

# CITY OF COSTA MESA

V. 2

## Inter Office Memorandum

**TO:** Planning Commission  
**FROM:** Willa Bouwens-Killeen, Chief of Code Enforcement  
**DATE:** May 30, 2103  
**SUBJECT:** CODE ENFORCEMENT UPDATE

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

**Address:** 722 West 16<sup>th</sup> 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; the necessary building permit has been obtained for the building repairs.

**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 and the case has been closed.

**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:** 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

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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:** 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. Extension granted because property owner information from the County was incorrect.

**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, landscaping, and parking lot. Violation notice sent, giving 30 days to correct, with a subsequent extensions of time granted. All violations have been cleared except for landscaping; property owner has installed landscaping and is working on installing plant materials.

**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 19<sup>th</sup> Street – Sunshine Liquor

**Current Code Enforcement Violations:** Excessive signs, deteriorated building and parking lot, no address numerals, Christmas lights. 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:** Twenty properties on 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. Cases have been opened on 14 of the 20 properties with two cases closed as of the preparation of this memo.

**Owner Occupied?:** Eight of the twenty properties owner occupied

**Address:** 216 Palmer Street #A

**Current Code Enforcement Violations:** A case has been opened for an Inoperative vehicle and the Code Enforcement Officer has initiated enforcement.

**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:** A case has been opened for an inoperative vehicle and the Code Enforcement Officer has initiated enforcement.

**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:** A case has been opened for a commercial business operating at residence and trailers and pressure washer parked in front yard and the Code Enforcement Officer has initiated enforcement.

**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:** A case has been opened for a boat encroaching into public alley and the Code Enforcement Officer has initiated enforcement.

**Past Code Enforcement Violations:** None.

**Owner Occupied?:** Yes

**Address:** 256 Palmer Street

**Current Code Enforcement Violations:** A case has been opened for plant debris and pallets in alley and the Code Enforcement Officer has initiated enforcement.

**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:** A case has been opened for an inoperative vehicle and the Code Enforcement Officer has initiated enforcement.

**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:** A case has been opened for an inoperative vehicle and weeds in driveway and the Code Enforcement Officer has initiated enforcement.

**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; the Code Enforcement Officer has initiated enforcement.

**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.

**Address:** 3013 Royal Palm

**Current Code Enforcement Violations:** Trash and debris; unmaintained landscaping; substandard housing; and hoarding. Code Enforcement is working with the City's social worker to gain compliance.

**Past Code Enforcement Violations:** Twenty one past cases for unmaintained landscaping and trash and debris. Six citations issued in the past as well as successful prosecution with probation ending earlier this year.

**Owner Occupied?:** Yes

**Address:** 499 East 18<sup>th</sup> Street

**Current Code Enforcement Violations:** Unmaintained parkway. Staff is waiting to hear from Public Services regarding past approvals for installation of sprinklers in the public parkway.

**Past Code Enforcement Violations:** No past complaints

**Owner Occupied?:** Yes

**Address:** 740 West Wilson Street

**Current Code Enforcement Violations:** Miscellaneous property maintenance violations.

**Past Code Enforcement Violations:** Eight past cases for trash, housing, illegal signs, weeds. No citations were issued, due to timely compliance.

**Owner Occupied?:** No -- church

**Address:** 1600 block of Babcock Street

**Current Code Enforcement Violations:** Property maintenance and barbed/razor wire on fences. Most barbed/razor wire is legal, nonconforming but a letter has been sent to owners asking for voluntary removal for the improvement of the streetscape appearance in light of the new residential project being constructed at 1640 Monrovia Avenue.

**Owner Occupied?:** No – industrial buildings

**Address:** 3440 Lupine Circle

**Current Code Enforcement Violations:** Tarp on roof. Property owner is working with an architect to expand the second floor of the house; plans have been submitted for Building plan check.

**Past Code Enforcement Violations:** Three past cases for deteriorated paint and weedy/overgrown landscaping. Due to timely compliance, no citations were issued.

**Owner Occupied?:** Yes

**Address:** 2265 Canyon Drive

**Current Code Enforcement Violations:** A case has been opened for unmaintained driveway and landscaping and the Code Enforcement Officer has initiated enforcement.

**Past Code Enforcement Violations:** Nineteen past cases for inoperative vehicles, property maintenance, dumped items, graffiti, and trash. Due to timely compliance, no citations were issued.

**Owner Occupied?:** No – apartment project

**Address:** 2253 Republic Avenue

**Current Code Enforcement Violations:** A case has been opened for unmaintained parkway landscaping and the Code Enforcement Officer has initiated enforcement.

**Past Code Enforcement Violations:** Ten past cases for inoperative vehicles, property maintenance, and trash. However, the majority of the complaints were unfounded and, for the remainder, timely compliance was achieved so no citations have been issued.

**Owner Occupied?: Yes**

**Audit of past cases:**

**1139 Aviemore Terrace** – No further cases

**782 West 20<sup>th</sup> Street** – Overgrown landscaping and abandoned furniture (each occurred once in past); holiday lighting (first time)

**3012 Royal Palm Drive** – No further cases.

**2123 Continental** – Inoperative vehicle (duplicative of past case); brown landscaping (first time)

**913 West 20<sup>th</sup> Street** – No further cases

**947 Darrell Street** – On additional case as part of RNEP number 1 – mail box post needed painting.

**Closed cases:**

1139 Aviemore Tr.  
2123 Continental Av.  
842 Darrell St.  
866 Darrell St.  
930 Darrell St.  
929 Joann St.

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.

3012 Royal Palm Dr.  
947 Darrell St.  
3125 Jefferson Av.  
956 Joann St.  
961 Union Av.  
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  
2681 Harbor Bl.

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  
575 West 19th St.

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.  
1175 Baker  
2905 Red Hill Ave.  
Avalon St. permit parking  
372 – 378 Victoria St  
449 Hamilton St.  
929 Joann  
703 Shalimar  
735 Shalimar  
300 23<sup>rd</sup> St  
3013 Royal Palm Dr.  
2972 Century  
2801 Harbor  
120 Virginia  
3160 Country Club Rd.

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