CITY OF COSTA MESA
Inter Office Memorandum

TO: Planning Commission

FROM: Willa Bouwens-Killeen, Chief of Code Enforcement

DATE: July 1, 2013

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. Overgrown vegetation and illegal storage corrected; however, it was determined that the work was more extensive than originally envisioned so an additional extension of time has been granted. The needed custom siding was ordered and should be arriving soon. Building plans to legalize construction at the rear of the property are also being prepared.
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: 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. All work has been completed. Case closed.
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. Extension granted because property owner information from the County was incorrect. All work but parking lot repair completed; re-slurry to occur in the next few days from the date of this memo.
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

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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: 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. Citation to be issued due to a lack of compliance.
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, Christmas lights. Most items have been corrected but the parking lot still needs to be repaired. Staff working with property owner to achieve.
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 16 of the 20 properties with nine 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. A second citation, in the amount of $900 has been issued due to lack of compliance.
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. The owner has cleared out a great deal of the clutter, is cleaning up the landscaping, and has had the plumbing repaired. The Code Enforcement Officer is monitoring the property owner to ensure 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 Magnolia Street
Current Code Enforcement Violations: Unmaintained parkway. Notice of Violation has been sent to the property owner.

Past Code Enforcement Violations: No past complaints for this property owner.
Owner Occupied?: Yes

Address: 740 West Wilson Street
Current Code Enforcement Violations: Miscellaneous property maintenance violations. Church is working on the property and some of the violations have been cleared.
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. Most of the property owners are in the process of complying.
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 are almost ready to be issued. Owner has agreed to replace the tarp until the work can be initiated.
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. There is a question as to whether the area is on private property or under City jurisdiction; property owner is working with the City to confirm and will proceed as appropriate once ownership has been confirmed.
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: Case opened for unmaintained parkway landscaping. Property owner has complied and case has been closed.
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

Address: Twenty properties on Placentia between Victoria and West Wilson Street
Current Code Enforcement Violations: General property maintenance. Due to recent loss of the Code Enforcement Officer responsible for this area, the remaining CDBG Officer has been unable to follow up on this area but will initiate in early July.
Owner Occupied?: Nineteen of the properties are rentals and are not owner occupied.

Address: 1009 Begonia
Current Code Enforcement Violations: Case opened for unmaintained landscaping in the front and back yards; enforcement has been initiated.
Past Code Enforcement Violations: Seven past cases for property management and trash.
Owner Occupied?: Yes

Address: 1786 Orange Avenue -- AT&T building
Current Code Enforcement Violations: Property maintenance
Past Code Enforcement Violations: Two past cases for transient living in bushes and landscape maintenance. Both items were resolved in a timely manner and no citations were issued.
Owner Occupied?: No -- phone switching building

Address: 2900 Fairview Road
Current Code Enforcement Violations: Property maintenance and unsecured building. Property is being maintained and secured; staff will continue to monitor. Close case.
Past Code Enforcement Violations: Two past complaints for illegal signs.
Owner Occupied?: No – commercial building

Address: 2900 Harbor Boulevard
Current Code Enforcement Violations: Unsecured building; building has been secured and case closed.
Past Code Enforcement Violations: Eight past complaints for illegal signs; signs were removed or corrected in a timely manner so no citations were issued.
Owner Occupied?: No – commercial building

Address: 827 Victoria Street
Current Code Enforcement Violations: Inoperative vehicle, no garage door. If no storage in covered parking, garage door may not be required. Code Enforcement Officer working with owner to gain compliance.
Past Code Enforcement Violations: Six past complaints for property management, inoperative vehicle, and trash and debris with a total of three citations issued.
Owner Occupied?: Yes

Address: 2026 Placentia Avenue
Current Code Enforcement Violations: Property maintenance and illegal storage. Enforcement has been initiated.
Past Code Enforcement Violations: Five past violations for items dumped on their property; graffiti, and illegal sign. One citation issued.
Owner Occupied?: No – industrial building

Address: 799 West 19th St
Current Code Enforcement Violations: Sign and graffiti; both removed immediately and case was closed.
Past Code Enforcement Violations: Seven past cases for outdoor work, trash dumpster outside enclosure, delinquent business license, signage; one citation issued
Owner Occupied?: No – gas station

Address: 811 Victoria Street
Current Code Enforcement Violations: Dead landscaping in parkway. Because the

property is commercially zoned and this is City maintained parkway, the matter has been forwarded to Public Services to correct.
Past Code Enforcement Violations: None
Owner Occupied?: No – commercial building

Address: Public right-of-way next to 845 West 19th St
Current Code Enforcement Violations: Graffiti on trash can and on utility pole. Since both were in the public right-of-way, the City removed the trash can and re-painted the utility pole. Case closed.

Audit of past cases:

842 Darrell Street – One case for property maintenance opened and closed
923 West 20th Street -- No further cases
3125 Jefferson Avenue – Two more cases for property maintenance opened and closed
866 Darrell Street – No further cases
2129 Federal Avenue – Two more cases for property maintenance opened and closed
956 Joann Street – Two more cases for property maintenance opened and closed
930 Darrell Street – No further cases
945 Victoria Street – No further cases
961 Union Avenue – No further cases

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
2850 Fairway Dr.
778 Shalimar
1087 – 1097 Baker
2681 Harbor Bl.
3028 Garfield Ave.
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.
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 W. 19th Street
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
3013 Royal Palm Dr.
2972 Century
2801 Harbor
120 Virginia
3160 Country Club Rd.

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