

# CITY OF COSTA MESA

## Inter Office Memorandum

TO: Planning Commission  
FROM: Willa Bouwens-Killeen, Chief of Code Enforcement  
DATE: February 27, 2014  
SUBJECT: CODE ENFORCEMENT UPDATE



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### PROPERTY UPDATES

Below please find updates on properties brought to Code Enforcement's attention.

**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. Since the original Code Enforcement Officer working on this project has recently left the City, the new officer assigned to this project is familiarizing himself with the site and has prepared the case for submittal to the City Attorney. Additionally, the 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 inspected the property again and found the business was still occurring and issued two additional citations. Contact was made with the business owner, who stated that he has discontinued employees coming to the residence. Under the direction of the City Attorney, the Code Enforcement Officer continues to check to confirm; if it is found that employees are still coming to the location, the City Attorney will file criminal charges.

**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

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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:** 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. 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. Since the original Code Enforcement Officer recently left the City, the case has been reassigned; the new officer is following up with the property owner's representative as to the time line to complete the work.

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

**Owner Occupied?:** Yes

**Address:** Kaiser School

**Current Code Enforcement Violations:** Landscaping in parkway not maintained. Notice of violation sent to school district.

**Past Code Enforcement Violations:** None

**Owner Occupied?:** No – public school

## **ADDITIONAL INFORMATION**

I also wanted to let you know in January 2014 Code Enforcement:

- Opened 157 new cases – including 24 on-line complaints
- Issued 14 citations
- Issued 15 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:

**778 Shalimar Dr.** – One further case for similar violation (trash in front of the building)

**1966 Harbor Bl.** – No further cases

**2580 Fairway Dr.** – No further cases

**734 Shalimar Dr.** – Three additional cases for similar item (trash and debris) as well as overgrown landscaping

**2590 Orange Ave.** – Two further cases for same violation (maintenance of construction fence; weeds)

**300 23<sup>rd</sup> St.** – No further cases

**2255 Fairview Rd.** – Three further cases for same violations (overgrown landscaping; trash and debris)

**2972 Century Pl.** – No further cases

**1525 Mesa Verde Dr. E. #117** – 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 Avenue  
2900 Fairview Road  
Area next to 845 W 19<sup>th</sup> 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  
722 West 16<sup>th</sup> Street

782 West 20<sup>th</sup> St.  
913 West 20<sup>th</sup> St.  
923 West 20<sup>th</sup> 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  
2265 Canyon Drive

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 20<sup>th</sup> 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 23<sup>rd</sup> 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. 19<sup>th</sup> Street  
Twenty-two prop. Victoria/Wilson  
Twenty properties on Rutgers  
136 Broadway  
2440 Lupine Circle

Distribution: Director of Economic & Development/Deputy CEO  
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