PLANNING COMMISSION AGENDA REPORT

MEETING DATE: JULY 14, 2014 **ITEM NUMBER:** PH-3

SUBJECT: **PLANNING APPLICATION PA-98-73: REVIEW OF CONDITIONAL USE PERMIT ALLOWING EXTENDED OCCUPANCY ROOMS AT THE COSTA MESA MOTOR INN (CMMI) LOCATED AT 2277 HARBOR BOULEVARD**

DATE: **JULY 3, 2014**

FROM: **PLANNING DEPARTMENT/DEVELOPMENT SERVICES DIVISION**

PRESENTATION BY: **MEL LEE, SENIOR PLANNER**

FOR FURTHER INFORMATION CONTACT: **MEL LEE, AICP (714) 754-5611**
mel.lee@costamesaca.gov

DESCRIPTION

On direction of City Council, review Conditional Use Permit PA-98-73, which allows Costa Mesa Motor Inn (CMMI) to provide 40% of its rooms for long-term occupancy, to determine the following:

- Determine whether CMMI has operated in violation of Conditional Use Permit PA-98-73, and/or as a public nuisance such that revocation of the Conditional Use Permit is appropriate; or, in lieu of revocation, impose additional conditions.

RECOMMENDATION

Recommend that the Planning Commission adopt a resolution (to be sent separately) consistent with either of the following findings:

1. Make findings that CMMI has been operated in violation of the conditions of approval in Conditional Use Permit PA-98-73 and/or as a public nuisance, such that revocation of the CUP is justified, and revoke the CUP; or in lieu of revocation, amend the conditions of the CUP; or

2. Conclude that there are insufficient findings that CMMI has been operated in violation of the conditions of approval of Conditional Use Permit PA-98-73 or as a public nuisance. The existing conditions of approval regulating the motel would remain as originally approved.

BACKGROUND

On February 8, 1999, the Planning Commission adopted Resolution No. 99-07 approving Planning Application PA-98-73, which permitted 40% of the 236 rooms at CMMI to be rented as extended occupancy rooms. The conditions of approval under PA-98-73 included a number of operational requirements. A copy of Conditional Use Permit PA-98-73, including the staff report and resolution, is provided in the evidence packet, Tab 2.

ANALYSIS

Staff contends that several grounds exist to revoke or amend CMMI's CUP:

1. CMMI has been operated in violation of condition of approval number 5, to wit, required monthly inspections have not been conducted to ensure that no unauthorized activity is occurring, no unauthorized improvements have been made, and that no maintenance or code compliance problems have developed;

2. CMMI has been operated in violation of condition of approval number 8, to wit, by permitting the Illumination Foundation to conduct business from the motel in 2011 and in 2013;

3. CMMI has been operated in violation of condition of approval number 9, to wit, inoperable vehicles have been stored on the premises;

4. CMMI has been operated in violation of conditions of approval number 12 and 13, to wit, housekeeping failed to report inoperable or missing smoke detectors and failed to report all deficiencies in the condition of the rooms; further, management has failed to promptly correct all deficiencies and code violations;

5. CMMI has been operated in violation of condition of approval number 14, to wit, by allowing a significant number of health and safety violations to occur at the property, including inadequate sanitation;

6. CMMI has been operated as a public nuisance pursuant to Civil Code Section 3479, 3480, to wit, vermin, mildew, non-functioning or missing smoke detectors, improperly installed water heaters, and premises not in compliance with all the conditions of approval issued; and

7. CMMI has been operated in violation of Section 13-29(p) of the CMMC which requires an amendment to a Planning Application for changes in the operation of the use, specifically, the use of several of the motel rooms as administrative offices by the Illumination Foundation for their Recuperative Care Program.

Code Violations

Condition of approval number 14 provides that the CUP can be referred to the Planning Commission for revocation in the event that the motel is operating in violation of applicable laws or ordinances.

City staff monitored the conditions of approval to varying degrees since 1999. Planning staff conducted inspections of the outside environs of the motel property on or near February 8 of odd-numbered years and generally found the exterior of the property to be in compliance with the conditions of approval. Planning staff inspections did not include individual motel rooms. Additionally, Code Enforcement and Orange County Health Department (OCHD) staff conducted annual inspections of the property, which included inspections of the outside environs and inspection of a sampling of the rooms.

Summary of Code Enforcement Activity (2005-2012)

Based on Code Enforcement files, substandard housing violations were found during the 2005-2012 period, such as: inoperative vehicles; ripped window screens; broken cable plates; missing means of egress diagrams; broken smoke detectors; broken or inoperable heating/air conditioning units; trash and debris; and ripped box springs. Violations found on the property were generally addressed and remedied. Any other enforcement efforts regarding the interior of the rooms from 2005 to 2012 were complaint-driven. Code Enforcement cases between 2005 and 2012 are summarized in the following table (refer to evidence packet Tabs 10 through 17 for additional information):

VIOLATION ITEM	YEAR(S)	NUMBER	VIOLATION CORRECTED?
Inoperative vehicle	2005 2006 2007 2008 2009	1 1 8 5 7	Y Y Y Y
Building exteriors and roofs (i.e., porte cochere, etc.)	2005 2006	1 1	Y Y
Paint	2005	1	Y
Fire hazard	2005	1	Y
Inadequate sanitation	2005	1	Y
Hazardous electrical wiring	2005	1	Y
Hazardous plumbing	2005	1	Y
Hazardous mechanical equipment	2005	1	Y
Faulty weather protection	2005	1	Y
Hazardous or insanitary premises	2005	1	Y
Illegal storage container	2007	1	Y
Storage of debris (mattresses, phone books, etc.)	2006 2007 2010	1 1 1	Y Y Y
Missing/broken smoke detector	2007	1	Y
Faulty weather protection	2005	1	Y
Ripped/torn window screens	2005	1	Y

VIOLATION ITEM	YEAR(S)	NUMBER	VIOLATION CORRECTED?
	2007	2	Y
General compliance inspection	2005	1	Y
Prohibited conduct	2005	2	Y
No running hot water	2007	1	Y
Locked laundry room	2007	1	Y
Broken items (i.e., cable plate, a/c unit)	2007	1	Y
Mold	2008 2011 2012	1 1 1	Y Y Y
Trash dumpsters (overflowing, no enclosure, etc.)	2008	1	Y
Illegal banner signs	2008	1	Y
Abandoned shopping cart	2009	1	Y
Use of the motel as administrative offices for the Illumination Foundation	2011	1	N(1)

(1) Illumination Foundation vacated the motel in December, 2013

Summary of Code Enforcement Activity (2013)

Inspections of the motel rooms were initiated in early 2013. Results from the 2013 inspections (and subsequent re-inspections) of all rooms are included in the evidence packet provided, Tabs 5 through 9.

An inspection was conducted on March 27, 2013 by the Orange County Health Department (OCHD), Costa Mesa Police Department, Costa Mesa Fire Department, Costa Mesa Building Department, and Code Enforcement staff. On that date, 14 rooms were inspected, all of which were occupied. All of the rooms inspected were found to have issues such as debris, dust or dirt on the walls, soiled carpeting, missing or damaged window screens, missing smoke detectors etc., and 5 were taken out of service by OCHD due to inadequate sanitation, primarily cockroaches. Additionally, 5 inoperative vehicles were observed on the property. The rooms were re-inspected on April 12, April 19, April 25, and April 26, 2013 at which time the violations were corrected and the case closed.

On March 28, 2013, Planning staff informed CMMI that they also were in violation of Section 13-29(p) of the CMMC which requires an amendment to a Planning Application for changes in the operation of the use, specifically, the use of several of the motel rooms as administrative offices by the Illumination Foundation for their Recuperative Care Program.

On July 8, 2013, an inspection was conducted of a single room (#608) by OCHD and Code Enforcement staff, which revealed similar violations as noted above, including missing smoke detectors, broken appliances and cockroach infestation. A re-inspection of the room on July 29, 2013 by OCHD staff revealed that the infestation had not been corrected.

On August 15, 2013 an inspection was conducted by Code Enforcement staff of 209 of the 236 motel rooms on the property: 20 of the 209 had no violations, but 490 violations

were observed in the other 189 rooms that were inspected. Violations included missing smoke detectors, insect activity, appliances not in working order, exposed electrical outlets, deteriorated walls, peeling paint, damaged window screens, and deteriorated bathroom fixtures. Citations were issued for these violations. The rooms were re-inspected on September 9 and September 23, 2013 at which time the violations were corrected and the case closed.

As noted earlier in the report, Illumination Foundation vacated the site in December 2013, although this is the second time that this organization has operated out of CMMI. The first time was in 2011, when the motel was cited for violating condition 8 of the CUP.

As of the date of this report, there are currently two active Code Enforcement cases for trash and debris and overgrown landscaping that CMMI is in the process of correcting. There have been no recorded violations in 2014 related to the motel rooms.

Public Nuisance

Section 13-29(o)(1)(a) provides that the Planning Commission may require the modification or revocation of a conditional use permit when the use is being operated as a public nuisance, as defined in Civil Code Section 3479 and 3480.

A nuisance is "[a]nything which is injurious to health, including, but not limited to, the illegal sale of controlled substances, or is indecent or offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property . . . ." A public nuisance "is one which affects at the same time an entire community or neighborhood, or any considerable number of persons, although the extent of the annoyance or damage inflicted upon individuals may be unequal." Civ. Code §§ 3479, 3480.

Conditions such as vermin, mildew, non-functioning or missing smoke detectors constitute public nuisances, as they are the type of conditions that are likely to affect a considerable number of persons.

PUBLIC NOTICE

Code-required public notice was provided via the following methods:

1. Publication of a display ad in the local newspaper (Daily Pilot).
2. Notice of the public hearing was mailed to property owners within a 500 foot radius of the site and two (2) notices were posted at the site.

ENVIRONMENTAL DETERMINATION

The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City environmental procedures, and has been

found to be exempt from CEQA under Section 15321 for Enforcement Actions by Regulatory Agencies.

LEGAL REVIEW

The City Attorney has reviewed this report and its attachments and has been approved as to the form by the City Attorney's Office.

CONCLUSION

In summary, the following grounds for revocation are being presented to the Planning Commission:

- The poor conditions at the CMMI and the recurring maintenance issues, including inoperative vehicles, throughout the property violate conditions of approval 5, 9, 13 and 14 of their CUP.

- The operation of the Illumination Foundation in 2011 and 2013 at the premises violates CUP condition number 8.

- Conditions have existed at the CMMI between 2005 and 2013 that constitute nuisances per se, in violation of Sections 3479, 3480 of the Civil Code, namely vermin, mildew, and non-functioning or missing smoke detectors.

The Planning Commission may take the following actions:

- Make findings that the CMMI has been operated in violation of the conditions of approval in Conditional Use Permit PA-98-73 and/or as a public nuisance, such that revocation of the CUP is justified; and revoke, or in lieu of revocation, amend the conditions of the CUP; or

- Conclude that there are insufficient findings that the CMMI has been operated in violation of the conditions of approval of Conditional Use Permit PA-98-73 or as a public nuisance. The existing conditions of approval regulating the motel would remain as originally approved.

(Note: The resolutions for the above alternatives are not attached to this staff report and will be sent as a separate transmittal early next week.)

MEL LEE, AICP
Senior Planner

JERRY GUARRACINO, AICP
Interim Assistant Director of Development Services

Distribution: Director of Economic & Development/Deputy CEO
Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Director of Community Improvement Division
Staff (4)
File (2)

Century Quality Management
Attn: Sam Menlo
4221 Wilshire Boulevard, Suite 480
Los Angeles, CA 90010

Costa Mesa Motor Inn LLC
Attn: Hector Almaraz
2277 Harbor Boulevard
Costa Mesa, CA 92626

Attachments:

1. Aerial Photos and Plans
2. Draft Resolutions (To be Sent Separately)
3. Evidence Packet (Under Separate Cover)

City of Costa Mesa

CITY OF COSTA MESA - [Created: 6/24/2014 11:51:28 AM] [Scale: 368.97] [Page: 8.5 x 11 / Landscape]

Overview Map

Legend

- Address Points
- Freeway
- Roads
- Collector
- Freeway
- Major
- Newport BLVD Primary
- SECONDARY
- Hydrology Channel-
- Street Names
- Street Centerlines
- Parcel Lines
- City Boundary
- Water Ways

Map Display

ATTACHMENT 1

(C) 2002-4 GeoPrise.net (GeoVec, Inc.) - (866)422-2505

City of Costa Mesa

CITY OF COSTA MESA - [Created: 6/24/2014 11:50:29 AM] [Scale: 368.98] [Page: 8.5 x 11 / Landscape]

Overview Map

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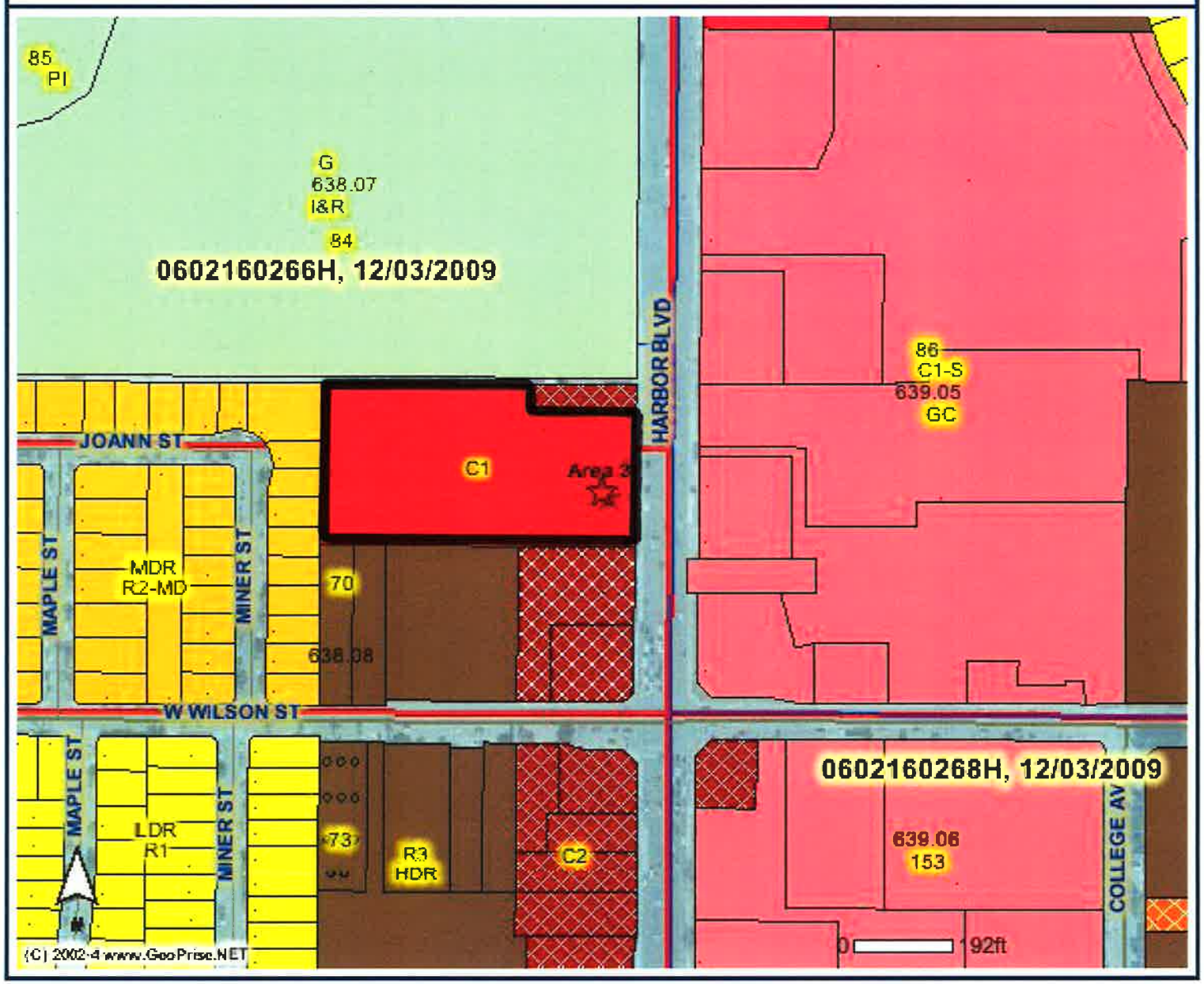
Map Display



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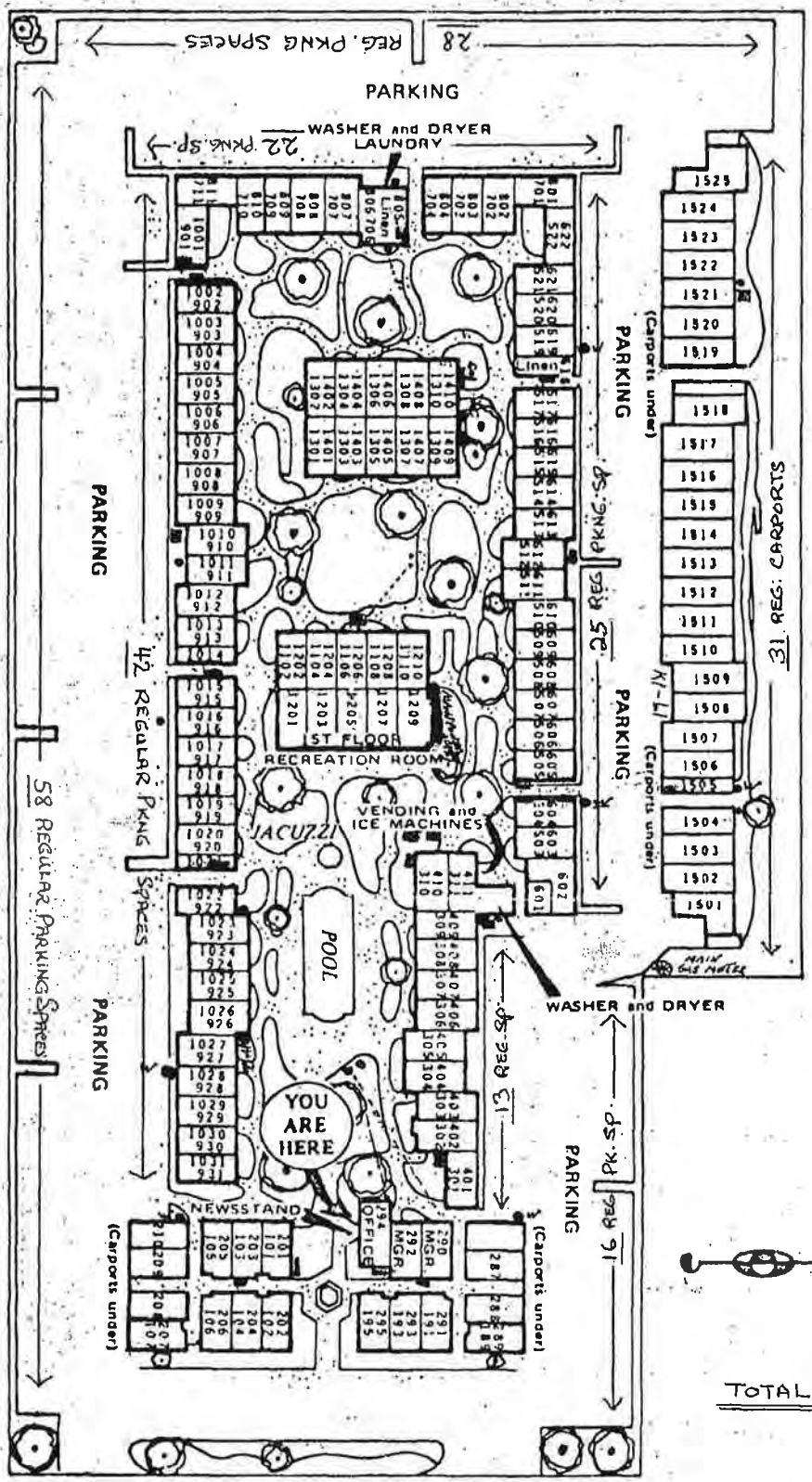


COSTA MESA MOTOR INN
2277 Harbor Boulevard • Costa Mesa, CA 92626 • (714) 645-4840

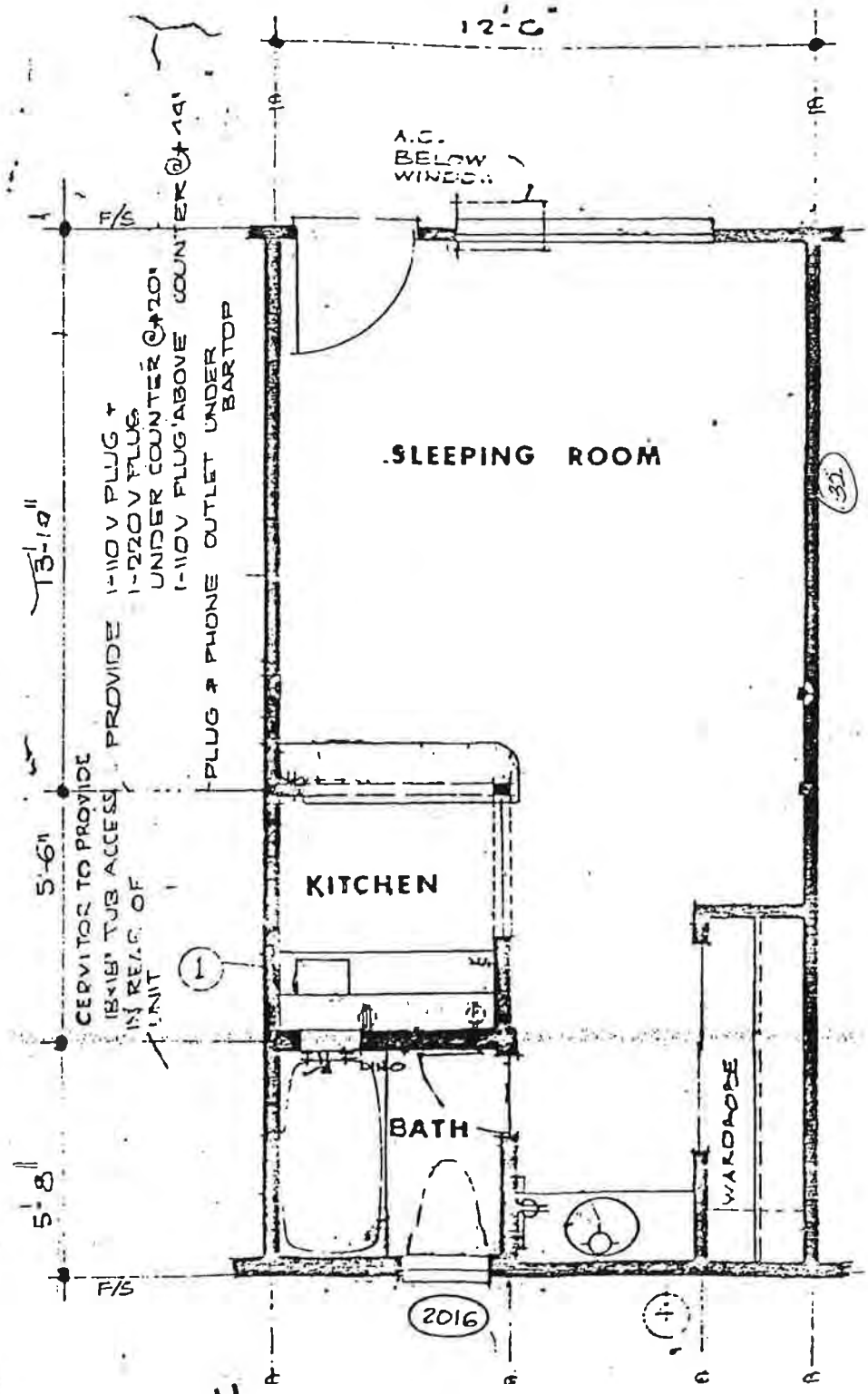
PA-98-73

COSTA MESA MOTOR INN

2277 Harbor Boulevard • Costa Mesa, CA 92626 • (714) 645-4840

PA-98-73

TYPICAL



ATTACHMENT 2, RESOLUTIONS - TO BE SENT AS A SEPARATE TRANSMITTAL EARLY NEXT WEEK

ATTACHMENT 3, EVIDENCE PACKET - UNDER SEPARATE COVER

PLANNING COMMISSION SUPPLEMENTAL MEMO

MEETING DATE: JULY 14, 2014 **ITEM NUMBER** PH-3

SUBJECT: **PLANNING APPLICATION PA-98-73: REVIEW OF CONDITIONAL USE PERMIT ALLOWING EXTENDED OCCUPANCY ROOMS AT THE COSTA MESA MOTOR INN (CMMI) LOCATED AT 2277 HARBOR BOULEVARD**

DATE: **JULY 10, 2014**

FROM: **MEL LEE, SENIOR PLANNER** MEL

FOR FURTHER INFORMATION CONTACT: **MEL LEE, AICP (714) 754-5611**
mel.lee@costamesaca.gov

Attached are the draft resolutions revoking and/or modifying Conditional Use Permit PA-98-73 for Costa Mesa Motor Inn (CMMI).

Distribution: Director of Economic & Development/Deputy CEO
Senior Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Director of Community Improvement Division
Staff (4)
File (2)

Century Quality Management
Attn: Sam Menlo
4221 Wilshire Boulevard, Suite 480
Los Angeles, CA 90010

Costa Mesa Motor Inn LLC
Attn: Hector Almaraz
2277 Harbor Boulevard
Costa Mesa, CA 92626

Attachments: 1. Draft Resolutions

RESOLUTION NO. PC-14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA REVOKING CONDITIONAL USE PERMIT PA-98-73 FOR THE COSTA MESA MOTOR INN TO RENT UP TO 40% OF ITS ROOMS TO LONG-TERM TENANTS

WHEREAS, on February 8, 1999, the Planning Commission of the City of Costa Mesa approved Conditional Use Permit PA-98-73 under Resolution No. PC-99-07, which allowed 40 percent of the total rooms at the Costa Mesa Motor Inn, located at 2277 Harbor Boulevard, to be dedicated to long-term occupancy; and

WHEREAS, on July 14, 2014, a duly noticed public hearing on the revocation of CUP PA-98-73 was held before the Planning Commission, which included a staff report, presentation of evidence by staff wherein the applicant and applicant's counsel were allowed to cross-examine members of the City staff and provide oral arguments to the Planning Commission. In addition, public comments both in favor of and opposed to revocation were received by the Planning Commission; and

WHEREAS, based upon its review and due consideration of all materials presented to it, the Planning Commission makes the following findings regarding the revocation of PA-98-73.

NOW THEREFORE, the Planning Commission of the City of Costa Mesa finds and resolves as follows:

A. The Costa Mesa Development Services Department has identified the following Conditions of Approval that have been violated by the Costa Mesa Motor Inn during the period from 2005 through 2013, inclusive:

1. Condition of approval number 14 provides that "the conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances."

   a. The Costa Mesa Motor Inn has been operated in violation of applicable laws and ordinances. To wit:

      i. On March 27, 2013, a partial inspection of the Costa Mesa Motor Inn was conducted by the Orange County Health Department and the Costa Mesa Code Enforcement Division. 14 occupied rooms were inspected.

      ii. As a result of the March 27, 2013 inspection, rooms 509, 511, 512, 1305 and 1307 were taken out of service by the Health Department, due to inadequate sanitation and insect activity. UHC § 1001.2(12).

iii. On March 27, 2013 the following violations were found in the 14 rooms inspected:

a. Missing means of egress signs on doors. CFC § 408.8.1.

b. Inoperable bathroom vents. IPMC § 403.2.

c. Unsanitary conditions. UHC § 1001.2.

d. Vermin. UHC § 1001.2(12); former CMMC § 20-7(r).

e. Peeling paint. IPMC § 305.3; former § CMMC 20-7(e).

f. Mildew and accumulated grime in bathrooms. UHC § 1001.2(11).

g. Missing or damaged window screens. Former CMMC § 20-7(i); IPMC § 304.14.

h. Damaged windows. Former CMMC § 20-6(g).

i. Damaged fixtures, such as deteriorated bathtubs, missing dome cover on lights, loose/leaking toilet water tanks. IPMC § 305.3; former CMMC § 20-7(e).

j. Missing smoke detectors. IPMC § 704.1.

k. Damaged walls and doors. UHC § 1001.2(13); IPMC § 304.15.

l. Deteriorated air conditioners. IMPC § 603.1.

m. Permanent use of multiple extension cords. CFC § 605.5.

n. Inoperable vehicles. Former CMMC § 20-3(c).

iv. On August 15, 2013, Code Enforcement inspected an additional 209 rooms, and found 490 code violations.

v. On August 15, 2013, the following violations were found:

a. Accumulation of trash and debris in rooms. Former CMMC § 20-4(d).

b. Deteriorated exterior light fixtures. Former CMMC § 20-7(g).

c. Appliances not in working order (heater, air conditioner, refrigerators and stoves). IPMC § 603.1.

d. Inoperable bathroom vent fans. IPMC § 403.2.

e. Deteriorated window screens. Former CMMC § 20-7(i).

f. Deteriorated fixtures, such as bathtubs, toilets, sinks. IPMC § 504.1.

g. Cable and electrical outlet covers missing. IPMC § 605.1.

h. Damaged flooring. IPMC § 305.4.

i. Peeling paint. Former CMMC § 20-7(e).

j. Damaged walls, doors and ceilings. UHC § 1001.2(13); IPMC § 304.15.

k. Insect, rodent and vermin activity. UHC § 1001.2(12); former CMMC § 20-7(r).

l. Missing smoke detectors. IPMC § 704.1.

vi. While the violations found in March and August 2013 were eventually corrected, it is unclear how long they were allowed to stand, and were only corrected due to the City's enforcement action, which required two inspections by the City on March 27 and August 15, 2013, and repeated re-inspections over a period of several months. The motel should be operating in compliance with the law at all times, not only when the City catches the violations and forces the motel to comply. Despite the corrections, therefore, the Costa Mesa Motor Inn operated for a period of several months, maybe longer, in violation of applicable laws.

vii. Additionally, inspections conducted between 2005 and 2012 revealed the following violations: inoperative vehicles, broken and missing outlet covers, illegal banner signs, abandoned shopping carts, no hot water, damaged window screens, missing/broken smoke detectors, illegal storage container, faulty weather protection, trash and debris, inadequate sanitation, hazardous electrical installations, hazardous plumbing installations, fire hazards and peeling paint.

2. Based on the violations described under subparagraph (1) above, CMMI has been operated in violation of condition of approval number 9, to wit, inoperable vehicles have been stored on the premises.

3. CMMI has been operated in violation of condition of approval number 8, to wit, "[n]o businesses shall be conducted in and/or from any unit without a valid Home Occupation Permit and business license," by permitting the Illumination Foundation to conduct business at the motel. The organization was found to be operating out of the motel on the following dates: January 4, 2011; Feb 22, 2013; and March 27, 2013. No business license or Home Occupancy Permit was obtained relative to these operations.

4. Based on the violations described under subparagraph (1) above, CMMI has been operated in violation of conditions of approval number 5, 12 and 13; to wit: required monthly inspections have not been conducted to ensure that no unauthorized activity is occurring, no unauthorized improvements have been made, and that no maintenance or code compliance problems have developed; housekeeping failed to report inoperable or missing smoke detectors and failed to report all deficiencies in the condition of the rooms; and management has failed to promptly correct all deficiencies and code violations

   a. It is reasonable to infer that conditions of approval 5, 12 and 13 have not been met, based on the deteriorated conditions found during the March 27, 2013 inspection of 14 occupied rooms, 5 of which were declared uninhabitable due to poor sanitation and vermin activity.

   b. It is further reasonable to infer that conditions of approval 5, 12 and 13 have not been met, based on the deteriorated conditions found during the August 15, 2013 inspection of 209 rooms, with 490 code violations found, including health and safety violations such as vermin activity and missing smoke detectors.

B. The property has been operated as a public nuisance, pursuant to Section 13-29 of the Costa Mesa Municipal Code and Sections 3479 and 3480 of the Civil Code. Namely, the following conditions are found to be injurious to health, indecent or offensive to the senses, or constitute obstructions to the free use of property, so as to interfere with the comfortable enjoyment of life or property:

1. Missing or broken smoke detectors constitute a condition that is injurious to health as an undetected fire can spread quickly and cause damage, injury and possibly death to the occupants of the room as well as other occupants.

2. Vermin carry disease and can contaminate food and drink. Vermin infestations are injurious to health and constitute obstructions to the free use of property, and interfere with the comfortable enjoyment of life and property.

3. Missing means of egress diagrams on motel doors endanger the motel's guests and they may not be able to find the necessary exits during a fire.

C. The cost for the above inspections and re-inspections has been borne by the City with taxpayer funds.

D. Under the totality of the circumstances above, there is substantial evidence that the Costa Mesa Motor Inn has been operated by its management in disregard for the health, safety and general welfare of the neighborhood, its patrons and the people of the City of Costa Mesa, as well as in violation of law.

E. The current and past operation of the Costa Mesa Motor Inn constitutes a public nuisance and is detrimental to the public health or safety so as to constitute a public nuisance.

F. This revocation hearing of Conditional Use Permit PA-98-73 is deemed Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15321 (Class 21), Enforcement Actions of Regulatory Agencies.

G. Chapter IX, Article 12, Transportation Demand Management, of Title 13 of the Costa Mesa Municipal Code does not apply to this revocation hearing.

The Secretary of the Commission shall attest to the adoption of this resolution and shall forward a copy to the applicant, and any person requesting the same.

BE IT RESOLVED, therefore, that based on the evidence in the record and the findings contained in this resolution, the Planning Commission hereby revokes Conditional Use Permit PA-98-73 with respect to the property located at 2277 Harbor Boulevard.

REVOCATION OF CONDITIONAL USE PERMIT PA-98-73 PASSED AND APPROVED at the Planning Commission meeting of July 14, 2014, by the following vote:

PASSED AND ADOPTED this 14th day of July, 2014.

_____
JIM FITZPATRICK, Chair,
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on July 14, 2014, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Secretary, Costa Mesa
Planning Commission

RESOLUTION NO. PC-14-

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA IMPOSING ADDITIONAL CONDITIONS ON, IN LIEU OF REVOKING, CONDITIONAL USE PERMIT PA-98-73 FOR THE COSTA MESA MOTOR INN TO RENT UP TO 40% OF ITS ROOMS TO LONG-TERM TENANTS

WHEREAS, on February 8, 1999, the Planning Commission of the City of Costa Mesa approved Conditional Use Permit PA-98-73 under Resolution No. PC-99-07, which allowed 40 percent of the total rooms at the Costa Mesa Motor Inn, located at 2277 Harbor Boulevard, to be dedicated to long-term occupancy; and

WHEREAS, on July 14, 2014, a duly noticed public hearing on the revocation of CUP PA-98-73 was held before the Planning Commission, which included a staff report, presentation of evidence by staff wherein the applicant and applicant's counsel were allowed to cross-examine members of the City staff and provide oral arguments to the Planning Commission. In addition, public comments both in favor of and opposed to revocation were received by the Planning Commission; and

WHEREAS, based upon its review and due consideration of all materials presented to it, the Planning Commission makes the following findings regarding the revocation of PA-98-73.

NOW THEREFORE, the Planning Commission of the City of Costa Mesa finds and resolves as follows:

A. The Costa Mesa Development Services Department has identified the following Conditions of Approval that have been violated by the Costa Mesa Motor Inn during the period from 2005 through 2013, inclusive:

1. Condition of approval number 14 further provides that "the conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances."

   a. The Costa Mesa Motor Inn has been operated in violation of applicable laws and ordinances. To wit:

      i. On March 27, 2013, a partial inspection of the Costa Mesa Motor Inn was conducted by the Orange County Health Department and the Costa Mesa Code Enforcement Division. 14 occupied rooms were inspected.

ii. As a result of the March 27, 2013 inspection, rooms 509, 511, 512, 1305 and 1307 were taken out of service by the Health Department, due to inadequate sanitation and insect activity. UHC § 1001.2(12).

iii. On March 27, 2013 the following violations were found in the 14 rooms inspected:

a. Missing means of egress signs on doors. CFC § 408.8.1.

b. Inoperable bathroom vents. IPMC § 403.2.

c. Unsanitary conditions. UHC § 1001.2.

d. Vermin. UHC § 1001.2(12); former CMMC § 20-7(r).

e. Peeling paint. IPMC § 305.3; former § CMMC 20-7(e).

f. Mildew and accumulated grime in bathrooms. UHC § 1001.2(11).

g. Missing or damaged window screens. Former CMMC § 20-7(i); IPMC § 304.14.

h. Damaged windows. Former CMMC § 20-6(g).

i. Damaged fixtures, such as deteriorated bathtubs, missing dome cover on lights, loose/leaking toilet water tanks. IPMC § 305.3; former CMMC § 20-7(e).

j. Missing smoke detectors. IPMC § 704.1.

k. Damaged walls and doors. UHC § 1001.2(13); IPMC § 304.15.

l. Deteriorated air conditioners. IMPC § 603.1.

m. Permanent use of multiple extension cords. CFC § 605.5.

n. Inoperable vehicles. Former CMMC § 20-3(c).

iv. On August 15, 2013, Code Enforcement inspected an additional 209 rooms, and found 490 code violations.

v. On August 15, 2013, the following violations were found:

a. Accumulation of trash and debris in rooms. Former CMMC § 20-4(d).

b. Deteriorated exterior light fixtures. Former CMMC § 20-7(g).

c. Appliances not in working order (heater, air conditioner, refrigerators and stoves). IPMC § 603.1.

d. Inoperable bathroom vent fans. IPMC § 403.2.

e. Deteriorated window screens. Former CMMC § 20-7(i).

f. Deteriorated fixtures, such as bathtubs, toilets, sinks. IPMC § 504.1.

g. Cable and electrical outlet covers missing. IPMC § 605.1.

h. Damaged flooring. IPMC § 305.4.

i. Peeling paint. Former CMMC § 20-7(e).

j. Damaged walls, doors and ceilings. UHC § 1001.2(13); IPMC § 304.15.

k. Insect, rodent and vermin activity. UHC § 1001.2(12); former CMMC § 20-7(r).

l. Missing smoke detectors. IPMC § 704.1.

vi. While the violations found in March and August 2013 were eventually corrected, it is unclear how long they were allowed to stand, and were only corrected due to the City's enforcement action, which required two inspections by the City on March 27 and August 15, 2013, and repeated re-inspections over a period of several months. The motel should be operating in compliance with the law at all times, not only when the City catches the violations and forces the motel to comply. Despite the corrections, therefore, the Costa Mesa Motor Inn operated for a period of several months, maybe longer, in violation of applicable laws.

vii. Additionally, inspections conducted between 2005 and 2012 revealed the following violations: inoperative vehicles, broken and missing outlet covers, illegal banner signs, abandoned shopping carts, no hot water, damaged window screens, missing/broken smoke detectors, illegal storage container, faulty weather protection, trash and debris, inadequate sanitation, hazardous electrical installations, hazardous plumbing installations, fire hazards and peeling paint.

2. Based on the violations described under subparagraph (1) above, CMMI has been operated in violation of condition of approval number 9, to wit, inoperable vehicles have been stored on the premises.

3. CMMI has been operated in violation of condition of approval number 8, to wit, "[n]o businesses shall be conducted in and/or from any unit without a valid Home Occupation Permit and business license," by permitting the Illumination Foundation to conduct business at the motel. The organization was found to be operating out of the motel on the following dates: January 4, 2011; Feb 22, 2013; and March 27, 2013. No business license or Home Occupancy Permit was obtained relative to these operations.

4. Based on the violations described under subparagraph (1) above, CMMI has been operated in violation of conditions of approval number 5, 12 and 13; to wit: required monthly inspections have not been conducted to ensure that no unauthorized activity is occurring, no unauthorized improvements have been made, and that no maintenance or code compliance problems have developed; housekeeping failed to report inoperable or missing smoke detectors and failed to report all deficiencies in the condition of the rooms; and management has failed to promptly correct all deficiencies and code violations

   a. It is reasonable to infer that conditions of approval 5, 12 and 13 have not been met, based on the deteriorated conditions found during the March 27, 2013 inspection of 14 occupied rooms, 5 of which were declared uninhabitable due to poor sanitation and vermin activity.

   b. It is further reasonable to infer that conditions of approval 5, 12 and 13 have not been met, based on the deteriorated conditions found during the August 15, 2013 inspection of 209 rooms, with 490 code violations found, including health and safety violations such as vermin activity and missing smoke detectors.

B. The property has been operated as a public nuisance, pursuant to Section 13-29 of the Costa Mesa Municipal Code and Sections 3479 and 3480 of the Civil Code. Namely, the following conditions are found to be injurious to health, indecent or offensive to the senses, or constitute obstructions to the free use of property, so as to interfere with the comfortable enjoyment of life or property:

1. Missing or broken smoke detectors constitute a condition that is injurious to health as an undetected fire can spread quickly and cause damage, injury and possibly death to the occupants of the room as well as other occupants.

2. Vermin carry disease and can contaminate food and drink. Vermin infestations are injurious to health and constitute obstructions to the free use of property, and interfere with the comfortable enjoyment of life and property.

3. Missing means of egress diagrams on motel doors endanger the motel's guests and they may not be able to find the necessary exits during a fire.

H. The cost for the above inspections and re-inspections has been borne by the City with taxpayer funds.

I. Under the totality of the circumstances above, there is substantial evidence that the Costa Mesa Motor Inn has been operated by its management in disregard for the health, safety and general welfare of the neighborhood, its patrons and the people of the City of Costa Mesa, as well as in violation of law.

J. The current and past operation of the Costa Mesa Motor Inn constitutes a public nuisance and is detrimental to the public health or safety so as to constitute a public nuisance.

K. This revocation hearing of Conditional Use Permit PA-98-73 is deemed Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to Section 15321 (Class 21), Enforcement Actions of Regulatory Agencies.

L. Chapter IX, Article 12, Transportation Demand Management, of Title 13 of the Costa Mesa Municipal Code does not apply to this revocation hearing.

M. The Secretary of the Commission shall attest to the adoption of this resolution and shall forward a copy to the applicant, and any person requesting the same.

NOW THEREFORE, the Planning Commission also hereby finds that revocation of CUP PA-98-73 for the operation of the Costa Mesa Motor Inn is justified and hereby resolves, in lieu of revocation, to impose additional conditions on PA-98-73 as follows, in lieu of revocation at this time:

A. The Costa Mesa Motor Inn shall contract with a bona fide pest control provider to inspect the property and spray to maintain the property free of vermin on a monthly basis. Monthly reports shall be provided to Development Services staff.

B. Maid service shall be provided at least once every three (3) days while a guest remains in the same, and immediately after a guest leaves the premises or changes rooms, irrespective of the guest's wishes. Any guest who refuses to allow maid service or the monthly inspection shall be evicted forthwith.

C. The purpose of maid service, in addition to the monthly inspections, shall be to maintain the rooms in a sanitary condition, ensure that linens and bedding are clean, and to ensure that the rooms are not being utilized in a manner contrary to applicable law. Damage, maintenance issues, smoke detectors that have been removed, etc. shall be reported to the management and promptly addressed.

D. Any guest who removes or disables any smoke detector shall be evicted forthwith.

E. Any guest who refuses access to City personnel following a noticed inspection shall be evicted forthwith.

F. City may conduct up to two comprehensive inspections per year, and shall provide the property owner with notice no later than three business days prior to conducting the inspection. Property owner shall provide notice to the patrons and shall provide access to all the rooms.

G. All conditions in CUP PA-98-73 that are likely to affect the privacy or quiet enjoyment of the premises by guests shall be prominently posted in the lobby and on the inside of each room's door.

H. The premises shall not be maintained or operated in a manner that constitutes a public nuisance, pursuant Sections 3479 and 3480 of the Civil Code, and Title 20 of the Costa Mesa Municipal Code.

I. The above conditions of approval shall be in addition to the conditions of approval for PA-98-73.

J. The business owner and property owner at 2277 Harbor Boulevard shall consent in writing to all of these conditions of approval.

PASSED AND ADOPTED this 14th day of July, 2014.

_____

JIM FITZPATRICK, Chair,
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Claire Flynn, Secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on July 14, 2014, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

_____
Secretary, Costa Mesa
Planning Commission

COSTA MESA MOTOR INN CUP EVIDENCE PACKET

PLANNING APPLICATION PA-98-73

JULY 14, 2014 PLANNING COMMISSION MEETING

EXHIBITS – COSTA MESA MOTOR INN

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EXHIBIT 1

REPORT OF THE PLANNING STAFF

This is NOT official Commission Action

ZONE EXCEPTION PERMIT NO. ZE-72-96

AGENDA NO.

REZONE PETITION NO.

ZONE C1-CP

OTHER

PREPARED BY PJM:rlb

NAME: Ambassador Inns (Dale Ingram)

LOCATION 2277, 2283, 2293 and rear of 2299 Harbor Blvd. C.M

REQUEST: Permission to construct and operate a two story 236 unit motel having 226 open parking spaces and 40 covered spaces and with 61 units having kitchen facilities, to meet the "CP" standards.

I. General Description

1. Property located on west side of Harbor just south of Fairview State Hospital.
2. C1-CP zone.
3. Adjacent properties residential and commercial.

II. Evaluation

Applicant has what seems to be a good plan but an Environmental Impact Statement will have to be submitted to the City before any action can be taken.

III. Planning Staff Recommendation

That this application be continued for 30 days (meeting of November 13, 1972) to allow sufficient time for the applicant to submit an Environmental Impact Statement.

IV. Commission Action -- meeting of October 9, 1972

Continued to the meeting to be held on Monday, November 13, 1972 at 6:30 P.M. or as soon as possible thereafter.

V. Planning Input for Meeting of November 13, 1972

A. Evaluation

1. Applicant is combining four parcels (S-72-73)
2. Obtained Rezone to C1-CP (R-72-05 and 09)
3. 236 units, two story
4. Managers unit and 61 units with kitchens, 175 w/o kitchens
5. Parking : 226 open spaces
   40 covered
   266 Total provided -- 266 Required
6. 27% Building
   40% Asphalt
   33% Open Space
7. Recreation Room and Pool
8. Spanish Motif

SEE PAGE II

THIS DOCUMENT HAS BEEN REVIEWED BY:

PLANNING DIRECTOR	WHD
CURRENT PLANNING	RCO
ADVANCE PLANNING	ajf

ZE-72-96
Ambassador Inns

Conditions, if approved

Engr. 1. Construct P.C.C. commercial sidewalk on Harbor Boulevard per City of Costa Mesa Standard Drawings, at applicant's expense.
" 2. Construct P.C.C. driveway approach per City of Costa Mesa Standard Plans, at applicant's expense. Location, width and type are subject to the approval of the Traffic Engineer.
" 3. Any existing drives and/or curb depressions that will not be used shall be removed and replaced with full height curb and sidewalk at applicant's expense.
" 4. Dedicate all land 60 feet from the centerline of Harbor Boulevard.
" 5. Fulfill Drainage Ordinance Fee requirements prior to issuance of building permit.
" 6. Three copies of the final parcel map shall be submitted to the Engineering Department for checking.
" 7. City Engineer must approve all connections to City storm drains. Applicant shall obtain the necessary permits for the connections. Applicant shall also execute an encroachment permit with the City of Costa Mesa for temporary backwater flooding resulting from said connections.
" 8. Based on City Engineer's study, applicant shall dedicate land for a 20 foot alley and shall submit improvement plans for and fully improve said alley to its ultimate width per City of Costa Mesa Standards.
" 9. Require cash deposit to guarantee construction of Harbor Boulevard, to its ultimate width per City of Costa Mesa Master Plan of Highways. Cash deposit to be determined by City Engineer.
Fire 10. Install hydrants as directed by Fire Department and as is shown on plans. Grant right of easement to water district for maintenance purposes.
Plan. 11. Applicant shall conform to all conditions of Tentative Parcel Map No. S-72-23.
" 12. Applicant shall file a recorded parcel map with the City prior to final occupancy of the building.
" 13. Prior to issuance of Building Permits, developer shall obtain necessary street work permits authorizing construction as indicated in 1, 2 and 3 above.
" 14. All on-site utility services (Edison and Telephone) shall be installed underground.
" 15. Provide trash enclosure facilities consisting of a Portland Cement Concrete pad circumscribed by 6 ft. high opaque (masonry-wood-block) fencing and opaque latching gate. Location and size to be coordinated with the Planning Department.
" 16. All landscape planters shall be densely planted and provided with irrigation facilities (sprinklers) as required by the Planning Department.
" 17. Any mechanical equipment, such as air conditioning compressors, etc., shall be visually screened from view of a public street.
" 18. Developer is hereby advised that all utilities such as gas meters, electrical meters, telephone pedestal mounted terminal boxes, surface mounted Edison transformers, fire hydrants or any other potential obstruction shall not be located within the approved parking and/or turn radius area unless installed underground in a vault having an approved traffic lid.
" 19. Driveway and parking lot lighting facilities are required, under the direction of the Planning Department.
" 20. All planters shall be separated from parking areas with a 6" high concrete curb.
" 21. Installation of 6 ft. high masonry or block wall along the southerly and westerly property lines, under the direction of the Planning Department.

Commission Action - meeting of November 13, 1972

Deleted Condition No. 8 & add Con. #22

VI. Planning Staff Recommendation

Approval -- The Planning Staff hereby certifies to the Planning Commission and the City Council that ZE-72-96 for Ambassador Inns is, in their opinion, another step in the upgrading and beautification of the City of Costa Mesa and complies with the specified requirements in Resolution No. 77 (CP Policy and Standards).

VII. Reasons for Recommendation

1. Since a motel use is not a listed permitted use in a C1 zone and the property is designated CP, this Zone Exception Permit was required.
2. The project is well designed and as such, should be an asset to the area.
3. All applicable City Codes will be met.
4. Motels are fundamentally commercial in nature and therefore, are most compatible in locations close to a major thoroughfare, restaurants and other commercial businesses offering services to the public. The above described area meets these pre-requisites.

VIII. Conditions, if approved

1. Shall meet all the requirements of the various departments of the City of Costa Mesa, copy attached hereto.

IX. Commission Action -- Meeting of November 13, 1972:

Recommended for approval (5-0) based on reasons under VII. above and subject to the conditions under VIII above.

CITY OF COSTA MESA
PLANNING DEPARTMENT

This is to certify that Zone Exception Permit No. ZE-72-96
(Rezone Petition or Zone Exception Permit)

for Ambassador Inns of America, c/o Dale L. Ingram, P.O. Box 229, El Monte, Calif.
(applicant) (address)

was

Published on 9-29-72
(date)

Posted on 10-4-72
(date)

33 Post Cards mailed to property
(no.)

owners of record as shown in our files on

9-29-72
(date)

William L. Dunn
Director of Planning

EXHIBIT 2

PLANNING DIVISION STAFF REPORT

AGENDA NO. 6.b.

SITE LOCATION 2277 Harbor Boulevard

APPLICATION NO. PA-98-73

AP # 422-163-31
(Owner of Record)

MANDATORY ACTION DATE April 17, 1999

APPLICANT Sam Menlo

AUTHORIZED AGENT Alex Salazar

ADDRESS 4221 Wilshire Boulevard
Los Angeles, CA 90010

ADDRESS 4221 Wilshire Boulevard
Los Angeles, Ca 90010

APPLICANT IS REMINDED THAT ALL ORDINANCES AND REGULATIONS GOVERNING THE USE OF THE LAND OR BUILDING(S) TO WHICH THIS APPLICATION PERTAINS MUST BE COMPLIED WITH WHETHER SPECIFIED HEREIN OR NOT.

PREPARED BY Gabriel Elliott, Associate Planner *gl*

DATE PREPARED February 2, 1999

LAST UPDATE

REQUEST:

A conditional use permit to allow 50% long-term occupancy (25% maximum long-term occupancy allowed), for the existing Costa Mesa Motor Inn.

STAFF RECOMMENDATION:

Approve, subject to conditions.

FINAL COMMISSION ACTION: February 8, 1999

Approved by adoption of Planning Commission Resolution PC-99-07, based on testimony, information and analysis contained in the Planning division staff report, and findings contained in exhibit "A", subject to conditions in exhibit "B" with modifications and additions as shown in exhibits.

(4-1, Chris Fewel noted no)

APPLICANT NOTIFIED ns DATE February 12, 1999

CITY OF COSTA MESA, 77 FAIR DRIVE, COSTA MESA, CA 92628-1200

costa mesa

I. DESCRIPTION

A. Subject Property

1. Location - 2277 Harbor Boulevard
2. General Plan designation - General Commercial
3. Zone - C1
4. Present Development - 236-unit motel
5. Lot Area - 4.04 acres
6. CEQA - Exempt, Class 1

B. Surrounding Property

1. North - C2, commercial; I & R, Costa Mesa Golf Course
2. South - R3; C1, multi-family residential; commercial
3. East - Across Harbor Boulevard - C1S, Harbor Center
4. West - R2-MD, multi-family residential

C. Request

Conditional use permit to allow an existing 236-unit motel (Costa Mesa Motor Inn) to rent 50 percent of its rooms for long-term occupancy.

D. Background

On November 20, 1972, the City Council approved ZE-72-96 which allowed construction of the Ambassador Inns, a two-story, 236-unit motel. 61 units were equipped with kitchen facilities. Today, 104 units are equipped with kitchen facilities, and there are no permits on record for the 43 additional sinks/counter top burners. Staff will pursue legalization of these 43 and any additional sinks/counter top burners.

266 parking spaces, consisting of 226 open parking spaces and 40 covered parking spaces, were provided. Today, 235 parking spaces exist, with 31 of those spaces being carports.

In 1995, the City formed a "Motel Task Force" (Task Force), comprised of various City departments and the Orange County Health Care Agency (OCHCA), to address code violations and crime problems at a number of motels in the City. An inventory of the motels was conducted, as well as listings of police calls for service and Automobile Club rating for each applicable lodging facility, using 1994 records. The motels were then ranked according to the need

to address the building/safety conditions, level of crime, etc. Costa Mesa Motor Inn was ranked as "very high" priority.

One of the issues addressed by the Task Force was the number of motels providing long-term occupancies.

As a result of that study, the City Council, in 1997, adopted a new motel ordinance that required, among other things, approval of a conditional use permit to allow more than 25 percent of the total number of rooms in any motel to be occupied by the same person for more than 28 consecutive days or 28 days in any 60 consecutive day period. The applicant is applying for a conditional use permit as allowed by the motel ordinance.

Costa Mesa Motor Inn is currently under a violation notice from the OCHCA. In a letter dated August 14, 1998, the agency identified several violations of the Uniform Housing Code. The violations, which range from missing smoke detectors to loose toilets, are currently being corrected.

Costa Mesa Motor Inn is not rated by the Automobile Association of America (AAA).

II. PROJECT DESCRIPTION

The applicant would like to rent a maximum of 118 of the motel's existing 236 rooms for long-term occupancy. 104 units are currently equipped with cooking facilities, which consist of a sink, and a counter top electric range. Some rooms are equipped with refrigerators.

According to the applicant, motel "guests" would comprise of "hard-working, honest people" who cannot afford the high apartment rentals in Costa Mesa.

Guest records as of October 28, 1998 indicate that only 174 of the 236 rooms (74 percent) are currently occupied. Although 96 of the 236 rooms (41 percent) are currently being rented to guests on a long-term basis, only 44 of the rooms (19 percent) were rented to long-term occupants after January 1, 1998, the effective date of the ordinance.

There are six different room types ranging from "basic" rooms to double rooms with kitchens. Weekly room rates range from $134.00 for the basic room to $174.00 for a double room with a kitchen. Up to $20.00 per room is charged for each additional room occupant. In addition to the basic toilet and bath facilities, each unit is equipped with a telephone, televi-

sion, a wall-mounted air conditioner, and a closet. A $20.00 deposit is required to activate the room telephones; a deposit of $30.00 is required for gate access cards. In emergencies, the room telephones can still be used without the $20.00 telephone activation fee; the telephone can be used to contact the front desk in those instances.

Some of the amenities provided on the property include a swimming pool and jacuzzi, vending machines, three public telephones, two laundry facilities for the residents (consisting of nine coin-operated washers and dryers), and a large commercial-type laundry facility where the motel's linens are washed.

The property can be accessed from three gates located on Harbor Boulevard. Two of the gates, located on the north and south ends of the property, allow vehicular entry and exit by use of an access card; the third gate is a walk-in security gate located at the front of the building. All registered guests are provided with keys and access cards for the gates.

The motel staff currently consists of a resident manager; a full-time security guard; two full-time, resident maintenance workers; and ten housekeeping staff.

III. PLANNING STAFF ANALYSIS

Section 13-174(a) of the Municipal Code requires approval of a conditional use permit to rent motel rooms for extended periods exceeding 28 consecutive days or 28 days in any 60 consecutive day period.

The Planning Commission may approve an applicant's request as submitted or may establish an alternate number and/or percentage of rooms to be rented on a long-term basis.

In considering the conditional use permit request as well as the number and/or percentage of rooms for extended occupancies, Code requires that the following criteria be examined:

1. Whether or not the overall site design and the floor plans for individual rooms proposed are conducive to extended occupancy.

2. Whether or not adequate parking and other amenities are provided to support extended occupancy.

3. Whether or not the renting of rooms for more than 28 consecutive days is likely to lead to, or, in the case of existing motels, has led to

police problems due to design of the motel and/or the nature of the surrounding area.

Is the overall site design and are the floor plans for individual rooms proposed conducive to extended occupancy ?

The site is comprised of four buildings designed around concrete walkways, landscaped areas, and a swimming pool and jacuzzi.

The exterior of the property appears clean, and the landscaped areas, although fenced off with wrought iron fencing, are well maintained. The parking lot is clean and no abandoned vehicles were observed in the parking lot. Three trash enclosures currently exist. Vehicular circulation and access to parking are by means of a perimeter driveway around the main complex.

Rooms for rent consist of six different types: a "basic", a "basic" and refrigerator, a double, a double with refrigerator, a single with kitchen, and a double with kitchen.

There are 104 rooms with kitchens which include a sink and a two-burner electric stove top, and 180 rooms with refrigerators. A combination of both appliances, in staff's opinion, makes the rooms conducive to long term occupancies.

Consistent with the violation notice prepared by the OCHCA, staff observed soiled, discolored or bulging carpets in some of the rooms. Most of the bathtubs and sinks observed were deeply stained or peeling from the several layers of paint applied over time. Most of the toilets were loose, some window screens were missing, and smoke detectors were either missing or not operational in some rooms. A copy of the violation notice is attached to this report.

On October 28, 1998, planning staff, accompanied by members of the City's Motel Task Force, inspected some of the rooms identified in the OCHCA August 14, 1998, notice of violation letter. Although efforts were being made to correct some of the identified violations, some violations were still outstanding. Inspection of other rooms in the motel revealed similar violations.

Staff is unwilling to recommend approval of a long-term occupancy increase until current violations are substantially corrected and the rooms brought up to more livable standards. The Task Force has identified the first week of December 1998, as a target date for reinspection.

Is parking adequate and are other amenities provided to support extended occupancy ?

266 parking spaces were approved for the development in 1972; 235 parking spaces currently exist, with 31 of those spaces being carports.

The City's motel parking standard requires one parking space for each unit without a cooking facility, and 1.5 parking spaces for rooms with cooking facilities. 104 of the 236 rooms are provided with kitchens. Therefore, under today's code, 288 parking spaces would be required.

However, it is staff's opinion that conversion of additional rooms for long-term occupancy would not increase the motel's parking demand, because of the small size of the rooms and the occupants' low rate of car ownership. Additionally, the parking lot of the motel does not demonstrate a high utilization of the existing parking spaces. Staff feels the existing parking spaces would satisfy current and future parking needs for the motel.

Amenities mentioned earlier in this report, including the coin-operated laundry facilities, a swimming pool and jacuzzi, and vending machines, in staff's opinion, support long-term occupancy. However, fenced-off lawns and the lack of other "green" recreational areas make the motel less desirable for long-term occupancy in the case of families with children.

Is the renting of rooms for more than 28 consecutive days likely to lead to, or has it led to, police problems due to design of the motel and/or the nature of the surrounding area?

A recent report published by the Task Force indicates that calls for service for Costa Mesa Motor Inn have decreased from 346 calls reported in 1994 (1.47 calls per room) to 158 calls reported in 1997 (0.70 calls per room). The 0.70 calls per room ranks eighth on a list of 30 motels/hotels in the City.

The Police Department, however, believes that the 158 calls for service over the last year are too high, and would like to see a decline in the number of incidents. Table 1, below, identifies the nature and frequency of occurrence of some of the calls for service at the motel over the last year:

Table 1 (1997)

Incident Type	Occurrence	Percentage of total
Disturbance	24	15%
Keep the Peace	22	14%
Warrant Arrest	13	8%
Non-crime report	12	7.6%
Medical Aide	7	4.4%
Suspicious report	6	4%
Assault	5	3%
Lost and found property	5	3%
Towed/stored vehicle	5	3%
Public drunk	4	2.5%
Miscellaneous incident	4	2.5%
Drug possession	4	2.5%
Under influence of drugs	3	2%
Assault with deadly weapon	3	2%
Auto theft	3	2%
Public assistance	3	2%
Restraining	2	1%
Drug paraphernalia	2	1%
Robbery	2	1%
Suicide attempt	1	0.6%
Trespassing	1	0.6%
Narcotic possession	1	0.6%
Sodomy	1	0.6%
Parole violation	1	0.6%
Vehicle burglary	1	0.6%
Petty theft	1	0.6%
Drug possession for sale	1	0.6%
Prostitution	1	0.6%

The Police Department recommends against additional long-term tenants until conditions at the motel improve drastically, and the rate of calls for service drops to an acceptable level. A memo from Sergeant Tim Schennum is attached for reference.

Other Issues

Section 13-173 of the Municipal Code identifies operational and development standards for motels. The following table identifies Costa Mesa Motor Inn's current operational methods:

Table 2

Motel Standards	Costa Mesa Motor Inn
On-site management shall be available on a 24-hour basis.	There is a resident manager on site on a 24-hour basis.
Each guest room shall be provided regularly-scheduled maid and housekeeping service at least once every three (3) days during any consecutive occupancy and at least once between each occupancy.	Housekeeping is done once a week for weekly guests, and daily for guests staying on a daily basis.
In-room telephone service for emergency response shall be provided in all guest rooms.	There are telephones in every room. Although a $20.00 deposit is required for the telephone, room phones can still be used in emergencies without the $20.00 telephone activation fee; the telephone can be used to contact the front desk in those instances
Persons responsible for the renting of a room shall provide their name and permanent address, the license number and state of license, make, model, and year of any vehicle parked on-site or off-site. The registration information shall include the dates of occupancy, length of stay, and room rate. Such information shall be available at least 30 days past the guest's last day of stay, and shall be available for inspection upon request by sworn personnel of the City of Costa Mesa Police Department or City Building Official.	According to the manager, a valid identification in the form of a driver's license is required from all registering guests. Parking spaces in the parking lot are numbered consistent with motel room numbers. Guest vehicle information is obtained at check-in. A computer stores information required by the City's motel ordinance.
No room, suite or bed shall be assigned or rented more than twice within any 24-hour period.	The same rooms are not assigned or rented more than once within a 24-hour period.

The property owner/motel operator shall comply with the provisions of Chapter IV of Title 16 of the Costa Mesa Municipal Code pertaining to the responsibility for the collection of transient occupancy tax (TOT).	The motel manager indicates that transient occupancy taxes are being paid. In 1997, TOT exemptions (for stays exceeding 30 days) were filed for 20.5% of room rental days.
The business shall be conducted, at all times, in a manner that will allow the safe and quiet enjoyment of the surrounding neighborhood which includes, but is not limited to, security and operational measures, to comply with this requirement.	Gates have been installed at the entrances to regulate access to the motel. In case of an emergency, an on-site manager is available on a 24-hour basis. There is also 24-hour on-site security.

With the exception of housekeeping services, Table 1, above, indicates that the motel's current operational procedures satisfy the City's motel standards.

IV. PLANNING STAFF RECOMMENDATION

Because of pending OCHCA violations and Police Department's concern over the number and nature of calls for service at the motel, staff is requesting a 90-day continuance to allow the motel time to complete some of the outstanding violations, and to observe whether or not the rate of calls for service would decline.

V. ACTION - PLANNING COMMISSION MEETING OF NOVEMBER 9, 1998

Item was continued to the Planning Commission meeting of February 8, 1999.

VI. PLANNING COMMISSION MEETING OF FEBRUARY 8, 1999

On January 14, 1999, Planning Staff, accompanied by the OCHCA and members of the Task Force, re-inspected Costa Mesa Motor Inn, to determine the level of compliance with the OCHCA's violation notice, and to evaluate the overall state of the property.

The inspection revealed substantial compliance with the violation notice and a general improvement in the quality of rooms in the motel. For instance, new carpeting has been installed in several of the rooms; faulty smoke detectors in the rooms have been repaired or replaced; loose toilets

have been repaired; leaking faucets have been repaired; and bathtubs have either been replaced or repaired.

The inspection also revealed that the "Harbor Room" is not currently being used, nor has it ever been used as a recreational room for the motel's residents. Therefore, staff will recommend designating a play area, preferably located within the "courtyard" area of the motel. One consideration would be to utilize some of the existing fenced-off areas as play areas for children. This could be accomplished by relocating the wrought-iron fences to protect the trees, making the grass area accessible for children. Because the fenced-off areas are located adjacent to units, children playing in the area could be better supervised, as contrasted with a play area that might be located at or adjacent to, the parking area. The location and other specifications of the play area shall be coordinated by Planning Staff prior to its establishment; and shall consider safety of the children.

The applicant's response to this proposal has not been enthusiastic. They would rather keep the fenced-off area fenced-off. As an alternative, they propose the use of an open area adjacent to the 1500-series building bordering the bike path around the golf course. If approved, a fence would be installed inside the property line fence as an additional safety measure, and the asphalt surface would be replaced by a more "child-friendly" surface. Staff's concerns about this area are its remoteness, and proximity to two large, ground-mounted satellite dishes.

Regarding the total number units with kitchen facilities, Planning Staff has learned that the ability to obtain required electrical permits would be based on whether or not those units were pre-wired for kitchen facilities. This determination would be made during an on-site investigation. In the mean time, a condition of approval will be included requiring all necessary permits be obtained for the units where kitchen facilities have been added since 1972, when the project was approved. 61 units were originally approved with kitchen facilities, 104 units are currently provided with kitchen facilities.

The Police Department, in a memo dated January 20, 1999, indicates that the applicant and his staff have made a legitimate effort in cooperating with the Police Department's goals to reduce calls for service and improve conditions at the motel. Efforts made by the applicant, as cited in the memo, include: (1) termination and replacement of a motel manager; (2) crime prevention through environmental design issues such as lighting and landscaping; (3) removal of abandoned vehicles and shopping carts; (4) improved door locks on motel rooms and installation of door viewers on motel doors; (5) eviction of problem tenants; (6) rent increases; and (7) various other property and room improvements. The September 10,

1998, letter from Mr. Sam Menlo to the guests of the Costa Mesa Motor Inn, identifies some of the motel's current policies.

Because of these efforts, the Police Department reports a decline in the number of calls for service at the motel from 346 calls in 1994, to 172 calls in 1998. However, there were 158 calls reported in 1997. The Police Department remains optimistic that with the efforts in place, conditions at the motel would continue to improve.

In conclusion, it is staff's opinion that the overall site design and the floor plans for the individual rooms are conducive to extended occupancy. It is also staff's opinion that an adequate number of parking spaces are provided based on the size of the rooms and the motel occupants' low rates of car ownership. Finally, because of the progress being made in compliance with OCHCA's violation notice, and because of the applicant's cooperative attitude and efforts to prevent crime through environmental design, and cooperation with the Police Department, staff is recommending approval of the conditional use permit.

VII. PLANNING STAFF RECOMMENDATION

Approve by adoption of Planning Commission resolution based on findings contained in exhibit "A", and subject to the conditions of approval in exhibit "B".

RESOLUTION NO. PC-99-07

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF COSTA MESA APPROVING PLANNING APPLICATION PA-98-73

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by Sam Menlo, with respect to the real property located at 2277 Harbor Boulevard, requesting a conditional use permit to allow 50 percent long-term occupancy (25 percent long-term occupancy allowed) for the existing Costa Mesa Motor Inn, in the C1 zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on November 9, 1998;

WHEREAS, the item was continued for a period of 90 days;

WHEREAS, a duly noticed public hearing was held by the Planning Commission on February 8, 1999;

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **APPROVES** Planning Application PA-98-73 with respect to the property described above.

BE IT FURTHER RESOLVED that the Costa Mesa Planning Commission does hereby find and determine that adoption of this resolution is expressly predicated upon the activity as described in the staff report for Planning Application PA-98-73, and upon applicant's compliance with each and all of the conditions contained in Exhibit "B". Should any material change occur in the operation, or should the applicant fail to comply with the conditions of approval, then this resolution, and any approval herein contained, shall be deemed null and void.

PASSED AND ADOPTED this 8th day of February , 1999.

Chair, Costa Mesa Planning Commission

STATE OF CALIFORNIA)
) ss.
COUNTY OF ORANGE)

I, R. Michael Robinson, acting secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on February 8, 1999, by the following votes:

AYES: COMMISSIONERS Davenport, Sutro, Colvin, Foley

NOES: COMMISSIONERS Fewel

ABSENT: COMMISSIONERS None

ABSTAIN: COMMISSIONERS None

Acting Secretary, Costa Mesa Planning Commission

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EXHIBIT "B"

CONDITIONS OF APPROVAL

Plng. 1. Long-term occupancy, as defined in the Costa Mesa Municipal Code, shall not occur at any time in more than 40 percent of the motel's total rooms (currently 236).

2. A play area, located in the central "courtyard" area of the motel, shall be provided for families with children. The location and specifications of the play area shall be coordinated with the Planning Division prior to establishment. Play area shall be established within 60 days of Planning Commission action.

3. All required permits shall be obtained, as necessary, to account for the number of units with kitchen facilities in 1972 when the project was approved (61), and the number of units with kitchen facilities today (104). All permits shall be obtained within 60 days of Planning Commission action.

4. All violations identified in the Orange County Health Care Agency letter of August 14, 1998, and subsequent violation notices shall be satisfactorily completed in the time allotted by the agency.

5. Monthly inspections of the long-term occupancy units shall be conducted by the on-site manager to ensure that no unauthorized activity is occurring, no unauthorized improvements have been made, and that no maintenance or code compliance problems have developed.

6. The manager shall possess current, operable keys to all motel units at all times.

7. Full-time and year-round twenty-four hour management shall be provided. The manager and owner shall ensure compliance with all applicable conditions of approval and code requirements. Applicant shall show proof of a 24-hr. on-site manager within 60 days of Planning Commission approval.

8. No businesses shall be conducted in and/or from any unit without a valid Home Occupation Permit and business license.

9. There shall be no vehicle repair work done on site. Storage of vehicles not normally driven by tenants of the units shall not be permitted on the site. No inoperable vehicles or "for sale" vehicles may be stored or placed on site.

10. The motel, including all rental units regardless of length of tenancy, shall be subject to periodic inspection by the City of Costa Mesa, OCHCA, and other government agencies. All code violations discovered will be subject to immediate citation and/or other legal process.

11. Rental/lease agreement clauses shall authorize management to enter at reasonable times to inspect/repair the units and allow the City or

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other agencies to enter the units for the purpose of inspection.

12. Housekeeping and maid service, as required by code requirement #5, shall check smoke detectors for operability and the condition of all appliances, equipment, and furnishings in each unit and shall promptly report any and all deficiencies in the condition of the unit to management.
13 Management shall promptly correct all deficiencies upon notice of same.
14. The conditional use permit herein approved shall be valid until revoked, but shall expire upon discontinuance of the activity authorized hereby for a period of 180 days or more. The conditional use permit may be referred to the Planning Commission for modification or revocation at any time if the conditions of approval have not been complied with, if the use is being operated in violation of applicable laws or ordinances, or if, in the opinion of the development services director or his designee, any of the findings upon which the approval was based are no longer applicable.
15. On-site security guards shall be provided between the hours of 5 p.m. and 5 a.m. and they shall be licensed in accordance with the California Business and Professions Code.
16. All trash container shall be enclosed, and all debris shall be removed from the parking lot.

CODE REQUIREMENTS

The following list of federal, state, and local laws applicable to the project has been compiled by staff for the applicant's reference. Any reference to "City" pertains to the City of Costa Mesa.

Plng. 1. Persons responsible for the renting of rooms shall be required to provide their name and permanent address, as verified by presentation of a valid driver's license or other valid identification, and the license number, state of license, make, model and year of any vehicle parked on-site or off-site, upon registration. The registration shall include the dates of occupancy, length of stay and room rate. This information shall be maintained for at least 30 days past the last day of stay of the guest and shall be made available for inspection upon request by sworn personnel of the Costa Mesa Police Department or City Building Official.
2. For the short-term occupancy units, no room, suite or bed shall be assigned or rented more than twice within any 24-hour period.
3. Transient occupancy tax shall be charged on all rooms which are occupied on a short-term basis, consistent with the provisions of Chapter IV, Title 16, of the Municipal Code.

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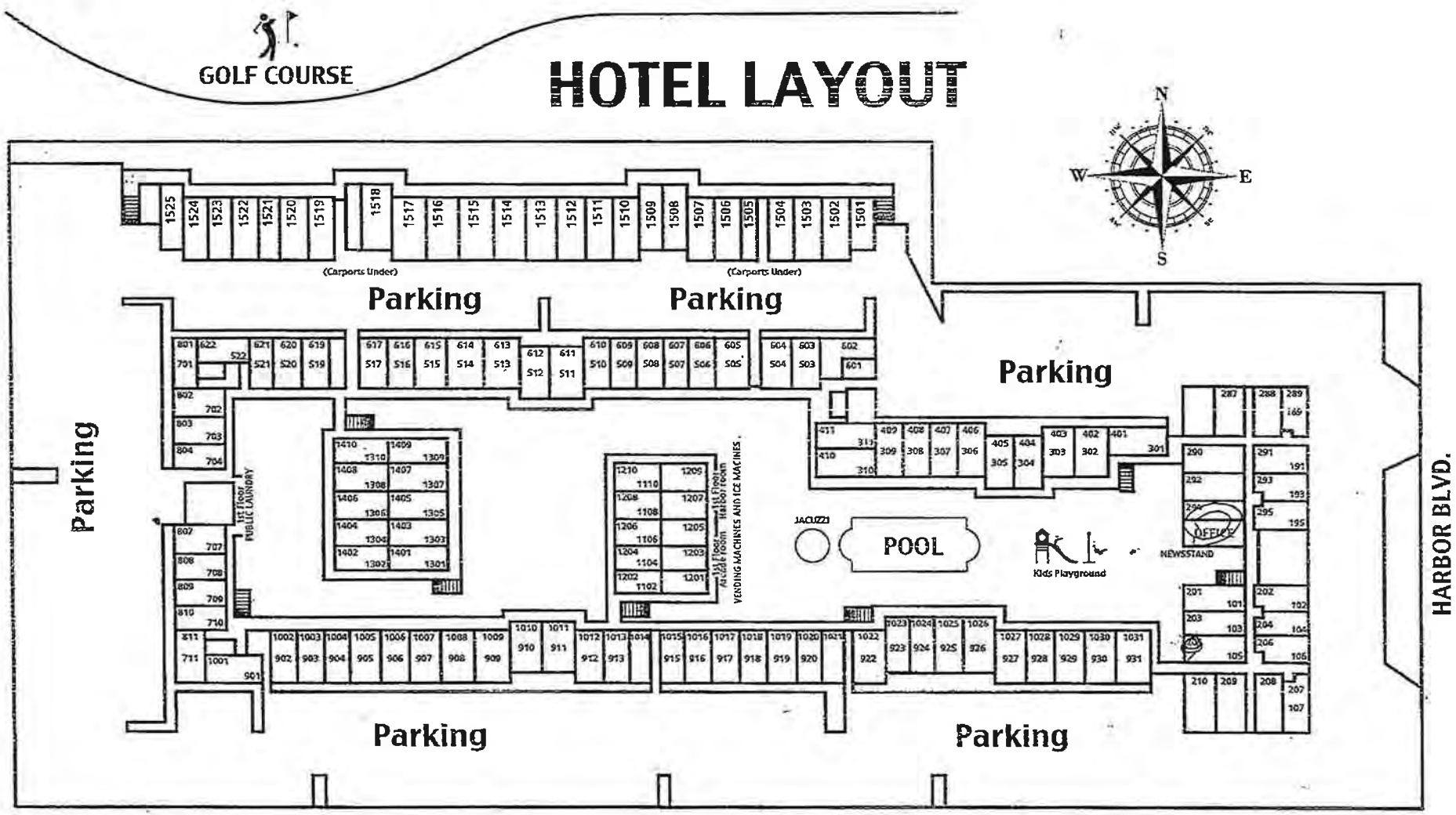
4. In-room telephone service for emergency response shall be installed and maintained in all rooms.
5. Each guest room shall be provided regularly-scheduled maid and housekeeping services at least once every three (3) days during any consecutive occupancy and at least once between each occupancy. Applicant shall provide proof of this requirement within 60 days of Planning Commission action.
6. All contractors and subcontractors must have valid business licenses to do business in the City of Costa Mesa. Final inspections will not be granted until all such licenses have been obtained.

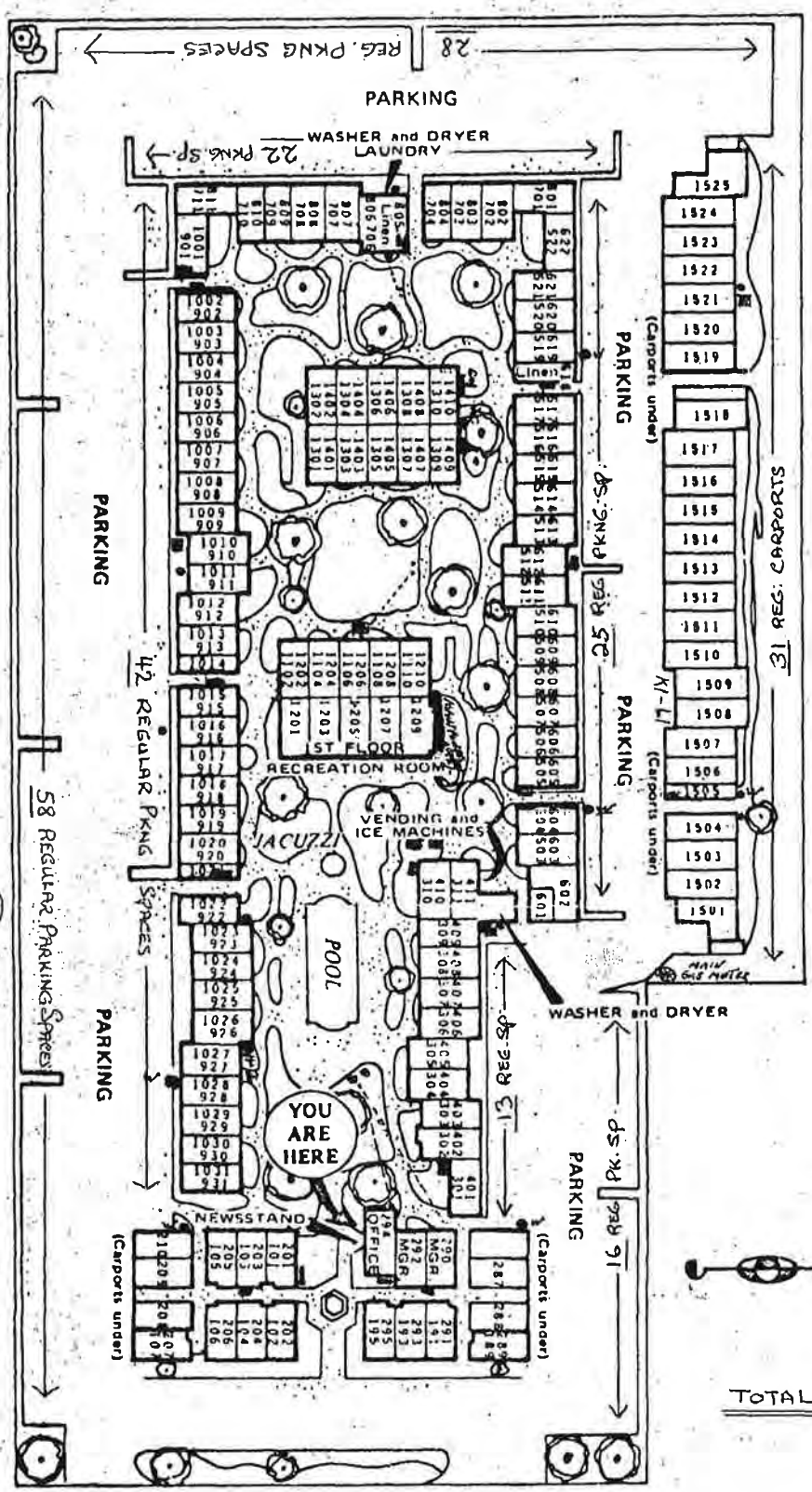
EXHIBIT 3

HOTEL LAYOUT



Costa Mesa Motor Inn

2277 Harbor Blvd ~ Costa Mesa, Ca 92626 ~ (949) 645-4840



TOTAL 235 PARKING SPACES

PA-98-73

COSTA MESA MOTOR INN

2277 Harbor Boulevard • Costa Mesa, CA 92626 • (714) 645-4840

EXHIBIT 4

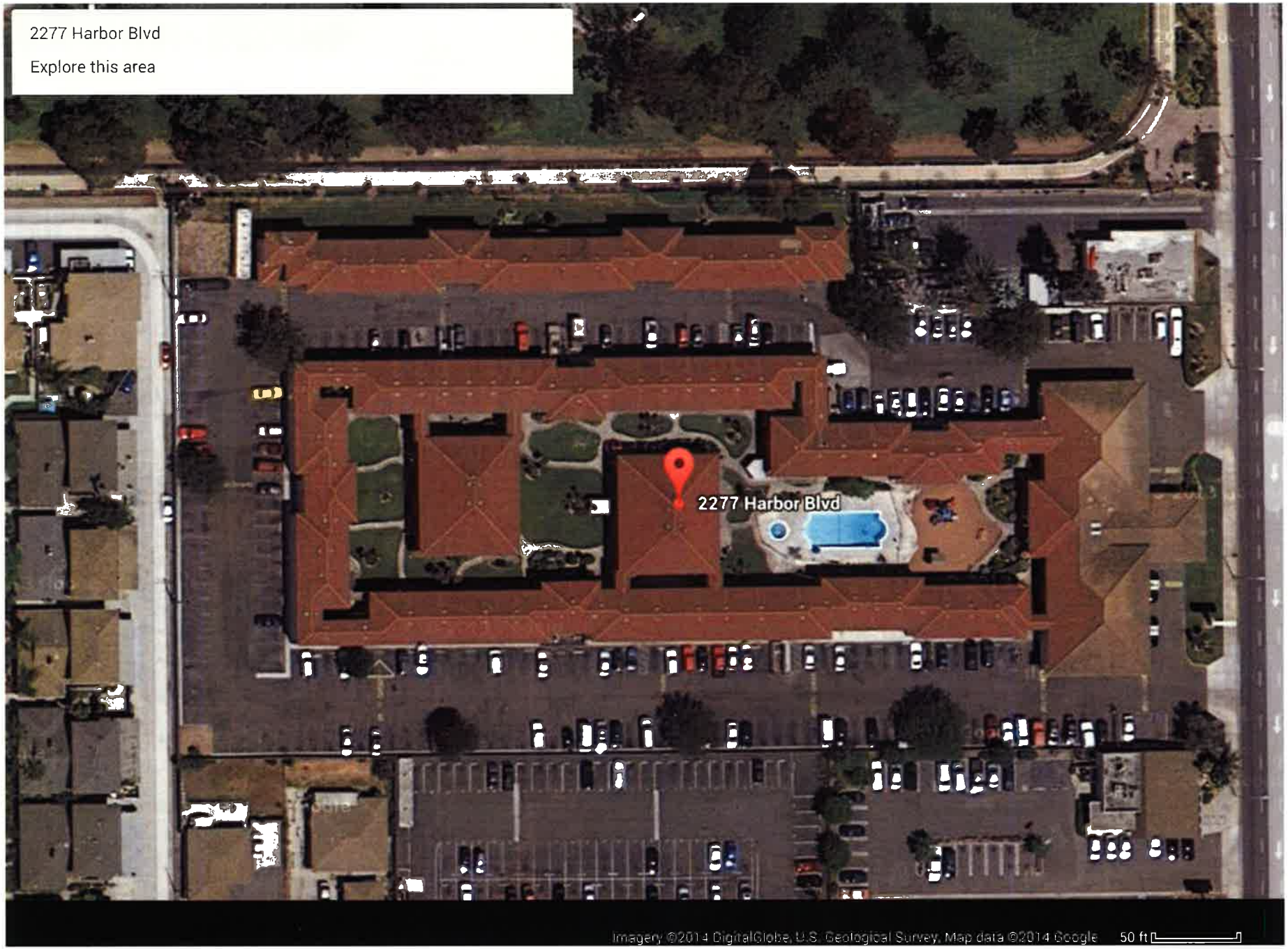

2277 Harbor Blvd
Explore this area
2277 Harbor Blvd
Imagery ©2014 DigitalGlobe, U.S. Geological Survey, Map data ©2014 Google
50 ft

EXHIBIT 5

COMPLAINT INVESTIGATION

City of Costa Mesa, Development Services Department

Assigned to: JON

Case No.: C13-0340

COMPLAINT LOCATION CDBG ☐

Complaint Address: 2277 Harbor Blvd

Property Owner: Sam Menlo Phone:

Address:

COMPLAINANT

Name: Jon Neal Phone: 714-754-5049

Address: 77 Fair Drive

Complaint **Received** By: ☐ **Hotline** **Date:** 03/27/2013 **Time:** 1000

Describe Complaint:

A motel inspection with Orange County Health Department, Costa Mesa Police Department, Costa Mesa Fire Department, Costa Mesa Building Department and Costa Mesa Code Enforcement was done 03/27/2013. 14 rooms were inspected. All rooms were occupied. Rooms 1305, 1307, 512, 511, and 509 were taken out of service by the OCHD due to INADEQUATE SANITATION Section 1001.2 12.

Action:

Open a case. See attached notes

Room 1305: 1. Missing means of egress sign on back of room door.

2. Missing smoke alarm.
3. Front window screen is bent and has holes.
4. Hole in bathroom door.
5. Bathroom fan/vent does not cycle air the required 5 time per hour.
6. Bathtub drain is cracked.
7. Room closed by OCHD due to roaches.

Room 1307: 1. Missing means of egress sign on back of room door.

2. Missing smoke alarm.
3. Front window screen is bent and has holes.
4. Room closed by OCHD due to roaches.

Room 520: 1. Missing means of egress sign on back of room door.

2. Missing smoke alarm.
3. Window screen is bent and has holes.
4. Air Conditioner unit was dismantled and not in proper working condition.

5. 3 lights missing dome bulb cover.

Room 1308: 1. Missing means of egress sign on back of room door.

2. Missing smoke alarm.

3. Light in bedroom missing dome cover.

4. Toilet water tank loose/leaking.

Room 609: 1. Missing means of egress sign on back of room door.

2. Missing smoke alarm.

3. Bathroom window screen is bent and has holes.

4. Bathroom fan/vent does not cycle air the required 5 time per hour.

5. Air Conditioner/Heater blocked by bed and table.

6. Peeling paint on front door.

Room 512: 1. Missing means of egress sign on back of room door.

2. Missing smoke alarm.

3. Bathroom door handle/door frame broken.

4. Bathroom has peeling paint

5. Bathroom tub and walls have mildew/accumulation of dirt and grime.

6. Room closed by OCHD due to roaches.

Room 511: 1. Missing means of egress sign on back of room door.

2. Missing smoke alarm.

3. Front window screen is bent and has holes.

4. Front door and door frame has peeling paint.

5. Electrical switch plate missing.

6. Permanent use of multiple electrical extension cords not permitted.

7. Bathroom fan/vent does not cycle air the required 5 time per hour.

8. Light in kitchen missing dome cover.

9. Bathroom light switch dismantled.

10. Room closed by OCHD due to roaches.

Room 509: 1. Missing means of egress sign on back of room door.

2. Air Conditioner unit was dismantled and not in proper working condition.

3. Bathroom window screen is bent and has holes.

4. Room closed by OCHD due to roaches.

Room 924: 1. Missing means of egress sign on back of room door.

2. Light in kitchen missing dome cover.

3. Bathroom window screen is bent and has holes.

Room 1010: 1. Missing means of egress sign on back of room door.

2. Missing smoke alarm.

3. Bathroom door damaged/has holes

4. Front window screen is bent and has holes.

5. Bathroom light switch dismantled.

6. Bathtub drain cracked/deteriorated.

Room 1012: 1. Missing means of egress sign on back of room door.

2. Missing smoke alarm.

3. Front window screen is bent and has holes.

4. Peeling paint in bathroom.

Room 915: 1. Missing means of egress sign on back of room door.

2. Missing smoke alarm.

3. Front window screen is bent and has holes.

4. Bathtub cracked/deteriorated.

5. Bathroom light switch dismantled.

6. Light in kitchen missing dome cover.

Room 104: 1. Missing smoke alarm.

Room 292: 1. Air Conditioner unit was dismantled and not in proper working condition.

2. Permanent use of multiple electrical extension cords not permitted.

INOP Vehicles: Illegal storage of inoperative vehicles.

(North side lot)

1. 73 Ford pickup with camper Lic#04166P exp. 9/30/06
2. 73 Ford pickup Lic#94199P exp. 12/31/10
3. 95 Red GMC Truck Lic#6C79558 exp. 10/31/10

(South side lot)

1. Gray Chrysler Concord No License plate but had a Country Finance tag, no record found of VIN
2. Black Nissan Lic#2XUG847 exp. 10/10/10

04/12/2013 – Code Enforcement Officers Neal, Brumbaugh and Saito went to the Costa Mesa Motor Inn to re-inspect for violation corrections as scheduled 2 weeks prior. The Manager Hector was not at the motel when we arrived. The front desk clerk contacted Hector by phone then handed the phone to CEO Neal. Hector said that the violations had not been corrected and that he had just received the items to make the necessary repairs. He requested that we come back to re-inspect next Friday (04/19/2013) and that all corrections would be completed. CEO Neal requested that Hector email the request for documentation. JON

04/19/2013 - – Code Enforcement Officers Neal and Brumbaugh re-inspected and verified that violation corrections were made in rooms 1307, 520, 1308, 512, 924, 1010, 104 and 292. Rooms 609, 1012, and 915 were not accessible because tenants refused entry and requested that we come back. Rooms 1305, 511, and 509 were observed to still be in the insect removal process and needed to be cleaned. Inoperative vehicles 1 and 3 in the north side lot (73 Ford pickup with camper Lic#04166P exp. 9/30/06, 95 Red GMC Truck Lic#6C79558 exp. 10/31/10) and 1 in the south side lot (Gray Chrysler Concord No License plate but had a Country Finance tag, no record found of VIN) were found to have no change in condition. Inoperative vehicle 2 in the north side lot and vehicle 2 in the south side lot have been removed.

04/25/2013 - Code Enforcement Officers Neal and Brumbaugh re-inspected and verified that violation corrections were made in rooms 509, 511, 609, 915, 1012, and 1305. The new screen in room 609 did not fit properly. Repairs to screen will be made and re-inspected on 04/26/2013. All inoperative vehicles have been removed except for the 73 Ford pickup with camper Lic#04166P exp. 9/30/06 which is the motel maintenance managers vehicle. The motel maintenance manager is requesting approval to have it parked on the property because it is in running condition and has current CA DMV registration (as non-operative). JON

04/26/2013 – Code Enforcement Officers Neal re-inspected and verified that the screen in room 609 has been replaced and fits properly. The parking of inoperable vehicle Ford pickup with camper Lic#04166P has been approved per acting Chief of Code Enforcement with verified CA DMV registration paperwork. Case Closed JON

In-Op Vehicles at the CM Motor Inn 3/27/2013

(North side lot)
73 Ford pickup with camper Lic#04166P 9/30/06

73 Ford pickup Lic#94199P 12/31/10

95 Red GMC Truck Lic#6C79558 10/31/10

(South side lot)
Gray Chrysler Concord No Licensence but had a Country Finance tag, no record found of VIN (Vic ran VIN)

Black Nissan Lic#2XUG847 10/10/10

INSPECTION REPORT
County of Orange, Health Care Agency, Environmental Health
1241 EAST DYER ROAD, SUITE 120
SANTA ANA, CA 92705-5611
(714) 433-6000
ochealthinfo.com/eh

PR0019557

COSTA MESA MOTOR INN
2277 HARBOR BLVD
COSTA MESA, CA 92626

Record ID: FA0014471
Inspection Date: 03/27/2013
Reinspection Date:

Type of Facility: 2434-HOTEL/MOTEL 101-250 ROOMS
Service: A01-**ROUTINE INSPECTION**
Ashley Reynolds, REHS
ENVIRONMENTAL HEALTH SPEC I
(714) 338-9571
areynolds2@ochca.com

Mailing Address:
COSTA MESA MOTOR INN
CENTURY QUALITY MGMT INC
4221 WILSHIRE BLVD STE 210
LOS ANGELES, CA 90010

K000 - OPENING COMMENT
The purpose of this visit was to conduct a routine inspection. A joint inspection was conducted at this facility with the following departments for the City of Costa Mesa: Code Enforcement, Police, and Fire. This Inn has 232 total rooms and 53 of them are long term tenants. A total of 12 occupied rooms were inspected on this date.
This inn is currently not offering any food or beverage service and has no dish washing facility .
Although these violations will reference the rooms inspected, they are not just limited to these particular rooms. Inspect all rooms to ensure any like conditions to the listed violations below are corrected throughout the facility.

*Rooms 1305, 1307, 509, 211, and 512 have been taken out of service and determined an immediate health risk by this inspector. The immediate closure was due to INADEQUATE SANITATION Section 1001.2 12. Infestation of insects, vermin or rodents as determined by the health officer. See INSECT ACTIVITY violation for further information.
These rooms shall remain out of service until written approval is obtained from this agency.
Correct all violations below.

K100 - INSPECTIONS WERE CONDUCTED IN THE FOLLOWING ROOMS:
509, 511, 512, 520, 609, 915, 924, 101, 1012, 1305, 1307, and 1308

The following compliance was observed in all rooms checked:
- Hot water was measured at 120F
- Room heaters function
- Bathrooms equipped with windows or exhaust fans
- Refrigerators were functioning
- Linens are laundered by a professional service. The tenants have the options to use their own personal linens or the ones provided by the inn.

K102 - CLEANLINESS OF THE WALLS
In all rooms:
*Replace missing and/or damaged molding along the wall junctions and corners.
*Repair or seal holes in the wall in the sleeping area.
*clean all accumulation of grime and/or residue from the walls.

K103 - CLEANLINESS OF THE FLOORS
In all rooms:
*Remove debris, dust and dirt from the floor, corners and junctures in the sleeping area.
*Throughly clean and/or replace all stained and soiled carpets.

K105 - INSECT ACTIVITY
In Rooms 1305, 1307, 509, 511 and 512, multiple live cockroaches (adults, nymphs and egg cases) were observed. Eliminate the cockroaches and evidence thereof. Maintain the facility free of vermin. These rooms have been taken out of service on this date.
Conduct the following prior to calling for a reinspection:
-Eliminate live cockroaches with approved methods and provide professional pest control receipt for service to all stated rooms and adjacent rooms
-Clean, remove dead and dying cockroaches and sanitize all affected areas
-Eliminate harborage points/areas completely, this may include, removing infested refrigeration units, sealing all gaps and crevices, etc.

INSPECTION REPORT
County of Orange, Health Care Agency, Environmental Health
1241 EAST DYER ROAD, SUITE 120
SANTA ANA, CA 92705-5611
(714) 433-6000
ochealthinfo.com/eh

PR0019557

COSTA MESA MOTOR INN
2277 HARBOR BLVD
COSTA MESA, CA 92626

Record ID: FA0014471
Inspection Date: 03/27/2013

In room 1010 and 520, dead cockroaches were observed. Clean all dead roaches and clean and sanitize all affected area.

K106 - CLEANLINESS OF THE TOILET
-In room 1010 and 1308 repair the loose and leaking toilet basins.
-In room 1308, repair the missing toilet paper dispenser.

K108 - CLEANLINESS OF THE BATHTUB/SHOWER
In room 1012 and 915, repair the chipped and/or divots in the tub basin.

K110 - CONDITION OF THE MATTRESSES AND THE BOX SPRING
In room 520, Replace stained and soiled mattress and box spring.

K113 - CLEANLINESS OF PREMISES/TRASH STORAGE
-Discontinue providing cardboard boxes as trash cans in the rooms. Reused cardboard is a potentially harborage place for cockroaches and other insects. Provide trash cans that are made of a material that is durable, easily cleanable and non-absorbant.

COMMENTS

K199 - NOTES
NOTE: During this inspection, it was stated by multiple tenants that there have been issues with bed bugs. Since the bed bug is considered a nuisance and is not a known vector, this agency no longer accepts or enforces bed bug complaints. An informational bulletin on how to control bed bug infestations, was emailed with this report from the California Department of Public Health.

*The report was reviewed with Hector and the report was emailed to the provided address.
PLEASE IMMEDIATELY INFORM YOUR ENVIRONMENTAL HEALTH SPECIALIST, NOTED ON THIS REPORT IF:
* You are planning a remodel or adding equipment. All such changes must receive prior approval.
* You are planning to sell or transfer ownership; otherwise you may be improperly invoiced.
* You are not the owner noted on the top of this report.

I declare that I have examined and received a copy of this inspection report.

Print Name and Title _____

Signature _____ Date _____

CIV : CITATION

Costa Mesa Municipal Code Violation

03/28/13 0800 THURSDAY
Date Time ☐ am ☐ pm Day of the Week Prior Citation

SAM MENLO
Name (First) Middle Last

4221 WILSHIRE BLVD #210
Residence Address

LOS ANGELES CA 90010
City State Zip Code

Driver License Number State Age Birth Date

Sex Hair Eyes Height Weight Race

2277 HARBOR BLVD
Address Of Violation

COSTA MESA CA 92626
City State Zip Code

20-4 (B)
Violation CMMC Sec. Violation CMMC Sec

Fine: $ 150 00 Fine: $

OFFICER'S OBSERVATIONS: On the date specified herein, the undersigned officer observed at the specified address, the following conditions:

VIOLATION OF CONDITIONAL USE PERMIT PA-98-73

* IF VIOLATION IS CORRECTED BY APRIL 29TH 2013 CITE WILL BE VOIDED

VIOLATION NOTICE BY:

- ☐ Personal Service
- ☐ Mail
- ☐ Property Posted
- ☐ Person Cited Refused To Sign Receipt For Citation
- ☐ Violation(s) not committed in my presence, certified on information and belief

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED ON DATE SHOWN ABOVE.

X

VIOLATOR: Without admitting guilt, I acknowledge having received the citation.

J. NEAL 20 CODE ENFORCEMENT
Issuing Officer ID Number Department

THE LAW REQUIRES THAT YOU COMPLY WITH THIS CITATION OR CONTEST THE VIOLATION. (1) TO COMPLY with this citation, correct the violation immediately, and pay the fine within 30 days (see reverse side). (2) TO CONTEST this citation, you must pay the fine, and request a hearing within 30 days (follow procedure on reverse side).

If you have followed the procedure to contest this citation, your Administrative Hearing will be held at the Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, First Floor, on the 4TH *day of* JUNE 20 13, at 1:30 pm.

Check in at the City Clerk's office

2956-46

RE: CMMT

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Sam Menlo
Century Quality Mgmt.
4221 Wilshire #200
Los Angeles, CA 90010

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 4/1/13

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7011 3500 0002 0854 9395

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

RE: CMMT

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Hector Almaraz
Costa Mesa Motor Inn LLC
2277 Harbor Blvd.
Costa Mesa, CA 92626

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) | C. Date of Delivery 3-30-13

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☒ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service label) 7011 3500 0002 0854 9401

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

J. Neal

CITY OF COSTA MESA

P.O. BOX 1200 • 77 FAIR DRIVE • CALIFORNIA 92628-1200

DEVELOPMENT SERVICES DEPARTMENT

CERTIFIED MAIL

March 28, 2013

Hector Almaraz
Costa Mesa Motor Inn LLC
2277 Harbor Boulevard
Costa Mesa, CA 92626

SUBJECT: NOTICE OF VIOLATION OF CONDITIONAL USE PERMIT PA-98-73
2277 HARBOR BOULEVARD

Dear Mr. Almaraz:

In 2011, the Costa Mesa Motor Inn (CMMI) was cited twice for being in noncompliance with its Conditional Use Permit (CUP) PA-98-73. As you were previously informed, the CMMI is a motel, which is defined in the City of Costa Mesa's Zoning Code as follows:

- **Motel-** Any building or combination of buildings of one-to-3-stories in height having 6 or more guest rooms with parking located convenient to the guest rooms and providing temporary lodging for automobile tourists and transient visitors. Typically, guest rooms have direct access to available parking without passing through a common lobby area. Motels also include auto courts, tourist courts, motor lodges, motor inns and motor hotels.

In reviewing the CUP's conditions of approval and code requirements, staff has determined that the use of any areas of the motel (i.e. rooms, basement, recreation room, conference rooms, etc.) to outside users or services for on-site administrative offices does not comply with the CUP. The CUP allows for the long-term occupancy of 40 percent of the motel's total rooms, as well as the short-term occupancy or temporary lodging for automobile tourists and transient visitors only.

Through a recent inspection of the CMMI by the City, it has come to our attention that the CMMI has again allowed the Illumination Foundation to establish administrative offices on the premises and is currently in violation of the CUP. On December 20, 2010, in a meeting with City staff, the Illumination Foundation was made aware of this

matter and the impact their use of any areas of the motel for administrative offices is having on the motel and the approved CUP's conditions of approval. To correct this situation, you must cease renting any areas of the motel as specified above to outside businesses and/or services for office uses, as they are not permitted uses for a motel.

It is our intent to work with you to gain compliance with the approved CUP's conditions of approval and not issue a citation for the violation. Therefore, if you correct the violation and notify me by April 29, 2013, the citation and the related fines will be voided, if I determine that the violation has been corrected. However, if you do not correct the violation and/or notify me by April 29, 2013, then the citation and related fine will not be voided.

Thank you in advance for your cooperation in complying with the City's Regulations and Zoning Code and for making Costa Mesa a better place. If you have any questions, please feel free to contact me at 714-754-5608 or at hilda.veturis@costamesaca.gov.

Sincerely,

Hilda Veturis

HILDA VETURIS
Management Analyst

Attachment: Citation No. 010274

c: Sam Menlo
Century Quality Management
4221 Wilshire #200
Los Angeles, CA 90010

Rick Francis, Asst. CEO
Tom Duarte, City Attorney
Peter Naghavi, Development Services Director
Claire Flynn, Asst. Development Services Director
Muriel Ullman, Housing Consultant
Willa Bouwens-Killeen, Chief of Code Enforcement
Jon Neal, Code Enforcement Officer

NEAL, JON

From: hector almaraz [hec213@sbcglobal.net]
Sent: Friday, May 24, 2013 11:27 AM
To: NEAL, JON
Subject: Requested letters
Attachments: Ill.letter.motel.jpg; Ill.var..jpg

Here are the two requested letters. Give me a call if you have any questions.

Hector Almaraz
General Manager
Costa Mesa Motor Inn

(949) 645-4840 Ext. 7200

COSTA MESA MOTOR INN
2277 Harbor Boulevard • Costa Mesa, CA 92626 • (714) 645-4840

To Whom It May Concern:

The Costa Mesa Motor Inn is a 232 room motel with two public laundry rooms, one playground, and one recreation room. We are a nightly and extended stay motel. We currently have 40% of the motel being occupied by extended stay guests

The current number of rooms being occupied by Illumination Recuperative care is 7. They average from 6-8 rooms normally. The square footage of the recreation room being occupied for office and other uses is 1500sq.ft. The average number of patients being served on a weekly basis is 9-11. The information on where the patients being care for comes from is the hospital they were being treated at. The total number of workers from Illumination Foundation working on-site is 5. Jocelyn (Manager, Social Worker), Dulce (Medical Coordinator, full time), Susana (Medical Coordinator, part time), Fred (Site Assistant, full time), and Patrice (Site Coordinator, full time).

The Illumination Foundation would like to use our recreation room for administrative purposes as described in the enclosed letter.

Please give me a call at (949) 645-4840 ext. 7212 if you have any questions or concerns.

Sincerely,

Hector Almaraz
General Manager
Costa Mesa Motor Inn

Sam Menlo

Owner
Century Quality Management Inc.

Illumination Foundation: Recuperative Care Program

Recuperative Care (aka Medical Respite Care) provides medical care and oversight to homeless persons recovering from an acute illness or injury, no longer in need of acute care at hospital but unable to sustain recover if living on the street or other unsuitable place. Often homeless individuals are unable to maintain their recuperation due to the difficulties of living on the street. As a result of the unsanitary conditions, lack of stable housing, meals and medication support, patients are often re-admitted to hospitals for the same conditions. Recuperative care ensures that the continuity of care initiated at a hospital can be upheld for homeless individuals.

Illumination Foundation's Recuperative Care Program receives clients newly discharged from local hospitals. During their stay at RCP, the homeless individuals are given the opportunity to rest in a safe environment and to receive medical oversight, room and board and other supportive services (i.e, case management, behavioral counseling, medical in-service education classes, transportation for medical and social follow-up and assistance with housing referrals.). The client's medical needs seen to by the RCC nursing staff and involves daily checks, oversight of the clients' medication regimen, medical case management (connection to medical insurance, assistance with medical follow-up appointments) and client teaching. Social services are also an essential component of recuperative care, in order to help clients maintain stability once they are discharged from the program. RCC Case managers provide assistance with obtaining ID, Food Stamps, SSI/SSDI applications, assistance housing referrals and minor legal issues.

Yasmin Verduzco
Environmental Health
714-433-6025
yverduzco@ochca.com

From: noreply@emailocgov.com [mailto:noreply@emailocgov.com]
Sent: Tuesday, June 18, 2013 2:15 PM
To: Environmental Health
Subject: Environment Health Complaint Form

Thank you for taking the time to submit feedback to Orange County Health Care Agency.

Incident Date / Time : 2009-2013
Type of Incident : Substandard Housing Conditions
Describe your complaint in detail (if applicable, include date(s) and time(s) of incident). If the type of incident is different than above please specify the type of incident as well. : List of Health and Safety Violations 1). Rooms are infested with Cockroaches. 2). Smoking Alarm that doesn't work. 3). Broken drawers. 4). Stove Appliances never work and never repaired except once. If you requested repairs, stove appliance would be switched off from Main Fuse box for months without being told. Stove has worked approximately 30 days at most in 2010 and nothing through 2013. 5). Stove presently and intermittently shoots off 'white gas like smoke' and occasion Sparks of fire since February 2013. No response when repairs are requested. Not even when you state it's an emergency. Heard neighbors down the same hallway state the same thing about their stoves. 'White Smoke and Sparks'. 6.) No refrigerator door hinges. When you open refrigerator door unaware, it falls off. No requests have ever been honored for years. 7). Outside security bulb still broken despite complaints and police call regarding it being vandalized by neighbor 609. 8). Occasionally spot urine in the back sidewalk by the parking lot. 9). Spotted Feces on the same sidewalk one early morning in 2011. 10). Children in back parking lot weaving in between cars unsupervised and no security available to tell them otherwise. 11). Security personnel (Maintenance) - all related, cannot report or raise concern when their head maintenance older brother Ernesto comes into my room at any time when I'm not around. 12). Heard money issues most of 2010-2012 when guests would complain in the front office for being debited multiple times and Manager Hector Almaraz would promise return of money. 13). Internet access sold to tenants yet same access is re-sold multiple times to other tenants or used by people you don't know. Also witnessed and have supporting evidence to that between 2010-2012. 14). No security cameras available on purpose except 2 by the pool that the city forced recently. Lack of security results to people's health being jeopardized by threats from neighbors, urination around the building, theft etc
Name of the business the incident happened at. : Costa Mesa motor Inn
Address of the business the incident happened at. : 2277 Harbor Blvd
Phone number of the business the incident happened at. : 949-645-4840
Your contact information - name, phone number, email address, city, zip code (optional & confidential). I understand that lack of contact information can hinder the follow-up of my complaint and that my contact information is kept confidential. : Leah Rading, Room 608, email is lerad1@yahoo.com, Tel:714-791-3533 Mail contact is 3535 E.Coast hwy, #150, Corona del Mar, CA 92625

CITY OF COSTA MESA
BUILDING SAFETY/CODE ENFORCEMENT DIVISION
77 FAIR DRIVE, P.O. BOX 1200
COSTA MESA CA 92628-1200

(714) 754-5273

CONSENT TO ENTRY ONTO PROPERTY OR PREMISES

I, LEAH R ADING, am owner of, or have control or possession of, the property or premises located at 2277 HARBOR BLVD Ramp 608. I hereby give JON NEAL (CODE ENFORCEMENT), representative(s) of the City of Costa Mesa, permission to enter onto that property or premises for the purpose of:

X Inspection to determine conditions or possible code violations, which make the building or premises unsafe, dangerous or hazardous.

X Inspection to determine whether conditions exist, which may cause the building to be declared substandard.

_____ Determine whether a public nuisance exists on the property or premises.

_____ Abate a known public nuisance.

The permission granted herein is given freely, knowingly and intelligently and in the absence of any coercion.

Dated: 7/08/13

Owner or Tenant

JON NEAL
Code Enforcement Officer

COMPLAINT INVESTIGATION

City of Costa Mesa, Community Improvement Division

Assigned to: JON

Case No.: CI-13-0170

COMPLAINT LOCATION

CDBG ☐

Complaint Address: 2277 Harbor Blvd

Property Owner: Sam Menlo Phone:

Address:

COMPLAINANT

Name: Leah Rading Phone: N/A

Address: 2277 Harbor Blvd. Room #608

Complaint **Received** By: Jon Neal/ Tom Wong OCHD ☐ **Hotline** **Date:** 07/08/2013 **Time:** 1100

Describe Complaint:

On 07/08/13, a substandard housing inspection of room #608 at the Costa Mesa Motor Inn was performed by the Orange County Health Department (OCHD), and Costa Mesa Code Enforcement Division at the request of the tenant. This motel is located at 2277 Harbor Blvd., Costa Mesa California. The purpose of this inspection was to identify any substandard living conditions, life-safety (Building Code, Fire Code), health and zoning violations that were present in the room.

Action:

Open a case. See attached notes

Room 608: 1. Exterior light next to door has damaged/broken dome cover.

2. Smoke alarm has dead/dying battery and does not function properly.
3. Electrical stove top burners do not function properly (use of other flat top burners identified).
4. Hole in bathroom wall above toilet paper dispenser.
5. Bathroom tub and walls have mildew/accumulation of dirt and grime.
6. Broken nightstand and dresser drawers.
7. Live and dead cockroaches identified by OCHD.
8. Loose shower escutcheon at shower head.
9. Broken refrigerator door (falls off door hinge when opened).
10. Flooring in bathroom is peeling up at door.
11. Soiled/stained mattress and box spring.

Repair, replace, or correct the violations identified above. A re-inspection to verify that corrections have been made to room 608 is scheduled for 07/29/2013. Failure to resolve the above violation(s) by 07/29/2013 may result in the next progressive step in enforcement.

INSPECTION REPORT
County of Orange, Health Care Agency, Environmental Health
1241 EAST DYER ROAD, SUITE 120
SANTA ANA, CA 92705-5611
(714) 433-6000
ochealthinfo.com/eh

PR0019557

COSTA MESA MOTOR INN
2277 HARBOR BLVD
COSTA MESA, CA 92626

Record ID: FA0014471
Inspection Date: 07/08/2013
Reinspection Date: 07/29/2013

Type of Facility: 2434-HOTEL/MOTEL 101-250 ROOMS
Service: C01-**COMPLAINT INVESTIGATION, INITIAL**

Mailing Address:
COSTA MESA MOTOR INN
CENTURY QUALITY MGMT INC
4221 WILSHIRE BLVD STE 210
LOS ANGELES, CA 90010

Ashley Reynolds, REHS
ENVIRONMENTAL HEALTH SPEC I
(714) 338-9571
areynolds2@ochca.com

K000 - OPENING COMMENT
The purpose of this visit is to respond to a complaint (CO#0051896) received by this Agency. The complaint alleges that there are cockroaches in room 608.
The complaint was discussed with Hector.

A joint inspection was conducted with Code Enforcement Officer J. Neal.
The following additional concerns were stated in the complaint form and could be addressed by this agency:
1.Rooms Infested with cockroaches - See insect activity
2.Broken equipment (refrigerator, drawers, and stove) - see condition of equipment
3.Accumulation of urine and feces around the property - a complete walk-thru of the facility premises was conducted. No urine or feces was observed on this date. It was stated by the manager in charge that this has been an issue at times; however, once identified the area is throughly clean and sanitized
4. Maintenance enters rented room without notice - this was not observed; however, for future reference the Notice of Intent to Enter shall be given at least 24 hours in advance.

Address the violations listed below.

K102 - CLEANLINESS OF THE WALLS
*Clean the accumulation of black grime and/or residue from the walls in the bathroom.
*Clean the dead cockroaches, grime and/or residue from the walls and sanitize the affected areas in the sleeping and kitchenette area.

K103 - CLEANLINESS OF THE FLOORS
*Repair/replace the vinyl floor covering in the bathroom.
*Clean the soiled and stained carpet in the sleeping area

K105 - INSECT ACTIVITY
*Observed multiple live adult and nymph cockroaches around the kitchenette area. Eliminate the cockroaches and evidence thereof. Maintain the facility free of vermin. A three week follow up inspection has been scheduled. Provide a receipt from the professional pest control company showing that this room (608) and neighboring rooms (607, 609 and 508), have been treated.

K110 - CONDITION OF THE MATTRESSES AND THE BOX SPRING
*Replace stained and soiled mattress and box spring.

K116 - CONDITION OF EQUIPMENT
*Repair the detached refrigerator door.
*Repair the stove top burner unit observed to be in disrepair.
*Repair the broken drawers in the night stand, dresser and kitchen cabinet areas.
-Maintain all provided equipment clean, good repair and sanitary.

COMMENTS

K199 - NOTES
*A copy of the report was emailed to the property manager, Hector.

INSPECTION REPORT
County of Orange, Health Care Agency, Environmental Health
1241 EAST DYER ROAD, SUITE 120
SANTA ANA, CA 92705-5611
(714) 433-6000
ochealthinfo.com/eh

PR0019557

COSTA MESA MOTOR INN
2277 HARBOR BLVD
COSTA MESA, CA 92626

Record ID: FA0014471
Inspection Date: 07/08/2013

PLEASE IMMEDIATELY INFORM YOUR ENVIRONMENTAL HEALTH SPECIALIST, NOTED ON THIS REPORT IF:
* You are planning a remodel or adding equipment. All such changes must receive prior approval.
* You are planning to sell or transfer ownership; otherwise you may be improperly invoiced.
* You are not the owner noted on the top of this report.

KK00 - REINSPECTION SCHEDULED

A reinspection is scheduled on the date noted at top of the inspection report.
REINSPECTION FEES:
Fees are assessed for second or greater reinspections. The purpose of these fees is to shift costs away from compliant operators and impose fees on those facilities that fail to readily comply with the applicable laws and regulations. The amount of the fee is to cover all of the costs associated with the service and the time charged includes travel time. The fees until June 30, 2011 are as follows:
-1st Reinspection: NO FEE
-2nd Reinspection or Greater, during normal work hours:
$25.75per quarter-hour or fraction thereof
-2nd Reinspection or Greater, during other hours, including weekends and holidays:
$38.63 per quarter-hour or fraction thereof

time includes meeting code enforcement at city hall

I declare that I have examined and received a copy of this inspection report.

Print Name and Title _____

Signature _____ Date _____

COUNTY OF ORANGE
HEALTH CARE AGENCY

PUBLIC HEALTH SERVICES
ENVIRONMENTAL HEALTH

MARK A. REFOWITZ
DIRECTOR

DAVID M. SOULELES, MPH
DEPUTY AGENCY DIRECTOR

RICHARD SANCHEZ, REHS, MPH
DIRECTOR
ENVIRONMENTAL HEALTH

MAILING ADDRESS
1241 E. DYER RD., #120
SANTA ANA, CA 92705-5611

TELEPHONE: (714) 433-6000
FAX: (714) 754-1732
E-MAIL: ehealth@ochca.com

Excellence
Integrity
Service

August 2, 2013

CERTIFIED LETTER
HAND DELIVER

Costa Mesa Motor Inn
Century Quality Management Inc
4221 Wilshire Blvd Ste 210
Los Angeles, CA 90010

SUBJECT: **NOTICE OF VIOLATION**

Re: Costa Mesa Motor Inn *(PR#0019557)*
2277 Harbor Blvd. Costa Mesa, CA 92626

An inspection of your hotel/motel facility was conducted by a representative of this Agency on July 29, 2013. This inspection disclosed the following violations of the 1997 Uniform Housing Code:

1. *1997 Uniform Housing Code, Section 1001.2* – ***INADAQUATE SANITATION:***
Buildings or portions thereof shall be deemed substandard when they are insanitary. Inadequate sanitation shall include, but not limited to the following:
12. Infestation of insects, vermin or rodents as determined by the health officer

On July 29, 2013, observed a live adult cockroach and multiple nymph cockroaches in the kitchenette area of room 608. Multiple dead cockroaches at various life stages were observed throughout the hotel room, on the walls and carpeting.

You are hereby notified that all of the above listed violation must be corrected **within 15 days** after receipt of this notice. Under the provisions of Section 1201 of the 1997 Uniform Housing code, you are also notified that you have the right to request a hearing to appeal the above violation. Furthermore, if no hearing is requested and if this office does not receive notice that all of the required corrections have been made before 11:00 a.m. of the date specified, the city Building Official will be notified that the stated room was deemed and declared to be substandard housing for infestation of insects, vermin or rodents by the health officer. Additionally, pursuant to the County Board of Supervisor's Resolution, the issuance of this Notice will result in a fee. If your facility is determined to be noncompliant with this Notice on the scheduled reinspection date, or an additional reinspection is required to ensure compliance, another fee will be charged for the reinspection.

A reinspection is scheduled for: **Friday, August 16, 2013** at **11am.**

This Notice of Violation is issued to you under the authority of the 1997 Uniform Housing Code. Copies of the Code sections referred to herein may be reviewed at most public libraries, the Internet, or at the Environmental Health Division office.

If you have any questions regarding this notice, please call (714) 338-9571, between the hours of 7:00 a.m. and 9:00 a.m. during normal days of business. If you have further questions regarding this Notice, you may contact the Area Supervisor, Tom Wong, at (714) 433-6160.

Ashley Reynolds, REHS
Environmental Health Specialist
Environmental Health

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0203

VIOLATION LOCATION

Complaint Address: 2277 Harbor Blvd (Costa Mesa Motor Inn)

Property Owner: Sam Menlo Phone:

Address: 4221 WILSHIRE BL #210 LOS ANGELES, CA 90010

INSPECTOR

Name: Jon Neal Phone: 714-754-5049

Address: 77 Fair Drive

Inspection Description: Annual inspection **Date:** 08/15/2013 **Time:** 09:00am

Description of Violation:

On 08/15/2013, an inspection of the Costa Mesa Motor Inn was performed by the Costa Mesa Code Enforcement Division. This motel is located at 2277 Harbor Blvd., Costa Mesa, California. The purpose of this inspection was to identify any life-safety (Building Code, Fire Code), health and zoning violations that were present at this motel. 209 of the motel's 236 rooms were inspected. 20 of the 209 that were inspected had no violations. 490 violations were identified in the other 189 rooms that were inspected. Violations included missing smoke detectors, insect activity, appliances not in working order, exposed electrical outlets, deteriorated walls, peeling paint, damaged window screens, and deteriorated bathroom fixtures.

A citation (#030952) has been written for the 127 rooms that were available for rent or occupied and were observed to have smoke detectors that were not functioning properly or missing and/or insect activity. These violations must be repaired or replaced within 10 days of this notice, or a second citation will be issued for each room where there is a violation that has not been mitigated by the time of the re-inspection. The re-inspection of the 127 rooms will be scheduled for Monday September 9th at 10:00am. Please have the proof of insect removal for the 14 rooms with insect activity available and provide at least 24 hours notice to any occupants prior to the re-inspection

All other violations listed on the attachment must be repaired or replaced within 30 days of this notice. The fix-it-citation (#030954) will be activated for each room where a violation is not corrected by the scheduled re-inspection. A second citation will also be issued for each room where there is a violation that has not been mitigated by the time of the re-inspection. The re-inspection of the rooms with violations that have 30-day correction periods will be scheduled for Monday, September 23rd at 10:00am. Please provide at least 24 hours notice to any occupants prior to the re-inspection.

The 32 rooms that were observed to be under remodeling and/or construction and vacant will be allowed a 30-day correction period for health and safety violations (smoke detectors or insect activity) because they are currently not available to be occupied. Proof of insect treatment must be presented for each room at the scheduled re-inspection. A fix-it-citation will be activated for each room where a violation is not corrected by the scheduled re-inspection. A second citation will be issued for each violation that is observed to have not been corrected by the scheduled re-inspection

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0203

Rooms 308/309 and 902/903/904 were observed to have existing exit doors that were permanently closed and/or unpermitted openings in walls to join each room. You are required to obtain building permits from the 2nd floor of city hall within 10 days to verify modifications are permitted under California Building Code.

The violations observed during this inspection also violate the conditions of approval #5, #12, and #13 for conditional use permit PA-98-73 (see attached CUP PA-98-73).

#5 – Monthly inspections of long-term occupancy units shall be conducted by the on-site manager to ensure that no unauthorized activity is occurring, no unauthorized improvements have been made, and that no maintenance or code compliance problems have developed.

#12 – Housekeeping and maid service, as required by code requirement #5, shall check smoke detectors for operability and the condition of all appliances, equipment, and furnishings in each unit and shall promptly report any and all deficiencies in the condition of each unit to management.

#13 – Management shall promptly correct all deficiencies upon notice of same.

As part of our continuing program to preserve and improve our residential and business community, I observed the following violation(s) of the Costa Mesa Municipal Code:

Room	Violation	Citation	Days to correct	Fix-it Citation	Days to correct	Room vacant and under construction	Storag e Room
101	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
101	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
101	Peeling paint under sink (CMMC 20-7[e])				30 days		
101	Bathroom fan/vent does not work properly (IPMC 403.2)				30 days		
102	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
102	Hole in drywall (CMMC 20-7[e])			$ 150.00	30 days		
102	Bathroom fan/vent does not work properly (IPMC 403.2)				30 days		
102	Light missing protective dome cover (IPMC 605.1)				30 days		
103	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
103	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
105	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
105	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
105	Bathtub in deteriorated condition(exposed fiberglass)(IPMC 504.1)				30 days		
106	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
106	Hole(s) in drywall (CMMC 20-7[e])			$ 150.00	30 days		
106	Peeling paint (CMMC 20-7[e])				30 days		
107	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
107	Hole(s) in drywall (CMMC 20-7[e])			$ 150.00	30 days		
107	Light missing protective dome cover (IPMC 605.1)				30 days		
189	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
189	Shower eschon not sealed (IPMC 504.1)			$ 150.00	30 days		
191	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
191	Bathroom light fixture using permanent electrical extension cord (CFC 605.5)			$ 150.00	30 days		
193	Bathroom fan/vent does not work properly (IPMC 403.2)			$ 150.00	30 days	X	
193	Light missing protective dome cover (IPMC 605.1)				30 days	X	
193	Peeling paint (CMMC 20-7[e])				30 days	X	
195	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
201	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days	X	
201	Bathroom fan/vent does not work properly (IPMC 403.2)				30 days	X	
202	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
202	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
203	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
204	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
204	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
204	Permanent use of electrical extension cord (CFC 605.5)				30 days		
205	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
205	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		
206	Bathroom fan/vent does not work properly (IPMC 403.2)			$ 150.00	30 days		
207	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
208	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
208	Permanent use of electrical extension cord (CFC 605.5)			$ 150.00	30 days		
209	No Violations						
210	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				X
210	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		X
210	All exterior light fixtures shall be maintained in good working order (CMMC 20-7[g])				30 days		X
286	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				X
287	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
287	Permanent use of electrical extension cord (CFC 605.5)			$ 150.00	30 days		
287	Accumulation of litter or rubbish (CMMC 20-4[d])				30 days		
287	Bathtub in deteriorated condition(Drain missing screen)(IPMC 504.1)				30 days		

288	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
289	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
290	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
290	Permanent use of electrical extension cord (CFC 605.5)				30 days		
290	Accumulation of litter or rubbish (CMMC 20-4[d])				30 days		
291	Bathroom fan/vent does not work properly (IPMC 403.2)			$ 150.00	30 days		
293	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
295	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
301	Insect, rodent, or vermin activity (CMMC 20-7[r])	$ 150.00	10 days				
301	Peeling paint in bathroom (CMMC 20-7[e])			$ 150.00	30 days		
302	No Violations						
303	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
304	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
304	Peeling paint (CMMC 20-7[e])			$ 150.00	30 days		
304	Deteriorated bathtub (IPMC 504.1)				30 days		
305	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
305	Light missing protective dome cover (bathroom) (IPMC 605.1)			$ 150.00	30 days		
306	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
306	Light missing protective dome cover (bathroom) (IPMC 605.1)			$ 150.00	30 days		
306	Peeling paint in bathroom (CMMC 20-7[e])				30 days		
307	Peeling paint (CMMC 20-7[e])			$ 150.00	30 days		
307	Deteriorated bathtub (IPMC 504.1)				30 days		
308	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		
308	Peeling paint (CMMC 20-7[e])				30 days		
309	Peeling paint (CMMC 20-7[e])			$ 150.00	30 days		
309	Light missing protective dome cover (IPMC 605.1)				30 days		
310	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
311	Deteriorated bathtub (IPMC 504.1)			$ 150.00	30 days		
311	Light missing protective dome cover (IPMC 605.1)				30 days		
311	Deteriorated toilet seat				30 days		
401	Insect, rodent, or vermin activity (CMMC 20-7[r])			$ 150.00	30 days	X	
401	Smoke detector not functioning properly or missing (IPMC 704.1)				30 days	X	
401	Appliance not in working order (IPMC 603.1)				30 days	X	
401	Accumulation of litter or rubbish (CMMC 20-4[d])				30 days	X	
402	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
402	Deteriorated seal around top of bathtub(IPMC 504.1)			$ 150.00	30 days		
403	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
403	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		
403	Permanent use of electrical extension cord (CFC 605.5)				30 days		
403	Deteriorated seal around base of toilet(IPMC 504.1)				30 days		
404	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
405	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
405	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
406	Window screen has tears, rips, and/or holes (bathroom)(CMMC 20-7[i])			$ 150.00	30 days		
406	Permanent use of electrical extension cord (CFC 605.5)				30 days		
406	Light missing protective dome cover (IPMC 605.1)				30 days		
406	Bathroom door has hole				30 days		
406	Front door jam is deteriorated				30 days		
407	No Violations						
408	No Violations						
409	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
409	Insect, rodent, or vermin activity (CMMC 20-7[r])		10 days				
409	Deteriorated bathtub drain (IPMC 504.1)			$ 150.00	30 days		
409	Light missing protective dome cover (IPMC 605.1)				30 days		
409	Window screen has tears, rips, and/or holes (CMMC 20-7[i])				30 days		
410	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
410	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
410	Electrical outlet(s) missing cover (IPMC 605.1)				30 days		
411	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				

503	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
503	Accumulation of litter or rubbish (CMMC 20-4[d])			$ 150.00	30 days		
504	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
504	Appliance not in working order (IPMC 603.1) Stove broken			$ 150.00	30 days		
504	Light missing protective dome cover (IPMC 605.1)				30 days		
504	Deteriorated bathtub (IPMC 504.1)				30 days		
504	Damaged plumbing fixture(s) (IPMC 504.1) No hot water due to leak				30 days		
505	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
505	Deteriorated bathtub (IPMC 504.1)			$ 150.00	30 days		
505	Light missing protective dome cover (IPMC 605.1)				30 days		
506	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
507	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				X
507	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Large section of drywall missing			$ 150.00	30 days		X
508	No Violations						
510	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
510	Light missing protective dome cover (IPMC 605.1)				30 days		
513	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
514	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				X
514	Accumulation of litter or rubbish (CMMC 20-4[d])			$ 150.00	30 days		X
515	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
516	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
516	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
517	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
517	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
517	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Holes in drywall				30 days		
517	Bathroom window screen has gap (CMMC 20-7[i])				30 days		
519	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
519	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Front Door			$ 150.00	30 days		
521	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
521	Deteriorated Toilet (IPMC 504.1)			$ 150.00	30 days		
521	Permanent use of electrical extension cord (CFC 605.5)				30 days		
521	Deteriorated wall(s) or peeling paint (CMMC 20-7[e])				30 days		
522	Bathroom fan/vent does not work properly (IPMC 403.2)			$ 150.00	30 days		
522	Replace missing door number				30 days		
522	Deteriorated wall(s) or peeling paint (CMMC 20-7[e])				30 days		
522	Light missing protective dome cover (IPMC 605.1)				30 days		
601	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
602	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
602	Repair light fixture with exposed wires (IPMC 605.1)		10 days				
602	Electrical outlet(s) missing cover (IPMC 605.1)			$ 150.00	30 days		
602	Permanent use of electrical extension cord (CFC 605.5)				30 days		
602	Deteriorated bathtub (IPMC 504.1)				30 days		
603	No Violations						
604	No Violations					X	
605	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
606	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
607	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
607	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		
610	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
610	Electrical outlet(s) missing cover (IPMC 605.1)			$ 150.00	30 days		
610	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) bathroom				30 days		
610	Light missing protective dome cover (IPMC 605.1)				30 days		
611	Electrical outlet(s) missing cover (IPMC 605.1			$ 150.00	30 days		
612	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
612	Light missing protective dome cover (IPMC 605.1)				30 days	X	
612	Appliance not in working order (IPMC 603.1) Stove broken				30 days	X	
613	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
613	Electrical outlet(s) missing cover (IPMC 605.1)			$ 150.00	30 days		

613	Appliance not in working order (IPMC 603.1) Stove broken				30 days		
613	Appliance not in working order (IPMC 603.1) Heater/air conditioner broken				30 days		
613	Permanent use of electrical extension cord (CFC 605.5)				30 days		
614	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
615	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
616	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
616	Insect, rodent, or vermin activity (CMMC 20-7[r])		10 days				
616	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		
617	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
617	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		
617	Permanent use of electrical extension cord (CFC 605.5)				30 days		
617	Deteriorated bathtub (IPMC 504.1)				30 days		
617	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) above bathtub				30 days		
618	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
619	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
619	Appliance not in working order (IPMC 603.1) Stove broken			$ 150.00	30 days		
619	Cable outlet(s) cover damaged/missing (IPMC 605.1)				30 days		
620	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
620	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		
620	Electrical outlet(s) missing cover (IPMC 605.1)				30 days		
620	Shower eschon not sealed (IPMC 504.1)				30 days		
620	Light missing protective dome cover (IPMC 605.1)				30 days		
621	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) front door			$ 150.00	30 days		
622	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
622	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		
622	Bathroom fan/vent does not work properly (IPMC 403.2)				30 days		
622	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Front door deteriorated at base				30 days		
622	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Bathroom door has hole				30 days		
622	Light missing protective dome cover (IPMC 605.1)				30 days		
701	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
701	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Front door has hole			$ 150.00	30 days		
701	Deteriorated bathtub (IPMC 504.1)				30 days		
701	Light missing protective dome cover (IPMC 605.1)				30 days		
701	Permanent use of electrical extension cord (CFC 605.5)				30 days		
702	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
702	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
703	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
703	Insect, rodent, or vermin activity (CMMC 20-7[r])		10 days				
703	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		
703	Light missing protective dome cover (IPMC 605.1)				30 days		
703	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Bathroom				30 days		
704	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				X
704	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		X
706	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
706	Insect, rodent, or vermin activity (CMMC 20-7[r])		10 days				
706	Toilet not in working order (IPMC 504.1)			$ 150.00	30 days		
706	Permanent use of electrical extension cord (CFC 605.5)				30 days		
706	Light missing protective dome cover (IPMC 605.1)				30 days		
707	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
707	Light missing protective dome cover (IPMC 605.1)				30 days	X	
708	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
708	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		
709	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
709	Window screen has tears, rips, and/or holes (CMMC 20-7[i]) Front and Bathroom			$ 150.00	30 days		
709	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Bathroom door has hole				30 days		

709	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Bathroom walls deteriorated				30 days		
709	Deteriorated bathtub (IPMC 504.1)				30 days		
710	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
710	Insect, rodent, or vermin activity (CMMC 20-7[r])		10 days				
710	Deteriorated bathtub (IPMC 504.1)			$ 150.00	30 days		
711	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
711	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Bathroom			$ 150.00	30 days		
711	Accumulation of litter or rubbish (CMMC 20-4[d])				30 days		
801	No Violations						
802	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
802	Insect, rodent, or vermin activity (CMMC 20-7[r])		10 days				
802	Appliance not in working order (IPMC 603.1) Heater/air conditioner broken			$ 150.00	30 days		
802	Permanent use of electrical extension cord (CFC 605.5)				30 days		
802	Accumulation of litter or rubbish (CMMC 20-4[d])				30 days		
802	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Bathroom				30 days		
802	Electrical outlet(s) missing cover (IPMC 605.1)				30 days		
802	Light missing protective dome cover (IPMC 605.1)				30 days		
802	Deteriorated bathtub (IPMC 504.1)				30 days		
802	Deteriorated toilet (IPMC 504.1)				30 days		
802	Replace missing door number				30 days		
803	No Violations						
804	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
804	Deteriorated bathtub (IPMC 504.1)				30 days	X	
804	Cable outlet(s) cover damaged/missing (IPMC 605.1)				30 days	X	
805	Window screen has tears, rips, and/or holes (CMMC 20-7[i])Bathroom			$ 150.00	30 days		
805	Cable outlet(s) cover damaged/missing (IPMC 605.1)				30 days		
806	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
807	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
807	Insect, rodent, or vermin activity (CMMC 20-7[r])		10 days				
807	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		
807	Permanent use of electrical extension cord (CFC 605.5)				30 days		
807	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) above kitchen sink				30 days		
808	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
808	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		
808	Light missing protective dome cover (IPMC 605.1)				30 days		
808	Permanent use of electrical extension cord (CFC 605.5)				30 days		
809	Electrical outlet(s) missing cover (IPMC 605.1)			$ 150.00	30 days		
809	Light missing protective dome cover (IPMC 605.1)				30 days		
809	Deteriorated bathtub (IPMC 504.1)				30 days		
810	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
810	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		
810	Exterior light fixture missing bulb and cover (CMMC 20-7[g])				30 days		
810	Electrical outlet in kitchen is loose and sparks (IPMC 605.1)				30 days		
810	Repair bathroom door hinge (CMMC 20-7[e])				30 days		
811	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
811	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		
901	Permanent use of electrical extension cord (CFC 605.5)			$ 150.00	30 days		
902	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
902	Electrical outlet(s) missing cover (IPMC 605.1)			$ 150.00	30 days		
905	No Violations						X
906	No Violations						
907	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
908	Deteriorated bathtub drain (IPMC 504.1)			$ 150.00	30 days		
909	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
909	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
909	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) bathroom door jam				30 days		

910	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
910	Insect, rodent, or vermin activity (CMMC 20-7[r])		10 days				
910	Deteriorated bathtub (IPMC 504.1)			$ 150.00	30 days		
910	Protective dome cover deteriorated (IPMC 605.1)				30 days		
911	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
911	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) above front door & bathroom base boards			$ 150.00	30 days		
911	Window screen has tears, rips, and/or holes (CMMC 20-7[i]) bathroom				30 days		
912	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
912	Appliance not in working order (IPMC 603.1) Heater/air conditioner broken			$ 150.00	30 days		
912	Appliance not in working order (IPMC 603.1) refrigerator repaired with tape				30 days		
912	Light missing protective dome cover (IPMC 605.1)				30 days		
912	Deteriorated bathtub drain (IPMC 504.1)				30 days		
912	Permanent use of electrical extension cord (CFC 605.5)				30 days		
913	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
913	Deteriorated bathtub (IPMC 504.1)			$ 150.00	30 days		
913	Deteriorated toilet (IPMC 504.1)				30 days		
913	Permanent use of electrical extension cord (CFC 605.5)				30 days		
913	Accumulation of litter or rubbish (CMMC 20-4[d])				30 days		
916	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
916	Shower eschon not sealed (IPMC 504.1)			$ 150.00	30 days		
917	Permanent use of electrical extension cord (CFC 605.5)			$ 150.00	30 days		
917	Light missing protective dome cover (IPMC 605.1)				30 days		
918	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
918	Repair damaged door number			$ 150.00	30 days		
919	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
919	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
920	No Violations						
922	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
922	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
923	Exterior light fixture missing cover (CMMC 20-7[g])			$ 150.00	30 days		
925	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
925	Window screen has tears, rips, and/or holes (CMMC 20-7[i]) bathroom			$ 150.00	30 days		
926	No Violations						
927	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
927	Insect, rodent, or vermin activity (CMMC 20-7[r])		10 days				
927	Deteriorated toilet/seat (IPMC 504.1)			$ 150.00	30 days		
927	Exterior light fixture missing cover (CMMC 20-7[g])				30 days		
927	Interior light missing protective dome cover (IPMC 605.1)				30 days		
928	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
928	Interior light missing protective dome cover (IPMC 605.1)				30 days	X	
929	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
929	Interior light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
930	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
930	Interior light missing protective dome cover (IPMC 605.1)				30 days	X	
930	Appliance not in working order (IPMC 603.1) Stove broken				30 days	X	
931	Interior light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
931	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Bathroom ceiling				30 days		
1001	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1002	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1002	Interior light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
1003	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1003	Interior light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
1003	Permanent use of electrical extension cord (CFC 605.5)				30 days		
1004	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1004	Electrical outlet(s) missing cover (IPMC 605.1)			$ 150.00	30 days		
1004	Window screen has tears, rips, and/or holes (CMMC 20-7[i])				30 days		

	bathroom						
1004	Permanent use of electrical extension cord (CFC 605.5)				30 days		
1005	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
1005	Interior light missing protective dome cover (IPMC 605.1)				30 days	X	
1006	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1006	Insect, rodent, or vermin activity (CMMC 20-7[r])		10 days				
1006	Permanent use of electrical extension cord (CFC 605.5)			$ 150.00	30 days		
1006	Accumulation of litter or rubbish (CMMC 20-4[d])				30 days		
1006	Deteriorated wall(s) or peeling paint (CMMC 20-7[e])				30 days		
1007	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
1007	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) bathroom base boards				30 days	X	
1008	Accumulation of litter or rubbish (CMMC 20-4[d])			$ 150.00	30 days	X	
1008	Electrical outlet(s) missing cover (IPMC 605.1)				30 days	X	
1009	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days	X	
1009	Electrical outlet(s) missing cover (IPMC 605.1)				30 days	X	
1009	Appliance not in working order (IPMC 603.1) Heater/air conditioner broken				30 days	X	
1009	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Bathroom ceiling				30 days	X	
1009	Deteriorated bathtub (IPMC 504.1)				30 days	X	
1011	Accumulation of litter or rubbish (CMMC 20-4[d])			$ 150.00	30 days	X	
1013	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
1014	No Violations						
1015	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1016	Window screen has tears, rips, and/or holes (CMMC 20-7[i]) bathroom			$ 150.00	30 days		
1017	Permanent use of electrical extension cord (CFC 605.5)			$ 150.00	30 days		
1017	Interior light missing protective dome cover (IPMC 605.1)				30 days		
1017	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) bathroom				30 days		
1018	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1018	Appliance not in working order (IPMC 603.1) hot plate being used			$ 150.00	30 days		
1018	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) bathroom				30 days		
1018	Interior light missing protective dome cover (IPMC 605.1)				30 days		
1019	Accumulation of litter or rubbish (CMMC 20-4[d])			$ 150.00	30 days		
1019	Electrical outlet(s) missing cover (IPMC 605.1)				30 days		
1020	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
1020	Window screen has tears, rips, and/or holes (CMMC 20-7[i]) front and bathroom				30 days	X	
1020	Interior light missing protective dome cover (IPMC 605.1)				30 days	X	
1020	Deteriorated bathtub (IPMC 504.1)				30 days	X	
1021	No Violations/work in progress					X	
1022	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1022	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) bathroom			$ 150.00	30 days		
1023	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1024	No Violations/work in progress					X	
1025	Permanent use of electrical extension cord (CFC 605.5)			$ 150.00	30 days		
1025	Interior light missing protective dome cover (IPMC 605.1)				30 days		
1026	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1026	Window screen has tears, rips, and/or holes (CMMC 20-7[i]) bathroom			$ 150.00	30 days		
1027	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1027	Appliance not in working order (IPMC 603.1) stove/range			$ 150.00	30 days		
1027	Electrical outlet(s) missing cover (IPMC 605.1)				30 days		
1027	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) bathroom				30 days		
1028	Appliance not in working order (IPMC 603.1) stove/range			$ 150.00	30 days		
1028	Interior light missing protective dome cover (IPMC 605.1)				30 days		
1028	Accumulation of litter or rubbish (CMMC 20-4[d])				30 days		
1029	No Violations						
1030	No Violations						
1031	No Violations						
1204	Appliance not in working order (IPMC 603.1) hot plate being used			$ 150.00	30 days		

1205	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1205	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		
1206	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1206	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Bathroom baseboards			$ 150.00	30 days		
1206	Permanent use of electrical extension cord (CFC 605.5)				30 days		
1207	Light switch missing cover (IPMC 605.1)			$ 150.00	30 days		
1207	Shower eschon not sealed (IPMC 504.1)				30 days		
1207	Kitchen sink has leak (IPMC 504.1)				30 days		
1208	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1208	Shower eschon not sealed (IPMC 504.1)			$ 150.00	30 days		
1208	Cable outlet(s) cover damaged/missing (IPMC 605.1)				30 days		
1209	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1209	Shower eschon not sealed (IPMC 504.1)			$ 150.00	30 days		
1209	Exterior light fixture missing cover (CMMC 20-7[g])				30 days		
1209	Interior light missing protective dome cover (IPMC 605.1)				30 days		
1210	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1210	Shower eschon not sealed (IPMC 504.1)			$ 150.00	30 days		
1210	Bathroom fan/vent does not work properly (IPMC 403.2)				30 days		
1210	Damaged flooring (IPMC 305.4)				30 days		
1301	Insect, rodent, or vermin activity (CMMC 20-7[r])	$ 150.00	10 days				
1301	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		
1301	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Bathroom ceiling				30 days		
1302	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1302	Bathroom fan/vent does not work properly (IPMC 403.2)			$ 150.00	30 days		
1303	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1303	Insect, rodent, or vermin activity (CMMC 20-7[r])		10 days				
1303	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		
1303	Accumulation of litter or rubbish (CMMC 20-4[d])				30 days		
1303	Bathroom fan/vent does not work properly (IPMC 403.2)				30 days		
1303	Deteriorated wall(s) or peeling paint (CMMC 20-7[e])				30 days		
1303	Damaged flooring (IPMC 305.4)				30 days		
1304	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1304	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
1306	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1309	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1309	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
1310	Bathroom fan/vent does not work properly (IPMC 403.2)			$ 150.00	30 days		
1310	Light missing protective dome cover (IPMC 605.1)				30 days		
1401	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1401	Permanent use of electrical extension cord (CFC 605.5)			$ 150.00	30 days		
1402	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1402	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
1403	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
1404	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
1404	Window screen has tears, rips, and/or holes (CMMC 20-7[i])				30 days	X	
1404	Deteriorated wall(s) or peeling paint (CMMC 20-7[e])				30 days	X	
1404	Bathroom fan/vent does not work properly (IPMC 403.2)				30 days	X	
1404	Accumulation of litter or rubbish (CMMC 20-4[d])				30 days	X	
1405	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1405	Insect, rodent, or vermin activity (CMMC 20-7[r])		10 days				
1405	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		
1405	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) above shower				30 days		
1405	Cable outlet(s) cover damaged/missing (IPMC 605.1)				30 days		
1406	Deteriorated bathtub (IPMC 504.1)			$ 150.00	30 days		
1406	Light missing protective dome cover (IPMC 605.1)				30 days		
1407	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1407	Appliance not in working order (IPMC 603.1) Heater/air conditioner broken			$ 150.00	30 days		

1407	Electrical outlet(s) missing cover (IPMC 605.1)				30 days		
1408	Bathroom fan/vent does not work properly (IPMC 403.2)			$ 150.00	30 days		
1408	Cable outlet(s) cover damaged/missing (IPMC 605.1)				30 days		
1408	Light missing protective dome cover (IPMC 605.1)				30 days		
1408	Deteriorated wall(s) or peeling paint (CMMC 20-7[e])				30 days		
1409	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
1409	Electrical outlet(s) missing cover (IPMC 605.1)				30 days	X	
1410	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
1410	Window screen has tears, rips, and/or holes (CMMC 20-7[i])				30 days	X	
1410	Electrical outlet(s) missing cover (IPMC 605.1)				30 days	X	
1410	Deteriorated bathtub (IPMC 504.1)				30 days	X	
1501	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1501	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
1502	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1502	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
1502	Deteriorated bathtub (IPMC 504.1)				30 days		
1502	Permanent use of electrical extension cord (CFC 605.5)				30 days		
1503	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1503	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) above shower			$ 150.00	30 days		
1504	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
1504	Deteriorated bathtub (IPMC 504.1)				30 days	X	
1504	Shower head missing (IPMC 504.1)				30 days	X	
1504	Electrical outlet(s) missing cover (IPMC 605.1)				30 days	X	
1505	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
1505	Window screen has tears, rips, and/or holes (CMMC 20-7[i])				30 days	X	
1506	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
1507	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
1508	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
1509	Smoke detector not functioning properly or missing (IPMC 704.1)			$ 150.00	30 days	X	
1509	Electrical outlet(s) missing cover (IPMC 605.1)				30 days	X	
1509	Deteriorated bathtub (IPMC 504.1)				30 days	X	
1509	Appliance not in working order (IPMC 603.1) Heater/air conditioner broken				30 days	X	
1510	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1510	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
1510	Window screen has tears, rips, and/or holes (CMMC 20-7[i])				30 days		
1510	Exterior light fixture missing cover (CMMC 20-7[g])				30 days		
1511	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1511	Shower eschon not sealed (IPMC 504.1)			$ 150.00	30 days		
1512	No violations						
1513	Electrical outlet(s) missing cover (IPMC 605.1)			$ 150.00	30 days	X	
1514	Electrical outlet(s) missing cover (IPMC 605.1)			$ 150.00	30 days		
1514	Deteriorated bathtub (IPMC 504.1)				30 days		
1514	Light missing protective dome cover (IPMC 605.1)				30 days		
1515	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1515	Light switch cover damaged(IPMC 605.1)			$ 150.00	30 days		
1516	Electrical outlet(s) missing cover (IPMC 605.1)			$ 150.00	30 days	X	
1516	Sink missing(IPMC 504.1)				30 days	X	
1516	Shower head missing (IPMC 504.1)				30 days	X	
1517	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1518	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1519	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1519	Window screen has tears, rips, and/or holes (CMMC 20-7[i])			$ 150.00	30 days		
1520	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1521	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1521	Permanent use of electrical extension cord (CFC 605.5)			$ 150.00	30 days		
1522	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				
1522	Deteriorated bathtub faucet seal (IPMC 504.1)			$ 150.00	30 days		
1523	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				

1523	Light missing protective dome cover (IPMC 605.1)			$ 150.00	30 days		
1524	Deteriorated Toilet (IPMC 504.1)			$ 150.00	30 days		
1524	Deteriorated Sink/faucet (IPMC 504.1)				30 days		
1524	Accumulation of litter or rubbish (CMMC 20-4[d])				30 days		
1524	Appliance not in working order (IPMC 603.1) deteriorated hot plate being used.				30 days		
1525	Smoke detector not functioning properly or missing (IPMC 704.1)	$ 150.00	10 days				X
Total	**Citation #030952 total**	**$19,050**	**Fix-it-cite #030954 total**	**$24,300.00**			

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0203

On 09/09/2013, I re-inspected the 127 rooms at the Costa Mesa Motor Inn that were observed to have smoke detectors that were not functioning properly or missing and/or insect activity. The smoke detectors were repaired and/or replaced and observed to be in working condition. Insect treatment with paperwork from Detox Pest Control was completed in the 14 rooms identified to have insect activity on 09/05/2013.

All immediate life safety and health violations were observed to have been mitigated with 100% compliance. The remaining building and zoning violations will be re-inspected on 09/23/2013. JON

On 09/18/2013, Keith Clarke and Jon Neal had a meeting with the motel Manager Hector to discuss the illegal construction identified during the inspection. Motel plans were reviewed and 2 options were identified. The first is to obtain building permits to repair the rooms into original condition. The second option was to have an engineer verify the changes and submit plans for approval. Hector will review the 2 options with motel owner and report back decision. JON

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0203

VIOLATION LOCATION

Complaint Address: 2277 Harbor Blvd (Costa Mesa Motor Inn)

Property Owner: Sam Menlo Phone:

Address: 4221 WILSHIRE BL #210 LOS ANGELES, CA 90010

INSPECTOR

Name: Jon Neal Phone: 714-754-5049

Address: 77 Fair Drive

Inspection Description: Annual inspection (re-inspection) **Date:** 08/15/2013 **Time:** 09:00am

Description of Violation:

On 09/23/2013, 120 rooms at the Costa Mesa Motor Inn were re-inspected. 99 of the 120 rooms were observed to have mitigated all of the violations with 100% compliance. 21 rooms were observed to have violations that were not corrected. The previous fix-it-citation #0300954 for $24,300.00 that was issued on 08/21/2013 will be voided and a new citation #030955 for $3150.00 has been issued for the 21 rooms were violations were not mitigated.

The re-inspection of the 21 rooms (see attached list #1) with violations that have not been mitigated will be scheduled for Tuesday, October 29th at 10:00am. A citation for $300.00 per room will be issued for the rooms where violations are not mitigated by the October 29th re-inspection. Please provide at least 24 hours notice to any occupants prior to the re-inspection.

The 39 rooms (see attached list #2) that were observed to be under remodeling and/or construction and vacant during the initial inspection were granted an additional 30 days for repairs and will be re-inspected on Tuesday, October 29th at 10:00am. A citation for $150.00 per room will be issued for the rooms where violations are not mitigated.

On 09/18/2013, Keith Clarke and Jon Neal had a meeting with the motel manager Hector to discuss the illegal construction identified in rooms 308/309 and 902/903/904. Motel building plans were reviewed and 2 options to correct the illegal construction violations were identified. The first option is to obtain building permits to repair the rooms back into original condition. The second option is to have an engineer verify the changes that were made and submit building plans for approval. Building plans must be submitted for approval and/or building permits obtained by Tuesday, October 29th. Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0203

List #1 (rooms where violations were not mitigated by re-inspection on 09/23/2013)

Room	Violation	Citation #030955	Days to correct	2nd Re-inspection Date
105	Bathtub in deteriorated condition(exposed fiberglass)(IPMC 504.1)	$ 150.00	30 days	10/29/2013
307	Peeling paint (CMMC 20-7[e])	$ 150.00	30 days	10/29/2013
307	Deteriorated bathtub (IPMC 504.1)		30 days	10/29/2013
311	Deteriorated bathtub (IPMC 504.1)	$ 150.00	30 days	10/29/2013
405	Light missing protective dome cover (IPMC 605.1)	$ 150.00	30 days	10/29/2013
406	Bathroom door has hole	$ 150.00	30 days	10/29/2013
406	Front door jam is deteriorated		30 days	10/29/2013
505	Deteriorated bathtub (IPMC 504.1)	$ 150.00	30 days	10/29/2013
513	Light missing protective dome cover (IPMC 605.1) Bathroom	$ 150.00	30 days	10/29/2013
519	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Front Door	$ 150.00	30 days	10/29/2013
602	Deteriorated bathtub (IPMC 504.1)	$ 150.00	30 days	10/29/2013
613	Appliance not in working order (IPMC 603.1) Stove broken	$ 150.00	30 days	10/29/2013
617	Deteriorated bathtub (IPMC 504.1)	$ 150.00	30 days	10/29/2013
701	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Front door has hole	$ 150.00	30 days	10/29/2013
701	Deteriorated bathtub (IPMC 504.1)		30 days	10/29/2013
702	Light missing protective dome cover (IPMC 605.1)	$ 150.00	30 days	10/29/2013
703	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Bathroom	$ 150.00	30 days	10/29/2013
706	Toilet not in working order (IPMC 504.1)	$ 150.00	30 days	10/29/2013
706	Insect, rodent, or vermin activity (CMMC 20-7[r])		30 days	10/29/2013
710	Deteriorated bathtub (IPMC 504.1)	$ 150.00	30 days	10/29/2013
802	Permanent use of electrical extension cord (CFC 605.5)	$ 150.00	30 days	10/29/2013
802	Deteriorated bathtub (IPMC 504.1)		30 days	10/29/2013
908	Deteriorated bathtub drain (IPMC 504.1)	$ 150.00	30 days	10/29/2013
910	Deteriorated bathtub (IPMC 504.1)	$ 150.00	30 days	10/29/2013
919	Light missing protective dome cover (IPMC 605.1) Bathroom	$ 150.00	30 days	10/29/2013
1502	Deteriorated bathtub (IPMC 504.1)	$ 150.00	30 days	10/29/2013

Total citation for the 21 rooms where violations listed above were observed to have not been mitigated on 09/23/2013. See attached citation #0300955 for	$ 3,150.00

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0203

List #2 (for rooms that were observed to be under remodeling and/or construction and vacant)

Room	Violation	Days to correct	Re-inspection Date
193	Bathroom fan/vent does not work properly (IPMC 403.2)	30 days	10/29/2013
193	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
193	Peeling paint (CMMC 20-7[e])	30 days	10/29/2013
195	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
201	Window screen has tears, rips, and/or holes (CMMC 20-7[i])	30 days	10/29/2013
201	Bathroom fan/vent does not work properly (IPMC 403.2)	30 days	10/29/2013
210	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
210	Window screen has tears, rips, and/or holes (CMMC 20-7[i])	30 days	10/29/2013
210	All exterior light fixtures shall be maintained in good working order (CMMC 20-7[g])	30 days	10/29/2013
401	Insect, rodent, or vermin activity (CMMC 20-7[r])	30 days	10/29/2013
401	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
401	Appliance not in working order (IPMC 603.1)	30 days	10/29/2013
401	Accumulation of litter or rubbish (CMMC 20-4[d])	30 days	10/29/2013
507	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Large section of drywall missing	30 days	10/29/2013
514	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
514	Accumulation of litter or rubbish (CMMC 20-4[d])	30 days	10/29/2013
521	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
521	Deteriorated Toilet (IPMC 504.1)	30 days	10/29/2013
521	Permanent use of electrical extension cord (CFC 605.5)	30 days	10/29/2013
521	Deteriorated wall(s) or peeling paint (CMMC 20-7[e])	30 days	10/29/2013
610	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
610	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) bathroom	30 days	10/29/2013
610	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
612	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
612	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
612	Appliance not in working order (IPMC 603.1) Stove broken	30 days	10/29/2013
614	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
618	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P. O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0203

List #2 continued (for rooms that were observed to be under remodeling and/or construction and vacant)

622	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
622	Window screen has tears, rips, and/or holes (CMMC 20-7[i])	30 days	10/29/2013
622	Bathroom fan/vent does not work properly (IPMC 403.2)	30 days	10/29/2013
622	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Front door deteriorated at base	30 days	10/29/2013
622	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Bathroom door has hole	30 days	10/29/2013
622	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
707	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
707	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
804	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
804	Deteriorated bathtub (IPMC 504.1)	30 days	10/29/2013
804	Cable outlet(s) cover damaged/missing (IPMC 605.1)	30 days	10/29/2013
808	Window screen has tears, rips, and/or holes (CMMC 20-7[i])	30 days	10/29/2013
808	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
808	Permanent use of electrical extension cord (CFC 605.5)	30 days	10/29/2013
809	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
809	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
809	Deteriorated bathtub (IPMC 504.1)	30 days	10/29/2013
902	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
928	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
928	Interior light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
930	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
930	Interior light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
930	Appliance not in working order (IPMC 603.1) Stove broken	30 days	10/29/2013
1005	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1005	Interior light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
1006	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1006	Insect, rodent, or vermin activity (CMMC 20-7[r])	30 days	10/29/2013
1006	Permanent use of electrical extension cord (CFC 605.5)	30 days	10/29/2013
1006	Accumulation of litter or rubbish (CMMC 20-4[d])	30 days	10/29/2013
1006	Deteriorated wall(s) or peeling paint (CMMC 20-7[e])	30 days	10/29/2013
1007	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1007	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) bathroom base boards	30 days	10/29/2013
1008	Accumulation of litter or rubbish (CMMC 20-4[d])	30 days	10/29/2013
1008	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0203

List #2 continued (for rooms that were observed to be under remodeling and/or construction and vacant)

1009	Window screen has tears, rips, and/or holes (CMMC 20-7[i])	30 days	10/29/2013
1009	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
1009	Appliance not in working order (IPMC 603.1) Heater/air conditioner broken	30 days	10/29/2013
1009	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Bathroom ceiling	30 days	10/29/2013
1009	Deteriorated bathtub (IPMC 504.1)	30 days	10/29/2013
1011	Accumulation of litter or rubbish (CMMC 20-4[d])	30 days	10/29/2013
1013	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1018	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1018	Appliance not in working order (IPMC 603.1) hot plate being used	30 days	10/29/2013
1018	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) bathroom	30 days	10/29/2013
1018	Interior light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
1020	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1020	Window screen has tears, rips, and/or holes (CMMC 20-7[i]) front and bathroom	30 days	10/29/2013
1020	Interior light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
1020	Deteriorated bathtub (IPMC 504.1)	30 days	10/29/2013
1027	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1027	Appliance not in working order (IPMC 603.1) stove/range	30 days	10/29/2013
1027	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
1027	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) bathroom	30 days	10/29/2013
1404	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1404	Window screen has tears, rips, and/or holes (CMMC 20-7[i])	30 days	10/29/2013
1404	Deteriorated wall(s) or peeling paint (CMMC 20-7[e])	30 days	10/29/2013
1404	Bathroom fan/vent does not work properly (IPMC 403.2)	30 days	10/29/2013
1404	Accumulation of litter or rubbish (CMMC 20-4[d])	30 days	10/29/2013
1408	Bathroom fan/vent does not work properly (IPMC 403.2)	30 days	10/29/2013
1408	Cable outlet(s) cover damaged/missing (IPMC 605.1)	30 days	10/29/2013
1408	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
1408	Deteriorated wall(s) or peeling paint (CMMC 20-7[e])	30 days	10/29/2013
1409	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1409	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
1410	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1410	Window screen has tears, rips, and/or holes (CMMC 20-7[i])	30 days	10/29/2013
1410	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
1410	Deteriorated bathtub (IPMC 504.1)	30 days	10/29/2013

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0203

List #2 continued (for rooms that were observed to be under remodeling and/or construction and vacant)

1504	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1504	Deteriorated bathtub (IPMC 504.1)	30 days	10/29/2013
1504	Shower head missing (IPMC 504.1)	30 days	10/29/2013
1504	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
1509	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
1509	Deteriorated bathtub (IPMC 504.1)	30 days	10/29/2013
1509	Appliance not in working order (IPMC 603.1) Heater/air conditioner broken	30 days	10/29/2013
1513	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
1514	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
1514	Deteriorated bathtub (IPMC 504.1)	30 days	10/29/2013
1514	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
1516	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
1516	Sink missing(IPMC 504.1)	30 days	10/29/2013
1516	Shower head missing (IPMC 504.1)	30 days	10/29/2013

INSPECTION REPORT
County of Orange, Health Care Agency, Environmental Health
1241 EAST DYER ROAD, SUITE 120
SANTA ANA, CA 92705-5611
(714) 433-6000
ochealthinfo.com/eh

PR0019557

COSTA MESA MOTOR INN
2277 HARBOR BLVD
COSTA MESA, CA 92626

Record ID: FA0014471
Inspection Date: 08/20/2013
Reinspection Date:

Type of Facility: 2434-HOTEL/MOTEL 101-250 ROOMS
Service: F6F-**FOOD NOTICE OF VIOLATION (NOV) FOLLOW-UP**

Mailing Address:
COSTA MESA MOTOR INN
CENTURY QUALITY MGMT INC
4221 WILSHIRE BLVD STE 210
LOS ANGELES, CA 90010

Ashley Reynolds, REHS
ENVIRONMENTAL HEALTH SPEC I
(714) 338-9571
areynolds2@ochca.com

K000 - OPENING COMMENT
The purpose of this visit was to follow up on the Notice of Violation issues on August 2, 2013. On this date live activity was still observed. The hotel management has treated this room multiple times and the cockroach infestation has not been eliminated. The current method of treating has been unsuccessful. It was recommended to remove all items from the room that it is preventing pest control technician to throughly treat the room.

Provide the following to this inspector:
-a copy of the handout given to tenants with instructions on how to properly prepare for pest control treatment
-a copy of the last pest control report.

These violations are currently under evaluation by this agency and further enforcement may follow.

K102 - CLEANLINESS OF THE WALLS
*Repair or seal the holes in the wall in the following and like places:
-behind and around the bathtub fixtures
-along the base board in the bathroom
-under the press board counter top of the wall partition between the kitchenette and sleeping area.
Repair/fill all cracks and crevices to eliminate all areas of harborage.

*Clean the accumulation of dead cockroaches on the walls through out the room.

K103 - CLEANLINESS OF THE FLOORS
*Clean the soiled carpet and dead cockroaches from the floors. Replace the carpet if needed.

K105 - INSECT ACTIVITY
One live adult cockroach was observed in room 608 on the wall next to the kitchenette area. Pictures and video were taken on this date. Eliminate the cockroaches and evidence thereof. Maintain the facility free of vermin.

COMMENTS

K199 - NOTES
*The report was reviewed with Hector via phone , and will be emailed within 7 days.

PLEASE IMMEDIATELY INFORM YOUR ENVIRONMENTAL HEALTH SPECIALIST, NOTED ON THIS REPORT IF:
* You are planning a remodel or adding equipment. All such changes must receive prior approval.
* You are planning to sell or transfer ownership; otherwise you may be improperly invoiced.
* You are not the owner noted on the top of this report.

COST MESA MOTOR INN
I declare that I have examined and received a copy of this inspection report.

INSPECTION REPORT

County of Orange, Health Care Agency, Environmental Health
1241 EAST DYER ROAD, SUITE 120
SANTA ANA, CA 92705-5611
(714) 433-6000
ochealthinfo.com/eh

PR0019557

COSTA MESA MOTOR INN
2277 HARBOR BLVD
COSTA MESA, CA 92626

Record ID: FA0014471
Inspection Date: 08/20/2013

Print Name and Title _____

Signature _____ Date _____

CIVIL CITATION

030954

Costa Mesa Municipal Code Violation

8/21/13 — Date
Time ☐ am ☐ pm
WEDNESDAY — Day of the Week
030952 — Prior Citation

SAM — Name (First)
Middle
MENLO — Last

4221 WILSHIRE BLVD #210 — Residence Address

LOS ANGELES — City
CA — State
90010 — Zip Code

Driver License Number — State — Age — Birth Date

Sex — Hair — Eyes — Height — Weight — Race

2277 HARBOR BLVD — Address Of Violation

COSTA MESA — City
CA — State
92626 — Zip Code

SEE ATTACHED REPORT — Violation CMMC Sec.
FOR CODE SECTIONS — Violation CMMC Sec.

Fine: $ 150 X 162 ROOMS = Fine: $ 24,300 TOTAL

OFFICER'S OBSERVATIONS: On the date specified herein, the undersigned officer observed at the specified address, the following conditions:

SEE ATTACHED INSPECTION REPORT CI-13-0203 FOR DETAILS ON CODE VIOLATIONS IN ROOMS.

*IF VIOLATIONS ARE CORRECTED IN EACH ROOM WITHIN 30 DAYS THIS CITE WILL BE VOID.

VIOLATION NOTICE BY:

- ☐ Personal Service
- ☑ Mail
- ☐ Property Posted
- ☐ Person Cited Refused To Sign Receipt For Citation
- ☐ Violation(s) not committed in my presence, certified on information and belief

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED ON DATE SHOWN ABOVE.

X _____

VIOLATOR: Without admitting guilt, I acknowledge having received the citation.

J. NEAL — Issuing Officer
20 — ID Number
CODE ENFORCEMENT — Department

THE LAW REQUIRES THAT YOU COMPLY WITH THIS CITATION OR CONTEST THE VIOLATION. (1) TO COMPLY with this citation, correct the violation immediately, and pay the fine within 30 days (see reverse side). (2) TO CONTEST this citation, you must **pay the fine**, and request a hearing **within 30 days** (follow procedure on reverse side).

If you have followed the procedure to contest this citation, your Administrative Hearing will be held at the Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, First Floor, on the 5TH *day of* NOVEMBER *20* 13*, at 1:30 pm.*

Check in at the City Clerk's office.

2956-46

CIVIL CITATION

030952

Costa Mesa Municipal Code Violation

8/21/13 — WEDNESDAY

Date — Time ☐ am ☐ pm — Day of the Week — Prior Citation

SAM — MENLO

Name (First) — Middle — Last

4221 WILSHIRE BLVD. #210

Residence Address

LOS ANGELES — CA — 90010

City — State — Zip Code

Driver License Number — State — Age — Birth Date

Sex — Hair — Eyes — Height — Weight — Race

2277 HARBOR BLVD

Address Of Violation

COSTA MESA — CA — 92626

City — State — Zip Code

20-7(R) INSECT ACTIVITY / 704.1 SMOKE DETECTOR

Violation CMMC Sec. — Violation ~~CMMC~~ IPMC Sec.

Fine: $ 150.00 X 127 Rooms Fine: $ 19,050.00 TOTAL

OFFICER'S OBSERVATIONS: On the date specified herein, the undersigned officer observed at the specified address, the following conditions:

SEE ATTACHED INSPECTION REPORT CI-13-0203 FOR DETAILS OF 127 SMOKE DETECTOR OR INSECT ACTIVITY VIOLATIONS. OBSERVED ON 08/15/13.

VIOLATION NOTICE BY:

- ☐ Personal Service
- ☒ Mail
- ☐ Property Posted
- ☐ Person Cited Refused To Sign Receipt For Citation
- ☐ Violation(s) not committed in my presence, certified on information and belief

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED ON DATE SHOWN ABOVE.

X _____

VIOLATOR: Without admitting guilt, I acknowledge having received the citation.

J. NEAL — 20 — CODE ENFORCEMENT

Issuing Officer — ID Number — Department

THE LAW REQUIRES THAT YOU COMPLY WITH THIS CITATION OR CONTEST THE VIOLATION. (1) TO COMPLY with this citation, correct the violation immediately, and pay the fine within 30 days (see reverse side). (2) TO CONTEST this citation, you must **pay the fine**, and request a hearing **within 30 days** (follow procedure on reverse side).

If you have followed the procedure to contest this citation, your Administrative Hearing will be held at the Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, First Floor, on the 5TH *day of* NOVEMBER *20* 13, at 1:30 pm.

Check in at the City Clerk's office.

2956-46

NEAL, JON

From: CLARKE, KEITH
Sent: Tuesday, September 03, 2013 1:47 PM
To: 'hec213@sbcglobal.net'
Cc: FRANCIS, RICK; NEAL, JON; TUCKER, MIKE; BRUMBAUGH, MIKE
Subject: REQUEST FOR AN EXTENSION OF TIME

September 3, 2013

Hector Almaraz – Manager, Costa Mesa Motor Inn:

Thank you for your message (shown below). I did not receive this message because you misspelled my last name in the e-mail address. My e-mail address is keith.clarke@costamesaca.gov. (cell phone: 951.963.6000). Please use this for all future communications with me.

In order to respond to your request, I have provided a summary of the violations along with your request for the applicable extensions of time. I have also provided my determination for each of these requests.

1. Immediate life-safety violations – 127 rooms were cited for these types of violations. The deadline for correction was 10 days. *Your request to extend the 10 day period to 30 days is hereby denied.*

2. Immediate life-safety violations in vacant rooms – 32 rooms were cited for these types of violations. The deadline for correction was 30 days. *Your request to extend the 30 day period to 60 days is hereby approved.* Reason: These rooms were vacant and currently undergoing repair and remodeling. I feel that your company has made a genuine effort to comply will all applicable city codes and ordinances.

3. Non life-safety violations – the balance of the rooms in this hotel were cited for these types of violations. The deadline for correction was 30 days. *Your request to extend the 30 day period to 60 days is hereby denied.*

If you have any further questions regarding this matter, please feel free to contact me.

Keith Clarke – Director, Community Improvement Division

From: hector almaraz [mailto:hec213@sbcglobal.net]
Sent: Thursday, August 29, 2013 11:20 AM
To: Keith.Clark@costamesaca.gov
Cc: NEAL, JON
Subject: Case No: CI-13-0203

Costa Mesa Motor Inn, Century Quality MGMT., is requesting you extend our "Days to Correct" from 10 days to 30 days and the other "Days to Correct" from 30 days to 60 days. We need the extra time due to some of our orders, (smoke detectors, stoves, a/c's, etc...), will not be delivered in time to meet your deadline. We feel confident that if you honor our request we will be able to take care of all your violations.

Thank you for your time and consideration on this matter.

Hector Almaraz
General Manager

Costa Mesa Motor Inn
(949) 645-4840 Ext. 7200

Keith Clarke - CBO
Community Improvement Director
City of Costa Mesa

Phone: 714-754-5277
E-mail: keith.clarke@costamesaca.gov

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0203

VIOLATION LOCATION

Complaint Address: 2277 Harbor Blvd (Costa Mesa Motor Inn)

Property Owner: Sam Menlo Phone:

Address: 4221 WILSHIRE BL #210 LOS ANGELES, CA 90010

INSPECTOR

Name: Jon Neal Phone: 714-754-5049

Address: 77 Fair Drive

Inspection Description: Annual inspection (re-inspection) **Date:** 08/15/2013 **Time:** 09:00am

Description of Violation:

On 09/23/2013, 120 rooms at the Costa Mesa Motor Inn were re-inspected. 99 of the 120 rooms were observed to have mitigated all of the violations with 100% compliance. 21 rooms were observed to have violations that were not corrected. The previous fix-it-citation #0300954 for $24,300.00 that was issued on 08/21/2013 will be voided and a new citation #030955 for $3150.00 has been issued for the 21 rooms were violations were not mitigated.

The re-inspection of the 21 rooms (see attached list #1) with violations that have not been mitigated will be scheduled for Tuesday, October 29th at 10:00am. A citation for $300.00 per room will be issued for the rooms where violations are not mitigated by the October 29th re-inspection. Please provide at least 24 hours notice to any occupants prior to the re-inspection.

The 39 rooms (see attached list #2) that were observed to be under remodeling and/or construction and vacant during the initial inspection were granted an additional 30 days for repairs and will be re-inspected on Tuesday, October 29th at 10:00am. A citation for $150.00 per room will be issued for the rooms where violations are not mitigated.

On 09/18/2013, Keith Clarke and Jon Neal had a meeting with the motel manager Hector to discuss the illegal construction identified in rooms 308/309 and 902/903/904. Motel building plans were reviewed and 2 options to correct the illegal construction violations were identified. The first option is to obtain building permits to repair the rooms back into original condition. The second option is to have an engineer verify the changes that were made and submit building plans for approval. Building plans must be submitted for approval and/or building permits obtained by Tuesday, October 29th. Failure to resolve the above violation(s) may result in the next progressive step in enforcement.

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0203

List #1 (rooms where violations were not mitigated by re-inspection on 09/23/2013)

Room	Violation	Citation #030955	Days to correct	2nd Re-inspection Date
105	Bathtub in deteriorated condition(exposed fiberglass)(IPMC 504.1)	$ 150.00	30 days	10/29/2013
307	Peeling paint (CMMC 20-7[e])	$ 150.00	30 days	10/29/2013
307	Deteriorated bathtub (IPMC 504.1)		30 days	10/29/2013
311	Deteriorated bathtub (IPMC 504.1)	$ 150.00	30 days	10/29/2013
405	Light missing protective dome cover (IPMC 605.1)	$ 150.00	30 days	10/29/2013
406	Bathroom door has hole	$ 150.00	30 days	10/29/2013
406	Front door jam is deteriorated		30 days	10/29/2013
505	Deteriorated bathtub (IPMC 504.1)	$ 150.00	30 days	10/29/2013
513	Light missing protective dome cover (IPMC 605.1) Bathroom	$ 150.00	30 days	10/29/2013
519	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Front Door	$ 150.00	30 days	10/29/2013
602	Deteriorated bathtub (IPMC 504.1)	$ 150.00	30 days	10/29/2013
613	Appliance not in working order (IPMC 603.1) Stove broken	$ 150.00	30 days	10/29/2013
617	Deteriorated bathtub (IPMC 504.1)	$ 150.00	30 days	10/29/2013
701	Deteriorated wall(s) or peeling paint (CMMC 20-7[c]) Front door has hole	$ 150.00	30 days	10/29/2013
701	Deteriorated bathtub (IPMC 504.1)		30 days	10/29/2013
702	Light missing protective dome cover (IPMC 605.1)	$ 150.00	30 days	10/29/2013
703	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Bathroom	$ 150.00	30 days	10/29/2013
706	Toilet not in working order (IPMC 504.1)	$ 150.00	30 days	10/29/2013
706	Insect, rodent, or vermin activity (CMMC 20-7[r])		30 days	10/29/2013
710	Deteriorated bathtub (IPMC 504.1)	$ 150.00	30 days	10/29/2013
802	Permanent use of electrical extension cord (CFC 605.5)	$ 150.00	30 days	10/29/2013
802	Deteriorated bathtub (IPMC 504.1)		30 days	10/29/2013
908	Deteriorated bathtub drain (IPMC 504.1)	$ 150.00	30 days	10/29/2013
910	Deteriorated bathtub (IPMC 504.1)	$ 150.00	30 days	10/29/2013
919	Light missing protective dome cover (IPMC 605.1) Bathroom	$ 150.00	30 days	10/29/2013
1502	Deteriorated bathtub (IPMC 504.1)	$ 150.00	30 days	10/29/2013

Total citation for the 21 rooms where violations listed above were observed to have not been mitigated on 09/23/2013. See attached citation #0300955 for	$ 3,150.00

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0203

List #2 (for rooms that were observed to be under remodeling and/or construction and vacant)

Room	Violation	Days to correct	Re-inspection Date
193	Bathroom fan/vent does not work properly (IPMC 403.2)	30 days	10/29/2013
193	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
193	Peeling paint (CMMC 20-7[e])	30 days	10/29/2013
195	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
201	Window screen has tears, rips, and/or holes (CMMC 20-7[i])	30 days	10/29/2013
201	Bathroom fan/vent does not work properly (IPMC 403.2)	30 days	10/29/2013
210	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
210	Window screen has tears, rips, and/or holes (CMMC 20-7[i])	30 days	10/29/2013
210	All exterior light fixtures shall be maintained in good working order (CMMC 20-7[g])	30 days	10/29/2013
401	Insect, rodent, or vermin activity (CMMC 20-7[r])	30 days	10/29/2013
401	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
401	Appliance not in working order (IPMC 603.1)	30 days	10/29/2013
401	Accumulation of litter or rubbish (CMMC 20-4[d])	30 days	10/29/2013
507	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Large section of drywall missing	30 days	10/29/2013
514	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
514	Accumulation of litter or rubbish (CMMC 20-4[d])	30 days	10/29/2013
521	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
521	Deteriorated Toilet (IPMC 504.1)	30 days	10/29/2013
521	Permanent use of electrical extension cord (CFC 605.5)	30 days	10/29/2013
521	Deteriorated wall(s) or peeling paint (CMMC 20-7[e])	30 days	10/29/2013
610	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
610	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) bathroom	30 days	10/29/2013
610	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
612	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
612	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
612	Appliance not in working order (IPMC 603.1) Stove broken	30 days	10/29/2013
614	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
618	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0203

List #2 continued (for rooms that were observed to be under remodeling and/or construction and vacant)

622	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
622	Window screen has tears, rips, and/or holes (CMMC 20-7[i])	30 days	10/29/2013
622	Bathroom fan/vent does not work properly (IPMC 403.2)	30 days	10/29/2013
622	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Front door deteriorated at base	30 days	10/29/2013
622	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Bathroom door has hole	30 days	10/29/2013
622	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
707	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
707	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
804	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
804	Deteriorated bathtub (IPMC 504.1)	30 days	10/29/2013
804	Cable outlet(s) cover damaged/missing (IPMC 605.1)	30 days	10/29/2013
808	Window screen has tears, rips, and/or holes (CMMC 20-7[i])	30 days	10/29/2013
808	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
808	Permanent use of electrical extension cord (CFC 605.5)	30 days	10/29/2013
809	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
809	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
809	Deteriorated bathtub (IPMC 504.1)	30 days	10/29/2013
902	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
928	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
928	Interior light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
930	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
930	Interior light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
930	Appliance not in working order (IPMC 603.1) Stove broken	30 days	10/29/2013
1005	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1005	Interior light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
1006	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1006	Insect, rodent, or vermin activity (CMMC 20-7[r])	30 days	10/29/2013
1006	Permanent use of electrical extension cord (CFC 605.5)	30 days	10/29/2013
1006	Accumulation of litter or rubbish (CMMC 20-4[d])	30 days	10/29/2013
1006	Deteriorated wall(s) or peeling paint (CMMC 20-7[e])	30 days	10/29/2013
1007	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1007	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) bathroom base boards	30 days	10/29/2013
1008	Accumulation of litter or rubbish (CMMC 20-4[d])	30 days	10/29/2013
1008	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

VIOLATION NOTICE

Assigned to: JON

Case No.: CI-13-0203

List #2 continued (for rooms that were observed to be under remodeling and/or construction and vacant)

1009	Window screen has tears, rips, and/or holes (CMMC 20-7[i])	30 days	10/29/2013
1009	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
1009	Appliance not in working order (IPMC 603.1) Heater/air conditioner broken	30 days	10/29/2013
1009	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) Bathroom ceiling	30 days	10/29/2013
1009	Deteriorated bathtub (IPMC 504.1)	30 days	10/29/2013
1011	Accumulation of litter or rubbish (CMMC 20-4[d])	30 days	10/29/2013
1013	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1018	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1018	Appliance not in working order (IPMC 603.1) hot plate being used	30 days	10/29/2013
1018	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) bathroom	30 days	10/29/2013
1018	Interior light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
1020	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1020	Window screen has tears, rips, and/or holes (CMMC 20-7[i]) front and bathroom	30 days	10/29/2013
1020	Interior light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
1020	Deteriorated bathtub (IPMC 504.1)	30 days	10/29/2013
1027	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1027	Appliance not in working order (IPMC 603.1) stove/range	30 days	10/29/2013
1027	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
1027	Deteriorated wall(s) or peeling paint (CMMC 20-7[e]) bathroom	30 days	10/29/2013
1404	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1404	Window screen has tears, rips, and/or holes (CMMC 20-7[i])	30 days	10/29/2013
1404	Deteriorated wall(s) or peeling paint (CMMC 20-7[e])	30 days	10/29/2013
1404	Bathroom fan/vent does not work properly (IPMC 403.2)	30 days	10/29/2013
1404	Accumulation of litter or rubbish (CMMC 20-4[d])	30 days	10/29/2013
1408	Bathroom fan/vent does not work properly (IPMC 403.2)	30 days	10/29/2013
1408	Cable outlet(s) cover damaged/missing (IPMC 605.1)	30 days	10/29/2013
1408	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
1408	Deteriorated wall(s) or peeling paint (CMMC 20-7[e])	30 days	10/29/2013
1409	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1409	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
1410	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1410	Window screen has tears, rips, and/or holes (CMMC 20-7[i])	30 days	10/29/2013
1410	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
1410	Deteriorated bathtub (IPMC 504.1)	30 days	10/29/2013

CITY OF COSTA MESA

CALIFORNIA 92628-1200 P.O. BOX 1200

COMMUNITY IMPROVEMENT DEPARTMENT 77 FAIR DRIVE, 5TH FLOOR

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Case No.: CI-13-0203

List #2 continued (for rooms that were observed to be under remodeling and/or construction and vacant)

1504	Smoke detector not functioning properly or missing (IPMC 704.1)	30 days	10/29/2013
1504	Deteriorated bathtub (IPMC 504.1)	30 days	10/29/2013
1504	Shower head missing (IPMC 504.1)	30 days	10/29/2013
1504	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
1509	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
1509	Deteriorated bathtub (IPMC 504.1)	30 days	10/29/2013
1509	Appliance not in working order (IPMC 603.1) Heater/air conditioner broken	30 days	10/29/2013
1513	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
1514	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
1514	Deteriorated bathtub (IPMC 504.1)	30 days	10/29/2013
1514	Light missing protective dome cover (IPMC 605.1)	30 days	10/29/2013
1516	Electrical outlet(s) missing cover (IPMC 605.1)	30 days	10/29/2013
1516	Sink missing(IPMC 504.1)	30 days	10/29/2013
1516	Shower head missing (IPMC 504.1)	30 days	10/29/2013

NEAL, JON

From: CLARKE, KEITH
Sent: Monday, September 23, 2013 12:45 PM
To: 'hec213@sbcglobal.net'
Cc: NEAL, JON; VETURIS, HILDA; ARMSTRONG, GARY
Subject: CONDITIONAL USE PERMIT AT 2277 HARBOR BLVD.

September 23, 2013

Costa Mesa Motor Inn
Attn: Hector Almaraz – Manager

Subject: CONDITIONAL USE PERMIT PA-98-73

Hey Hector:

It was great meeting with you last week. Staff is in receipt of your letter of request to continue to use your recreation room located at 2277 Harbor Blvd., Costa Mesa, for "administrative purposes" by the Illumination Foundation. In particular you are requesting approval for the Illumination Foundation to provide medical care and oversight to homeless persons whom are recovering from illness or injury. In response, staff has been unable to identify an appropriate process which would accommodate your request without the need for you to process a Conditional Use Permit (CUP). The application for the CUP process may be obtained in the Planning Department.

In the mean time, you are hereby notified that this use does violate the conditions of approval for CUP PA-98-73. It is our intent to work with you in order to gain compliance with the approved CUP's conditions and not issue a citation for the violation. Therefore, if you correct the violation or submit a completed CUP application to the Planning Department within 30 days from the date of this letter, the citation will not be issued.

If you have any questions or concerns regarding this matter, please contact me at the phone number shown below or simply respond to this e-mail message.

Keith Clarke - CBO
Community Improvement Director
City of Costa Mesa

Phone: 714-754-5277
E-mail: keith.clarke@costamesaca.gov

CIVIL CITATION

030955

Costa Mesa Municipal Code Violation

9/25/13 — WEDNESDAY — 030954

Date — Time ☐ am ☐ pm — Day of the Week — Prior Citation

SAM — MENLO

Name (First) — Middle — Last

4221 WILSHIRE BLVD #210

Residence Address

LOS ANGELES — CA — 90010

City — State — Zip Code

Driver License Number — State — Age — Birth Date

Sex — Hair — Eyes — Height — Weight — Race

2277 HARBOR BLVD

Address Of Violation

COSTA MESA — CA — 92626

City — State — Zip Code

SEE ATTACHED LIST

Violation CMMC Sec. — Violation CMMC Sec.

Fine: $ 150.00 X 21 ROOMS = Fine: $ 3150.00 TOTAL

OFFICER'S OBSERVATIONS: On the date specified herein, the undersigned officer observed at the specified address, the following conditions:

SEE ATTACHED VIOLATION NOTICE CI-13-0203 FOR DETAILS ON CODE VIOLATIONS AND RE-INSPECTION SCHEDULE.

VIOLATION NOTICE BY:

- ☐ Personal Service
- ☑ Mail
- ☐ Property Posted
- ☐ Person Cited Refused To Sign Receipt For Citation
- ☐ Violation(s) not committed in my presence, certified on information and belief

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED ON DATE SHOWN ABOVE.

X _____

VIOLATOR: Without admitting guilt, I acknowledge having received the citation.

J. NEAL — 20 — CODE ENFORCEMENT

Issuing Officer — ID Number — Department

THE LAW REQUIRES THAT YOU COMPLY WITH THIS CITATION OR CONTEST THE VIOLATION. (1) TO COMPLY with this citation, correct the violation immediately, and pay the fine within 30 days (see reverse side). (2) TO CONTEST this citation, you must **pay the fine,** and request a hearing **within 30 days** (follow procedure on reverse side).

If you have followed the procedure to contest this citation, your Administrative Hearing will be held at the Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, First Floor, on the 3RD *day of* DECEMBER *20* 13*, at 1:30 pm.*

Check in at the City Clerk's office.

2956-46

CIVIL CITATION

030957

Costa Mesa Municipal Code Violation

10/30/13 — Date
Time ☐ am ☐ pm
WEDNESDAY — Day of the Week
010274 — Prior Citation

SAM — Name (First)
Middle
MENLO — Last

4221 WILSHIRE BLVD #210 — Residence Address

LOS ANGELES — City
LA — State
90010 — Zip Code

Driver License Number
State
Age
Birth Date

Sex
Hair
Eyes
Height
Weight
Race

2277 HARBOR BLVD — Address Of Violation

COSTA MESA — City
LA — State
92626 — Zip Code

20-4 (B) — Violation CMMC Sec.
Violation CMMC Sec.

Fine: $ 300.00
Fine: $

OFFICER'S OBSERVATIONS: On the date specified herein, the undersigned officer observed at the specified address, the following conditions:

VIOLATION OF CONDITIONAL USE PERMIT PA-98-73

VIOLATION NOTICE BY:

- ☐ Personal Service
- ☒ Mail
- ☐ Property Posted
- ☐ Person Cited Refused To Sign Receipt For Citation
- ☐ Violation(s) not committed in my presence, certified on information and belief

I DECLARE UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING IS TRUE AND CORRECT. EXECUTED ON DATE SHOWN ABOVE.

X

VIOLATOR: Without admitting guilt, I acknowledge having received the citation.

J. NEAL — Issuing Officer
20 — ID Number
CODE ENFORCEMENT — Department

THE LAW REQUIRES THAT YOU COMPLY WITH THIS CITATION OR CONTEST THE VIOLATION. (1) TO COMPLY with this citation, correct the violation immediately, and pay the fine within 30 days (see reverse side). (2) TO CONTEST this citation, you must **pay the fine,** and request a hearing **within 30 days** (follow procedure on reverse side).

If you have followed the procedure to contest this citation, your Administrative Hearing will be held at the Costa Mesa City Hall, 77 Fair Drive, Costa Mesa, First Floor, on the 7 *day of* JANUARY *20* 14*, at 1:30 pm.*

Check in at the City Clerk's office.

2956-46

City of Costa Mesa
Inter Office Memorandum

TO: PLANNING COMMISSION

FROM: JON NEAL, CODE ENFORCEMENT OFFICER

DATE: OCTOBER 15, 2013

SUBJECT: CODE ENFORCEMENT ACTIVITY FOR CONDITIONAL USE PERMIT PA-98-73 - THE COSTA MESA MOTOR INN

Below please find an update on the current and past violations of Conditional Use Permit PA-98-73 at the Costa Mesa Motor Inn:

Current Costa Mesa Motor Inn CUP violation:

On 03/27/2013, Code Enforcement Officer Jon Neal observed that the recreation room at the Costa Mesa Motor Inn was being used as on-site administration office space for the Illumination Foundation.

On 03/28/2013, Management Analyst, Hilda Veturis sent notice of violation of conditional use permit PA-98-73 and a fix-it-citation (#010274 for $150.00) certified mail (see attachment 1) to the Costa Mesa Motor Inn. The notice of violation was for the use of the recreation room by outside users or services as on-site administration offices which does not comply with the Conditional Use Permit. The Costa Mesa Motor Inn was given until 04/29/2013 to correct the violation.

Between 04/01/2013 – 05/09/2013, City of Costa Mesa staff reviewed Costa Mesa Motor Inn's request to have Illumination Foundation continue use of the room.

On 05/10/2013, Code Enforcement Officer Jon Neal sent an email to the Costa Mesa Motor Inn's manager Hector Almaraz requiring information needed to process the request for zoning authorization.

On 05/10/2013, Code Enforcement Officer Jon Neal received written request with supporting documents from the Illumination Foundation for zoning authorization to allow the Illumination Foundation to operate at the Costa Mesa Motor Inn. The email and documents (see attachment 2) were forwarded to Hilda Veturis for staff review.

On 05/17/2013, Code Enforcement Officer Jon Neal sent a second email to the Costa Mesa Motor Inn's manager Hector Almaraz requiring additional information needed to process the request for zoning authorization.

On 05/24/2013, Code Enforcement Officer Jon Neal received a second written request with additional supporting documents from the Illumination Foundation and the motel owner for zoning authorization to allow the Illumination Foundation to operate at the Costa Mesa Motor Inn. The email and documents (see attachment 3) were forwarded to Hilda Veturis for staff review.

Between 05/25/2013 – 09/16/2013, City of Costa Mesa staff reviewed Costa Mesa Motor Inn's zoning authorization request to have Illumination Foundation continue use of the rooms.

On 09/17/2013, Community Improvement Director Keith Clarke emailed a letter to the Costa Mesa Motor Inn notifying them that staff has been unable to identify an appropriate process which would accommodate the request for zoning authorization without the need to process a Conditional Use Permit (CUP) and that they were still in violation of the current CUP. The motel was given 30 days to complete a CUP application to the Planning Department or a citation would be issued.

Past Costa Mesa Motor Inn CUP violation:

On 01/04/2011, Code Enforcement Officer George Nichols observed 4 rooms at the Costa Mesa Motor Inn being used as office space for the Illumination Foundation. A code enforcement case (C11-0009) was opened.

On 01/04/2011, Management Analyst Hilda Veturis sent notice of violation of conditional use permit PA-98-73 and a citation (#B 7888 for $150.00) certified mail (see attachment 4) to the Costa Mesa Motor Inn. The notice of violation was for the rental of four rooms to outside users or services as on-site administration offices which does not comply with the Conditional Use Permit. The Costa Mesa Motor Inn was given until 02/05/2011 to correct the violation.

On 02/22/2011, George Nichols and Hilda Veturis had a meeting with the Illumination Foundation staff at the Costa Mesa Motor Inn and observed that several of the rooms were still being used as administrative offices.

On 02/22/2011, Hilda Veturis sent a second notice of violation of conditional use permit PA-98-73 and a citation (#B 8107 for $300.00) certified mail (see attachment 5) to the Costa Mesa Motor Inn. The notice of violation was for the rental of four rooms to outside users or services as on-site administration offices which does not comply with the Conditional Use Permit.

On 03/02/2011, George Nichols re-inspected the 4 rooms at the Costa Mesa Motor Inn being used as office space for the Illumination Foundation and observed all the room to have been cleaned out. Code enforcement case C11-0009 was then closed.

On 03/16/2011, Per Hilda Veturis the Costa Mesa Motor Inn had complied.

Attachment 1 – Notice of violation and citation #B 7888 for $150.00
Attachment 2 – Notice of violation and citation #B 8107 for $300.00
Attachment 3 – Notice of violation and citation #010274 for $150.00
Attachment 4 – Costa Mesa Motor Inn zoning authorization request.
Attachment 5 – Costa Mesa Motor Inn zoning authorization request with additional documentation.

Due to their size,
Volumes I, II and III
of Tab 19
are not available online.
Hard copies are
available for the
public's review
in the Planning Division,
77 Fair Drive – 2nd
floor, Costa Mesa, CA

PH-3

Costa Mesa Affordable Housing Coalition

July 14, 2014

Chair Jim Fitzpatrick and Planning Commissioner Members
City of Costa Mesa
77 Fair Drive
Costa Mesa, CA 92626

RE: Costa Mesa Motor Inn CUP—agenda item for July 14, 2014 meeting

Dear Chair Fitzpatrick and Planning Commission Members:

As you know, the Costa Mesa Affordable Housing Coalition (the Coalition), has appeared at numerous Planning Commission hearings in 2014, consistently opposing any action by the City to limit long term motel stays. We always deliver the same message: Because of the dearth of affordable housing in Costa Mesa, motel rooms provide crucial last resort housing for our City's lower income working residents. We oppose any action to limit long term motel stays until replacement units are available in Costa Mesa that are affordable to the City's working poor.

At tonight's meeting, **we recommend the Planning Commission schedule a future special study session to discuss the City's opportunities to develop homes that are affordable to the City's lower income working families**. As we have discussed with Chair Fitzpatrick after the Planning Commission meeting on June 23, 2014, the Coalition would like to help facilitate an affordable housing presentation to the Planning Commission.

Please free to contact me at kmesfahani@att.net if you would like to discuss this topic further.

Sincerely,

Kathy Esfahani

Kathy Esfahani
Member, Costa Mesa Affordable Housing Coalition