

CITY OF COSTA MESA

Inter Office Memorandum

TO: Planning Commission

FROM: Willa Bouwens-Killeen, Chief of Code Enforcement *WOK*

DATE: May 1, 2014

SUBJECT: CODE ENFORCEMENT UPDATE

PROPERTY UPDATES

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

Address: 2280 Newport Boulevard*

Current Code Enforcement Violations: One of the Code Enforcement Officers, as well as a Building Inspector and Fire Prevention Specialist inspected inside the building on April 17th and found several Building and Zoning Code violations. They also found that the applicant had begun clearing out excess items from the building. The property owner started removing items from outside the building as well and has met with Staff for preliminary ideas for improving the landscaping.

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: 337 East 20th Street

Current Code Enforcement Violations: Landscaping and house not maintained. Owner is elderly and on a limited budget; her son-in-law is working closely with the Code Enforcement Officer to gain compliance. The son-in-law is now working on the landscaping and is making progress.

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

Owner Occupied?: Yes

Address: Kaiser School – 2130 Santa Ana Avenue

Current Code Enforcement Violations: Landscaping in parkway not maintained. The School District proposes to pave the two parkways where the landscaping is missing due to foot traffic crossing from the adjacent parking areas; this proposal is acceptable to the Public Services Division. Work may have to wait for the next fiscal year since it was not budgeted for this fiscal year.

Past Code Enforcement Violations: None

Owner Occupied?: No – public school

* 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: 498 Magnolia Street

Current Code Enforcement Violation: Parkway landscaping unmaintained. Notice of Violation sent giving until early April to comply. No compliance and no contact so a citation will be issued.

Past Code Enforcement Violations: Three past cases for overgrown landscaping, trash and debris, and dead landscaping in the parkway. Compliance was gained in a timely manner so no citations issued

Owner Occupied?: Yes

Address: 498 East 18th Street

Current Code Enforcement Violation: Parkway landscaping unmaintained. Notice of Violation sent giving until early April to comply. No compliance and no contact so a citation will be issued.

Past Code Enforcement Violations: Five past cases for property maintenance and an inoperative vehicle. Compliance was gained in a timely manner so no citations issued

Owner Occupied?: Yes

Address: 499 Flower Street

Current Code Enforcement Violation: Parkway landscaping unmaintained. Notice of Violation sent giving until early April to comply. Weeds removed; case closed.

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

Owner Occupied?: Yes

Address: 499 Magnolia Street

Current Code Enforcement Violation: Parkway landscaping unmaintained. Notice of Violation sent giving until early April to comply. No compliance and no contact so a citation will be issued.

Past Code Enforcement Violations: Two past cases for overgrown vegetation and trash and debris. Compliance was gained in a timely manner so no citations issued

Owner Occupied?: Yes

Address: 498 Broadway

Current Code Enforcement Violation: Parkway landscaping unmaintained. Notice of Violation sent giving until early April to comply. Property owner contacted the Code Enforcement Officer and an extension of time was granted.

Past Code Enforcement Violations: Three past cases for dilapidated fencing and unmaintained landscaping; two citation issued.

Owner Occupied?: Yes

Address: 499 East 18th Street

Current Code Enforcement Violation: Parkway landscaping unmaintained. Notice of Violation sent giving until early April to comply. Property owner contacted the Code Enforcement Officer and an extension of time was granted.

Past Code Enforcement Violations: One past case for parkway landscape maintenance; compliance gained so no citations issued.

Owner Occupied?: Yes

Address: 1654 Santa Ana Avenue

Current Code Enforcement Violation: Part of requested mini-market/convenience store sweep. The Code Enforcement Officer visited the site, has done the background research

and is in the process of preparing the Notice of Violation.

Past Code Enforcement Violations: Four past cases for trash and debris, illegal signs, and outdoor storage. Compliance gained so no citations issued.

Owner Occupied? No – commercial business

Address: 204 East 17th St.

Current Code Enforcement Violation: Part of requested mini-market/convenience store sweep. The Code Enforcement Officer visited the site, has done the background research and is in the process of preparing the Notice of Violation.

Past Code Enforcement Violations: Six past cases for illegal signs, CUP compliance, NPDES, and no business license. Compliance gained in a timely manner so no citations issued.

Owner Occupied? No – commercial business

Address: 675 Paularino Avenue

Current Code Enforcement Violation: Part of requested mini-market/convenience store sweep. The Code Enforcement Officer visited the site, has done the background research and is in the process of preparing the Notice of Violation.

Past Code Enforcement Violations: One past case for illegal signs. Compliance gained in a timely manner so no citations issued.

Owner Occupied? No – commercial business

ADDITIONAL INFORMATION

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

- Opened 158 new cases – including 35 on-line and 4 “Contact Costa Mesa” complaints
- Issued 21 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:

3028 Garfield Ave. – One additional case for property maintenance (duplicative complaint)

111 Del Mar Ave. – One additional case for overflowing trash dumpster/unmaintained enclosure

2253 Republic Ave. – No further cases

2900 Fairview Rd. – One further case for graffiti

2900 Harbor Bl. – One further case for property maintenance

811 Victoria St. -- No further cases

Area next to 845 W. 19th St. – No further cases

799 West 19th St. – No further cases

1895 Monrovia Ave. – No further 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. 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	259 Knox Street	3013 Royal Palm Drive
1550 Orange Street	499 Magnolia	498 Broadway
1600 Block Babcock	1009 Begonia	2026 Placentia Avenue
785 Victoria Street	2140 Placentia Avenue	2129 Harbor Boulevard
740 West Wilson	827 Victoria Street	845 W. 19 th Street
597 Victoria Street	573/575 Victoria Street	Twenty-two prop. Victoria/Wilson
681 Victoria Street	2120 Placentia Avenue	Twenty properties on Rutgers
270 Palmer Street	1786 Orange Avenue	136 Broadway
722 West 16 th Street	2265 Canyon Drive	3440 Lupine Circle
233 Palmer Street		

Distribution: Director of Economic & Development/Deputy CEO
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