

CITY OF COSTA MESA

Inter Office Memorandum

TO: Planning Commission

FROM: Willa Bouwens-Killeen, Chief of Code Enforcement

DATE: October 3, 2013

SUBJECT: CODE ENFORCEMENT UPDATE

WPK

PROPERTY UPDATES

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 has been installed. Building plans to legalize construction at the rear of the property is about to be submitted.

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: 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 Cases were opened on the 20 properties; 1 property still needs to comply (ownership information was out of date so notice needed to be resent). Building repair work is completed; an extension was granted to allow the repair/slurrying of the parking area. Below are some before and after photos for properties where the cases were closed.

Owner Occupied?: Eight of the twenty properties owner occupied

Before



After



* 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: 270 Palmer Street

Current Code Enforcement Violations: Inoperative vehicle remains on property; a citation, in the amount of \$150, has been issued. However, it appears there may have been a recent change in ownership that may necessitate renotification of the violation.

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: 1550 Orange Avenue

Current Code Enforcement Violations: Case opened for long term temporary fence, fire damaged shed, and vehicles on property. A wood fence has been constructed to screen the property. The Code Enforcement Officer is working with the property owner to complete the access gate. The work has been completed and the case has been closed.

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: 499 Magnolia Street

Current Code Enforcement Violations: Unmaintained parkway. Notice of Violation has been sent to the property owner. Landscaping has been mowed and is being maintained. Close case but continue to monitor.

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. The church repaired the front landscaping and is in the process of obtaining donations and/or a loan to fix the parking lot. A five year plan is in the works to improve the dirt area on the west side of the parking lot with playing fields and a tot lot.

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. Last property has gained compliance and all cases under this "mini-sweep" are closed.

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 agreed to replace the tarp until the work can be initiated but, despite an extension of time, still has not done so. Consequently, third citations have been issued and the matter will be forwarded to the City Attorney for further action.

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. This area is a natural drainage ditch that serves Estancia High School; the drainage ditch needs to remain unimproved so drainage capacity is not reduced. The property owner still has not repaired the driveway so a second citation was issued; consequently, he has hired an engineer to prepare plans.

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: Twenty-two properties on Placentia between Victoria and West Wilson Streets

Current Code Enforcement Violations: General property maintenance. Enforcement has been initiated with the majority of the owners complying. Extensions have been granted for a property owner with three properties who is working on them one after another. He recently contacted the Code Enforcement Officer to let him know the work is almost done. Additionally, five properties off West Wilson are making progress as well. Extensions were granted to allow adequate time to reslurry the parking lot and legalize carport conversions. These properties are almost complete as well. The property owner of the vacant property at 631 Victoria has removed a deteriorated fence and will have a gardening contractor out this week to clean the lot.

Owner Occupied?: Nineteen of the properties are rentals and are not owner occupied.

Before



After



Address: 1009 Begonia Avenue

Current Code Enforcement Violations: Unmaintained landscaping in the front and back yards. Code Enforcement can enforce the front yard landscaping and, consequently, has gotten the resident to trim back the overgrown landscaping. Progress has been made with the lawn and case closed.

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. Property manager has started cleaning up and repairing the landscaping and although some painting has occurred, staff is concerned with the quality of the work. Consequently, a citation will be issued. Property manager is working with Code Enforcement staff to establish a schedule for the necessary corrections.

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: 827 Victoria Street

Current Code Enforcement Violations: Inoperative vehicle, no garage door, dead landscaping. If no storage in covered parking, garage door may not be required. Due to a lack of compliance, two citations have been issued.

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. A second citation has been issued due to a lack of compliance. Violations have since been cleared and the case is closed.

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

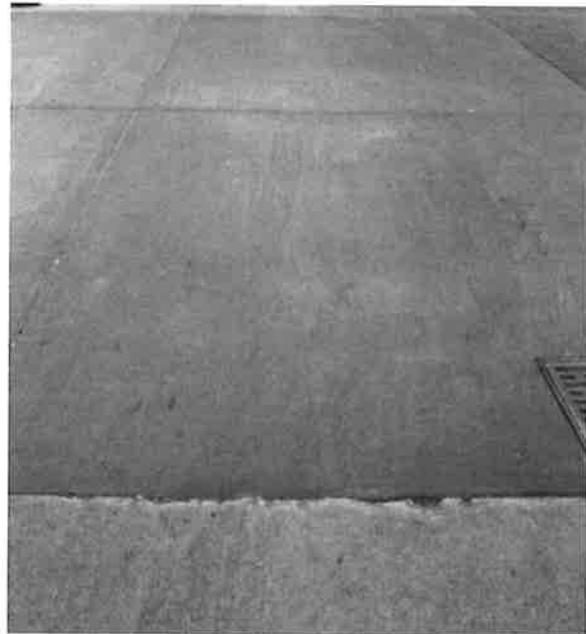
Address: 785 Victoria Street

Current Code Enforcement Violations: Property maintenance including repair of the driveway. All repairs have been made – including repaving the driveway – and the case has been closed.

Before



After



Past Code Enforcement Violations: Three past cases for graffiti and signage. Owner cleared the violations in a timely manner so no citations were issued.

Owner Occupied?: No -- commercial property

Address: 2140 Placentia Avenue

Current Code Enforcement Violations: Property maintenance including repair of parking lot and replacement of landscaping in parkway. Property owner has painted the building, slurried the parking lot, and has installed landscaping; see photos below. Case closed.

Past Code Enforcement Violations: Twenty past cases for trash and debris, graffiti, signage, and an illegal fence. One citation issued.

Owner Occupied?: No -- commercial property

Before



After



Address: 845 West 19th Street

Current Code Enforcement Violations: Trash and debris; indeterminate liquids spilled on drive-thru window; concerns with drive thru. The trash and debris has been cleaned up; although some spills on the asphalt they were limited in size and were not running into the City sidewalk. The property owner has decided to convert the window to walk up only; work should be completed by the end of September/beginning of October.

Past Code Enforcement Violations: Six past complaints for trash and debris behind the building; timely compliance was gained so no citations were issued.

Owner Occupied?: No -- commercial property

Address: 2129 Harbor Boulevard

Current Code Enforcement Violations: People living on the property; trash and debris, behind the vacant commercial building. Property manager has cleared and secured the area; case closed.

Past Code Enforcement Violations: Twelve past cases for overgrown weeds, signs, inoperative vehicles, outdoor work, blue tarp, illegal drainage from the property, and trash and debris. One citation issued for the illegal drainage.

Owner Occupied?: No -- commercial property

Address: 2280 Newport Boulevard

Current Code Enforcement Violations: Storage of commercial equipment in required parking spaces as well as elsewhere on the property; unmaintained landscaping; living in a commercial building; trash and debris; outdoor storage of miscellaneous building materials; unscreened trash dumpster; graffiti, and unmaintained building façade. Staff is waiting for City Attorney input on correct code sections needed due to nonconformity of site. Police Department has been actively enforcing parking.

Past Code Enforcement Violations: Six past cases for property maintenance, trash and debris; building Code violations. Four citations issued with litigation initiated.

Owner Occupied?: No -- commercial property

Address: 233 Palmer Street

Current Code Enforcement Violations: Still getting reports that business is being run out

of address with employees parking a block away; boat stored in front yard. The Code Enforcement Officer was able to confirm that they are still conducting prohibited business activities at the home and is forwarding the case to the City Attorney's office.

Past Code Enforcement Violations: Eight 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: 498 Broadway

Current Code Enforcement Violations: Property maintenance. Compliance has been gained and the case is closed.

Past Code Enforcement Violations: Four past cases for dilapidated fencing, trash and debris, and property maintenance. Two citations issued, one for each of two cases. Otherwise compliance gained without issuance of citation.

Owner Occupied?: Yes

Address: 136 Broadway

Current Code Enforcement Violations: Landscaping removed and still not replaced after several months; parking lot dilapidated; parking stall striping faded. Notice of violation issued, giving until the end of October to comply.

Past Code Enforcement Violations: Four past cases for trash and debris, trash enclosure, dumped furniture, and an illegal sign. No citations issued since compliance gained within the specified time frame.

Owner Occupied?: No – medical clinic

ADDITIONAL INFORMATION

I also wanted to let you know in August 2013, Code Enforcement:

- Opened 160 new cases – including 27 on-line complaints
- Issued 39 citations
- Issued 1 Public Entertainment Permit
- Issued 16 garage sale permits

Additionally, we were successful in having barbed wire removed from 2065 Placentia Avenue:

Before



After



AUDIT OF PAST CLOSED CASES

Below is an update of further activity on an additional nine past cases in the "closed" list:

883 Senate St. – One additional case for dilapidated fence, tarp, illegal storage; closed

953 Union Av. – No additional cases

960 Union Av. – Two additional cases for illegal storage and brown lawn; both closed

2030 Continental Av. – One additional case for brown landscape, house paint, RV on lawn still open

1980 Monrovia Av. – One case for unmaintained landscaping still open

780 Center St. – No additional cases

2068 Wallace Av. – Six additional cases for graffiti, unmaintained screen fencing, dumping; all closed

1726 Superior Av. – Eight cases for graffiti and illegal storage; all closed (Former Tower Records site)

2881 Bear St. – No additional cases

Closed cases:

| | | |
|---|----------------------------------|-------------------------------|
| 1139 Avimore Tr. | 782 West 20 th St. | 3012 Royal Palm Dr. |
| 2123 Continental Av. | 913 West 20 th St. | 947 Darrell St. |
| 842 Darrell St. | 923 West 20 th 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 th St. |
| 2285 Newport Bl. | 1013 Arbor St. | 2285 Newport Bl. |
| 372 – 378 Victoria | 1787 Orange Ave. | 2089 Harbor Bl. |
| 703 Shalimar | 974 Congress | 1175 Baker |
| 969 Oak St. | 2828 Royal Palm | 2905 Red Hill Ave. |
| 1589 Corsica | 120 Virginia Pl. | Avalon St. permit parking |
| 725, 741, 841 Baker St | 1512 Bristol St. | 372 – 378 Victoria St |
| 3125 Jefferson | 3013 Royal Palm | 449 Hamilton St. |
| 1113 Baker | 1672 Madagascar St. | 929 Joann |
| 1856 Placentia | 943 Joann | 703 Shalimar |
| 730 Shalimar | 1990 Federal | 735 Shalimar |
| 787 Shalimar | 734 Shalimar | 300 23 rd St |
| 1966 Harbor Bl | 2590 Orange | 3013 Royal Palm Dr. |
| 2850 Fairway Dr. | 2255 Fairview Rd. | 2972 Century |
| 778 Shalimar | 1525 Mesa Verde Dr E #117 | 2801 Harbor |
| 1087 – 1097 Baker | 2255 Fairview Road | 120 Virginia |
| 2681 Harbor Bl. | 575 W. 19 th Street | 3160 Country Club Road |
| 3028 Garfield Avenue | 111 Del Mar Avenue | 2253 Republic Avenue |
| 2900 Fairview Road | 2900 Harbor Boulevard | 811 Victoria Street |
| Area next to 845 W 19 th St. | 799 West 19 th Street | 1895 Monrovia Avenue |
| 2205 Fairview Road | 724 West 19 th Street | 216 Palmer Street #A |
| 220 Palmer Street #A | 233 Palmer Street | 252 Palmer Street |

Distribution: Director of Economic & Development/Deputy CEO
Assistant Development Services Director
Sr. Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Staff (4)
File (2)