CC-2

CITY OF COSTA MESA
Inter Office Memorandum

TO: Planning Commission

FROM: Willa Bouwens-Killeen, Chief of Code Enforcement WBK

DATE: January 30, 2014

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 item was the repair of a carport but that has since been demolished. The property owner is aware that permits will be required if they wish to replace it. Case closed.
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: 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: 2265 Canyon Drive
Current Code Enforcement Violations: Unmaintained driveway and landscaping. This area is a natural drainage ditch that serves Estancia High School. Although it originally appeared that the ditch had to remain open to maintain adequate flow, it was determined that it could be enclosed. The work was completed and the case is closed.

---

* 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.

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

Before

After

Address: 3440 Lupine Circle
Current Code Enforcement Violations: Tarp on roof. The property owner had the roof repaired and the tarp has been removed. Case closed.
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

Before

After

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. Staff is consulting with the City Attorney as to our next steps.
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: 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 was issued. Contact with a relative has been made and they are working with the owner to gain compliance. Property will be rechecked in early February.
Past Code Enforcement Violations: No past cases for this property owner at this site.
Owner Occupied?: Yes

ADDITIONAL INFORMATION

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

- Opened 108 new cases – including 19 on-line complaints
- Issued 20 citations
- Issued 7 garage sale permits
- Issued 1 Public Entertainment Permit

AUDIT OF PAST CLOSED CASES

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

3125 Jefferson Ave. – No further cases.
1113 Baker St. – One further case for parking lot paving. (Last case for excess signage.)
1856 Placentia Ave. – Two further cases for the same complaint (unmaintained screening fencing).
1672 Madagascar St. – No further cases.
943 Joann St. -- One further case for trash and debris. (Last case for deteriorated driveway.)
929 Joann St. – One case for different violation (inoperative vehicle).
703 Shalimar Dr. -- One further case for different violation (broken window).
735 Shalimar Dr. – One further case for different violation (property maintenance).
787 Shalimar Dr. – Two additional cases – one for same violation (trash and debris); second for general property maintenance.

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 Avenue
2900 Fairview Road
Area next to 845 W 19th St.
2205 Fairview Road
220 Palmer Street #A
963 Oak Street
1550 Orange Street
1600 Block Babcock
785 Victoria Street
740 West Wilson
597 Victoria Street
681 Victoria Street
270 Palmer Street

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
111 Del Mar Avenue
2900 Harbor Boulevard
799 West 19th Street
724 West 19th Street
233 Palmer Street
259 Knox Street
499 Magnolia
1009 Begonia
2140 Placentia Avenue
827 Victoria Street
573/575 Victoria Street
2120 Placentia Avenue
1786 Orange Avenue

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 Road
2253 Republic Avenue
811 Victoria Street
1895 Monrovia Avenue
216 Palmer Street #A
252 Palmer Street
3013 Royal Palm Drive
498 Broadway
2026 Placentia Avenue
2129 Harbor Boulevard
845 W. 19th Street
Twenty-two prop. Victoria/Wilson
Twenty properties on Rutgers
136 Broadway

Distribution: Director of Economic & Development/Deputy CEO
Interim Assistant Development Services Director
Sr. Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Staff (6)
File (2)