

# CITY OF COSTA MESA

## Inter Office Memorandum

TO: Planning Commission

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

DATE: July 7, 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:** The case is scheduled to go to court in mid-July.

**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 20<sup>th</sup> Street

**Current Code Enforcement Violations:** Unmaintained landscaping in the front of the house as well as in the parkway. The parkway has been completed and the case is closed.

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

**Owner Occupied?:** Yes

*Before*



*After*



\* 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. Parkway landscaping has been installed; case closed.

**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:** 499 Magnolia Street

**Current Code Enforcement Violation:** Parkway landscaping unmaintained. Citation was issued. When re-inspected, progress was noted

**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 second citation will be issued.

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

**Owner Occupied?:** Yes

**Address:** 2668 Newport Bl.

**Current Code Enforcement Violation:** General property maintenance. Case opened.

**Past Code Enforcement Violations:** Sixteen past cases for inoperative vehicle, trash and debris, property maintenance, and signs. Compliance was gained in a timely manner so no citations were issued.

**Owner Occupied?:** No – commercial business

**Address:** 2346 Newport Bl.

**Current Code Enforcement Violations:** Graffiti; excess window signage; holes in exterior wall of building. A Notice of Violation has been sent, giving until mid-July to comply.

**Past Code Enforcement Violations:** Twenty-three past cases for item dumped in parking lot and parking lot striping. The majority of the cases are for tenant installed illegal signs. Since compliance was gained in a timely manner, no citations were issued.

**Owner Occupied?:** No – commercial business

**Address:** 266 Palmer Street

**Current Code Enforcement Violations:** Inoperative vehicle and illegal storage. Case has been opened and a notice of violation is in the process.

**Past Code Enforcement Violations:** None

**Owner Occupied?:** Yes

**Address:** 220 Palmer Street

**Current Code Enforcement Violations:** Overgrown vegetation and weeds. Property owner is working with Staff and is in the process of cleaning up the property.

**Past Code Enforcement Violations:** Eight past cases for trash, inoperative vehicles, property maintenance. No citations issued since compliance was gained in a timely manner.

**Owner Occupied?:** No

**Address:** 301 Magnolia Street -- Lighthouse church

**Current Code Enforcement Violations:** Commercial truck parked on property. Truck was removed but when the site was inspected a third time, the truck was back on the property. A Notice of Violation will be sent giving until the beginning of August to comply.

**Past Code Enforcement Violations:** Eleven past cases for property maintenance, noise, signage, and trash. However, in the majority of the cases there were no violations. For the remaining cases, no citations were issued since compliance was gained in a timely manner.

**Owner Occupied?:** No -- church

*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. Notice of Violations were sent to both the business owner and the property owner giving both until the end of July 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 17<sup>th</sup> St.

**Current Code Enforcement Violations:** Outdoor display/storage; illegal signs. Business owner has complied and the case has been closed.

**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. Business owner has complied and the case has been closed.

**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:** 3067 Bristol Street

**Current Code Enforcement Violation:** Outdoor storage. The storage has been removed and the case is closed.

**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. Both the signage and storage have been removed and the case is closed.

**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

## **ADDITIONAL INFORMATION**

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

- Opened 143 new cases – including 44 on-line and 14 “Costa Mesa Connect” complaints
- Issued 16 citations
- Issued 45 garage sale permits
- Issued one 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:

**1550 Orange Ave.** -- No further cases

**499 Magnolia St.** – Another case for the same violation (unmaintained parkway landscaping)

**498 Broadway** -- Another case for the same violation (unmaintained parkway landscaping)

**1600 Block of Babcock St.** – Another case for trash and debris and unmaintained trash enclosure at 1602 Babcock Street

**1009 Begonia Ave.** – Another case for property maintenance

**2026 Placentia Ave.** -- Five additional cases for illegal storage, property maintenance, graffiti, living on the property

**785 Victoria St.** – No further cases

**2140 Placentia Ave.** – No further cases

**2129 Harbor Bl.** – Two further cases new violations (parking lot lighting; no business license/excess signs for new business)

**Closed cases:**

1139 Avimore Tr.	782 West 20 <sup>th</sup> St.	3012 Royal Palm Dr.
2123 Continental Av.	913 West 20 <sup>th</sup> St.	947 Darrell St.
842 Darrell St.	923 West 20 <sup>th</sup> 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 <sup>th</sup> 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 <sup>rd</sup> 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. 19 <sup>th</sup> 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 <sup>th</sup> St.	799 West 19 <sup>th</sup> Street	1895 Monrovia Avenue
2205 Fairview Road	724 West 19 <sup>th</sup> 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 <sup>th</sup> 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 <sup>th</sup> Street	2265 Canyon Drive	3440 Lupine Circle
233 Palmer Street	499 Flower Street	498 E. 18 <sup>th</sup> Street
499 E. 18 <sup>th</sup> Street	1178 Sunflower Avenue	3100 Bristol Street
20034 Santa Ana Avenue	3470 Fairview Road	3006 Harbor Boulevard

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