

CITY OF COSTA MESA

Inter Office Memorandum

CC-2

TO: Planning Commission
FROM: Willa Bouwens-Killeen, Chief of Code Enforcement *WBK*
DATE: November 27, 2013
SUBJECT: CODE ENFORCEMENT UPDATE

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 building repair was more extensive than originally envisioned so an additional extension of time was granted. The needed custom siding has been installed. The last of the repair at the rear of the property is under way.

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 with a second citation to be issued for deteriorated driveway. The owner has since submitted a bid and undergoing the work in the next month.

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. Due to noncompliance, the new owner was cited. The owner has since contacted Code Enforcement and is in process of having the vehicle removed.

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

* 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: 2265 Canyon Drive

Current Code Enforcement Violations: 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 to repair the driveway 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.

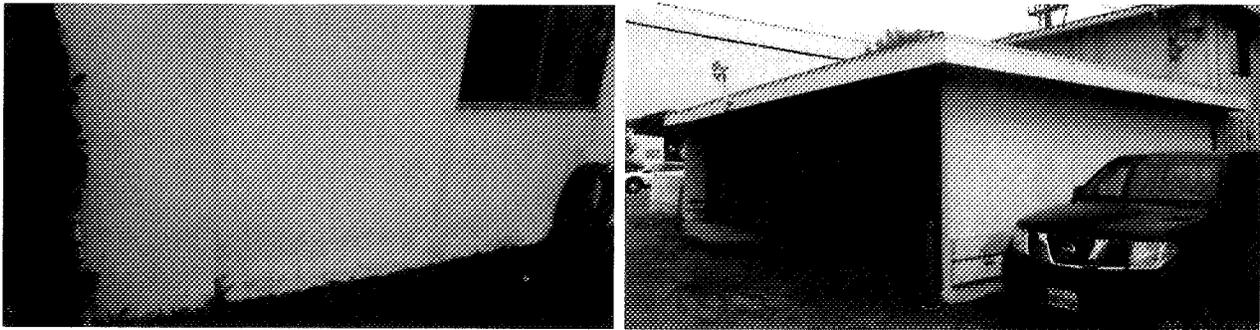
Owner Occupied?: No – apartment project

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 were granted for a property owner with three properties who is working on them one after another. As well as to allow adequate time to reslurry parking lots and legalize carport conversions. The property owner of the vacant property at 631 Victoria removed a deteriorated fence and had a gardening contractor clean the lot. The last property (797 West Wilson) recently completed the repainting the building. Consequently, all case hare now closed.

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, a third citation was issued and the matter forwarded to the City Attorney for further action. A bench warrant has been issued since the property owner did not appear at court.

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 was issued. Since that time, the rain gutters have been repainted and the lawns have been reseeded and the property manager continues to work with staff to gain compliance.

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: 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 citation. The officer will inspect the property again and, assuming the business is still occurring, will issue a second citation. If they still do not comply, the matter will be forwarded to the City Attorney's for further action.

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

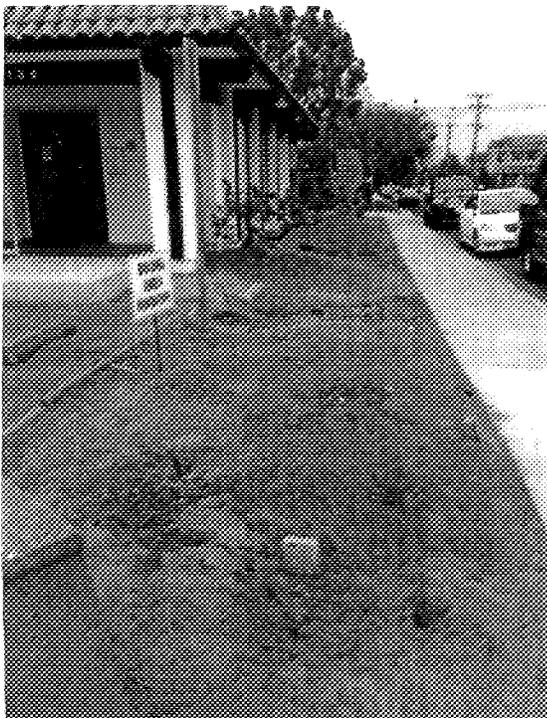
Address: 136 Broadway

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. Work was still uninitiated so a first citation was issued. The landscaping has since been replaced with the parking lot to be repaired and restriped in the near future.

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

Before



After



Address: 337 East 20th Street

Current Code Enforcement Violations: Landscaping and house not maintained. Notice of violation has been issued, giving until mid-November to comply. Owner still hasn't complied so a citation will be issued.

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

Owner Occupied?: Yes

Address: 681 Victoria Street

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

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

Owner Occupied?: No

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. Graffiti removed and case closed.

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 October 2013 Code Enforcement:

- Opened 182 new cases – including 19 on-line complaints
- Issued 47 citations
- Issued 11 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:

2285 Newport Bl. – Two cases since then for different violations

372 – 378 Victoria Ave. -- Four further cases for the same violation (graffiti on construction screening fence)

703 Shalimar Dr. – Five additional cases primarily for different violations

1013 Arbor St. – No further complaints

1787 Orange Ave. – Two additional cases one for the same violation (excess garage sales)

974 Congress St. – No additional complaints

2089 Harbor Bl. – Twelve further cases primarily for the same violation (graffiti on construction screening fence)

1175 Baker St. – Twelve additional cases primarily for the same violations (temporary signs)

969 Oak St. – No additional complaints.

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. 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 th 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
1550 Orange Street
1600 Block Babcock
785 Victoria Street
740 West Wilson
597 Victoria Street

259 Knox Street
499 Magnolia
1009 Begonia
2140 Placentia Avenue
827 Victoria Street
573/575 Victoria Street

3013 Royal Palm Drive
498 Broadway
2026 Placentia Avenue
2129 Harbor Boulevard
845 W. 19th 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 (6)
File (2)