 Palmer Street # A
Current Code Enforcement Violations: Case open for inoperative vehicle.
Past Code Enforcement Violations: Six past cases for property maintenance, trash, inoperative vehicles. Citations never issued due to timely compliance by the property owner.
Owner Occupied?: No

Address: 233 Palmer Street
Current Code Enforcement Violations: Case opened for commercial business operating at residence; trailers parked in front yard as well as pressure washer
Past Code Enforcement Violations: Seven past cases for operating a business from a residence, illegal storage, trash. Citations never issued due to timely compliance by the property owner or, despite extensive monitoring of the site, proof that a business was conducted at the property could not be confirmed.
Owner Occupied?: No

Address: 252 Palmer Street
Current Code Enforcement Violations: Case opened for boat encroaching into public alley.
Past Code Enforcement Violations: None.
Owner Occupied?: Yes

Address: 256 Palmer Street
Current Code Enforcement Violations: Case opened for plant debris and pallets in alley
Past Code Enforcement Violations: Two past cases for trash and debris in the alley although no evidence of the trash and debris was found in one of the cases. No citations issued in the remaining case due to timely compliance by the property owner.
Owner Occupied?: No

Address: 270 Palmer Street
Current Code Enforcement Violations: Case opened for inoperative vehicle
Past Code Enforcement Violations: Two past cases for property maintenance and trash. No citations issued in the remaining case due to timely compliance by the property owner.
Owner Occupied?: No

Address: 259 Knox Street
Current Code Enforcement Violations: Case opened for inoperative vehicle and weeds in driveway.
Past Code Enforcement Violations: Three past cases for trash, property maintenance, and inoperative vehicle. No citations issued due to timely compliance.
Owner Occupied?: Yes

Address: 1550 Orange Avenue
Current Code Enforcement Violations: Case opened for long term temporary fence, fire damaged shed, and vehicles still on property (fire occurred on September, 12, 2012)
Past Code Enforcement Violations: Four past cases for trash and debris and property maintenance.
Owner Occupied?: Property is currently vacant and secured, due to the fire.

Closed cases:

1139 Aviemore Tr.	782 West 20th St.	3012 Royal Palm Dr.
2123 Continental Av.	913 West 20th St.	947 Darrell St.
842 Darrell St.	923 West 20th 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.
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
2850 Fairway Dr.
778 Shalimar
1087 – 1097 Baker

2128 Union Av.
2123 Union Av.
2030 Continental Av.
1980 Monrovia Av.
780 Center St.
695 Center St.
1660 Monrovia Av.
1600 Primrose St.
1013 Arbor 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.
1525 Mesa Verde Dr E #117
2255 Fairview Road

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
3013 Royal Palm Dr.
2972 Century
2801 Harbor

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