

# CITY OF COSTA MESA

## Inter Office Memorandum

**TO:** Planning Commission  
**FROM:** Willa Bouwens-Killeen, Chief of Code Enforcement  
**DATE:** October 31, 2013  
**SUBJECT:** CODE ENFORCEMENT UPDATE



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### PROPERTY UPDATES

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. 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 are still being prepared and should be submitted in the near future..

**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 (2218 Rutgers), with a second citation to be issued for deteriorated parking lot.

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

**Address:** 270 Palmer Street

**Current Code Enforcement Violations:** Inoperative vehicle. First citation sent but property recently changed ownership so the new owner was notified but, due to noncompliance, has also been cited.

**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

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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:** 740 West Wilson Street

**Current Code Enforcement Violations:** Miscellaneous property maintenance violations. The church repaired the front landscaping and screened the back play area; they are 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. Close case for now but continue to monitor the activity.

**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:** 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. Initial estimates were over \$50,000 so the owner is working with his engineering firm to modify the plans which should be submitted by mid-December.

**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. The last property (797 West Wilson) is in the process of repainting the building.

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

**Before**



**After**



**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 has been 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:** 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 and has since repainted and is working on the parkway.

**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. Applicant has completed the work and the case has been closed.

**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:** 845 West 19<sup>th</sup> 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. Bollards have been installed, modifying the drive-thru window to walk up traffic only. Case closed.

**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:** 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:** Business is conducted out of a residence with employees coming to the site. The Code Enforcement Officer was able to confirm that they are still conducting prohibited business activities at the home and has issued a second citation.

**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:** 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; extension to early November granted.

**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

**Address:** 337 East 20<sup>th</sup> Street

**Current Code Enforcement Violations:** Landscaping and house not maintained. Notice of violation has been issued, giving until mid-November to comply.

**Past Code Enforcement Violations:** No past cases for this property owner at this site.

**Owner Occupied?:** Yes

**Address:** 597 Victoria Street

**Current Code Enforcement Violations:** Deteriorated fence has been repaired and case closed.

**Past Code Enforcement Violations:** Two past complaints for trash and debris for this property owner.

**Owner Occupied?:** No

**Address:** 681 Victoria Street

**Current Code Enforcement Violations:** Property maintenance, graffiti, illegal storage. Notice of violation sent, giving until mid-November to comply.

**Past Code Enforcement Violations:** Five past complaints for this property owner for trash and debris and graffiti.

**Owner Occupied?:** No

**Address:** 573/575 Victoria Street

**Current Code Enforcement Violations:** Excessive outside structures and canopies. A master plan to redevelop the property under the Mesa West Residential Ownership Urban Plan has been submitted and the site should be demolished in the near future. Case closed.

**Address:** 2120 Placentia Avenue (originally thought to be 785 Victoria Street)

**Current Code Enforcement Violations:** Graffiti. A Notice of Violation has been sent out, giving seven days to comply.

**Past Code Enforcement Violations:** Six past cases for noise, illegal signs, dumped furniture, and graffiti.

**Owner Occupied?:** No – commercial business

### ***ADDITIONAL INFORMATION***

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

- Opened 192 new cases – including 22 on-line complaints
- Issued 33 citations
- Issued 10 garage sale permits

### ***AUDIT OF PAST CLOSED CASES***

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

**2136 Union Av.** – No further cases.

**911 Victoria St.** – No further cases.

**1130 Victoria St.** – Five cases, four involving furniture dumped on the site; one for brown landscaping. Last case still open.

**695 Center St.** – Three cases, two for unmaintained landscaping and a dumped item; one for suspicion of squatters in the garage.

**1660 Monrovia Av.** – No further cases.

**1600 Primrose St.** – Three further cases for property maintenance with the last case for illegal storage still open.

**2891 Bear St.** – No further cases.

**1600 Adams Av.** – No further cases.

**786 West 20<sup>th</sup> St.** – No further cases.

**Closed cases:**

1139 Aviemore Tr.	782 West 20 <sup>th</sup> St.	3012 Royal Palm Dr.
2123 Continental Av.	913 West 20 <sup>th</sup> St.	947 Darrell St.
842 Darrell St.	923 West 20 <sup>th</sup> 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 <sup>th</sup> 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 <sup>rd</sup> 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. 19th 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 <sup>th</sup> St.	799 West 19th Street	1895 Monrovia Avenue
2205 Fairview Road	724 West 19th Street	216 Palmer Street #A
220 Palmer Street #A	233 Palmer Street	252 Palmer Street
963 Oak Street	259 Knox Street	3013 Royal Palm Drive
1550 Orange	499 Magnolia	498 Broadway
1600 Block Babcock	1009 Begonia	2026 Placentia
785 Victoria	2140 Placentia Avenue	2129 Harbor Boulevard

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