CC-2

CITY OF COSTA MESA
Inter Office Memorandum

TO: Planning Commission

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

DATE: June 2, 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: The Code Enforcement Officer assigned to the case as well as the City Attorney met with the property owner at the site to determine what progress has been made. Due to the lack of progress, the attorney will be filing a criminal complaint.
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: Unmaintained landscaping in the front of the house as well as in the parkway. The front yard has been re-landscaped and the elderly owner's son-in-law is working on the parkway.
Past Code Enforcement Violations: No past cases for this property owner at this site.
Owner Occupied?: Yes

Before

After

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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: Kaiser School – 2130 Santa Ana Avenue
Current Code Enforcement Violations: Landscaping in parkway not maintained. The School District is working with staff to find a mutually acceptable finish for this area. 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

Address: 498 Magnolia Street
Current Code Enforcement Violation: Parkway landscaping unmaintained. Citation was issued and the Code Enforcement Officer will re-inspect in early June.
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. Citation was sent and property owner corrected the violation. Case closed.
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

Before

After

Address: 499 Magnolia Street
Current Code Enforcement Violation: Parkway landscaping unmaintained. Citation was issued and the Code Enforcement Officer will re-inspect in early June.
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. No further contact so a citation

was issued.
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; the work has since been completed and the case closed.
Past Code Enforcement Violations: One past case for parkway landscape maintenance; compliance gained so no citations issued.
Owner Occupied?: Yes

Before

After

As requested by Planning Commission, Code Enforcement staff has been conducting a sweep of mini-markets/convenience stores throughout the City. Some of the properties were completed last year, with staff addressing the remainder of the properties this year. Following are the current cases and their status:

Address: 1654 Santa Ana Avenue
Current Code Enforcement Violations: Illegal outdoor display/storage; illegal signs; deteriorated parking lot; graffiti. A Notice of Violation is being prepared, giving the business owner until the end of June to comply.
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 Violations: Outdoor display/storage; illegal signs. Notice of Violation sent giving the business owner until mid-June to comply.
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: Outdoor display/storage; illegal signs. Notice of Violation sent giving the business owner until mid-June to comply.
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

Address: 1178 Sunflower Avenue
Current Code Enforcement Violation: Excessive signage and outdoor display. All removed and case closed.
Past Code Enforcement Violations: No past cases.
Owner Occupied? No – commercial business

Before

After

Address: 3067 Bristol Street
Current Code Enforcement Violation: Outdoor storage. The business owner contacted the Code Enforcement Officer and is in the process of removing the storage.
Past Code Enforcement Violations: Nine past cases for signs, an inoperative vehicle, and no building permits for a fountain; compliance was gained in a timely manner so no citations issued.
Owner Occupied? No – commercial business

Address: 3048 Bristol Street
Current Code Enforcement Violation: Outdoor storage; illegal signage. Signage has been removed and the business owner is in the process of removing the storage.
Past Code Enforcement Violations: Seven past cases for signs and outdoor storage/display; compliance was gained in a timely manner so no citations issued.
Owner Occupied? No – commercial business

Address: 3001 Bristol Street
Current Code Enforcement Violation: Illegal signage. Signs removed and case closed.
Past Code Enforcement Violations: One past case for illegal signage; compliance was gained in a timely manner so no citations issued.
Owner Occupied? No – commercial business

Address: 20034 Santa Ana Avenue
Current Code Enforcement Violation: Illegal sign and outdoor display. Items removed; case closed.
Past Code Enforcement Violations: None.
Owner Occupied? No – commercial business

Address: 3470 Fairview Road
Current Code Enforcement Violation: Illegal signs and outdoor display. Everything removed and case closed.
Past Code Enforcement Violations: Eleven past cases for illegal signs; operating car wash past allowable times; outdoor display; no address numerals. Compliance was gained in a timely manner so no citations were issued.
Owner Occupied? No – commercial business

Address: 3006 Harbor Boulevard
Current Code Enforcement Violation: Illegal signs and outdoor display. Everything removed and case closed.
Past Code Enforcement Violations: Fourteen past complaints for signs, trash; and outdoor storage/display. Compliance was gained in a timely manner so no citations were issued.
Owner Occupied? No – commercial business

ADDITIONAL INFORMATION

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

- Opened 144 new cases – including 30 on-line complaints
- Issued 21 citations
- Issued 13 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:

2205 Fairview Rd. – No further cases.
724 W. 19th St. – No further cases.
216 Palmer St. #A – No further cases.
220 Palmer St. #A – New case for weeds and boarded up house. (Past case was for an inoperative vehicle.)
233 Palmer St. – No further cases.
252 Palmer St. – No further cases.
963 Oak St. – No further cases.
259 Knox St. – No further cases.
3013 Royal Palm Dr. – 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 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
722 West 16th Street
233 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
2265 Canyon Drive
499 Flower Sreet

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
3440 Lupine Circle

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