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# CITY OF COSTA MESA

## Inter Office Memorandum

**TO:** Planning Commission  
**FROM:** Willa Bouwens-Killeen, Chief of Code Enforcement *WBK*  
**DATE:** July 31, 2014  
**SUBJECT:** CODE ENFORCEMENT UPDATE

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### PROPERTY UPDATES

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

**Address:** 2280 Newport Boulevard\*

**Current Code Enforcement Violations:** The judge continued this matter to early September.

**Past Code Enforcement Violations:** Six past cases for property maintenance, trash and debris; building Code violations. Four citations issued with litigation initiated.

**Owner Occupied?:** No -- commercial property

**Address:** Kaiser School – 2130 Santa Ana Avenue

**Current Code Enforcement Violations:** Landscaping in parkway not maintained. The School District is working with staff to find a mutually acceptable finish for this area. Work may have to wait for the next fiscal year since it was not budgeted for this fiscal year.

**Past Code Enforcement Violations:** None

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

**Address:** 498 Broadway

**Current Code Enforcement Violation:** Parkway landscaping unmaintained. Notice of Violation sent giving until early April to comply. Property owner contacted the Code Enforcement Officer and an extension of time was granted. The work has still not been completed so a third citation was be issued.

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

**Owner Occupied?:** Yes

**Address:** 2668 Newport Bl.

**Current Code Enforcement Violation:** General property maintenance including deteriorated landscaping, building, and fence and visible trash container. Notice of Violation sent; given until mid September to comply.

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

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

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\* This portion contains a description of the current open case for the property, including citation history, if any.

\*\* Includes a summary of all past, closed cases for the property, including the type of violations and any citations that might have been issued for these cases.

**Address:** 2346 Newport Bl.

**Current Code Enforcement Violations:** Graffiti; excess window signage; holes in exterior wall of building. Compliance was achieved and the case has been closed.

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

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

**Address:** 266 Palmer Street

**Current Code Enforcement Violations:** Inoperative vehicle and illegal storage. A Notice of Violation has been sent.

**Past Code Enforcement Violations:** None

**Owner Occupied?:** Yes

**Address:** 220 Palmer Street

**Current Code Enforcement Violations:** Overgrown vegetation and weeds. Property has been cleaned up and the case is closed.

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

**Owner Occupied?:** No

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

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

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

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

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

**Address:** 1654 Santa Ana Avenue

**Current Code Enforcement Violations:** Illegal outdoor display/storage; illegal signs; deteriorated parking lot; graffiti. The applicant has removed the illegal signs and graffiti, and is working to legalize the outdoor display and to repair the parking lot.

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

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

## **ADDITIONAL INFORMATION**

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

- Opened 155 new cases – including 19 on-line and 42 “Costa Mesa Connect” complaints
- Issued 26 citations

- Issued 20 garage sale permits
- Issued one public entertainment permit

## AUDIT OF PAST CLOSED CASES

Below is an update of further activity on an additional nine past cases in the “closed” list:

**785 Victoria Street** – No further cases

**740 West Wilson** – No further cases

**597 Victoria Street** – One further case (dumped item) and for block wall maintenance (previous case included a deteriorated fence elsewhere on the property)

**827 Victoria Street** – No further cases

**573/575 Victoria Street** – One further case for a different violation (garage living)

**2120 Placentia Avenue** – No further cases

**845 W. 19<sup>th</sup> Street** – No further cases

**Twenty-two prop. Victoria/Wilson** – Three further cases for different violations (garage living; dumped items)

**Twenty properties on Rutgers** – No further cases

### Closed cases:

1139 Avimore Tr.	782 West 20 <sup>th</sup> St.	3012 Royal Palm Dr.
2123 Continental Av.	913 West 20 <sup>th</sup> St.	947 Darrell St.
842 Darrell St.	923 West 20 <sup>th</sup> St.	3125 Jefferson Av.
866 Darrell St.	2129 Federal Av.	956 Joann St.
930 Darrell St.	945 Victoria St.	961 Union Av.
929 Joann St.	935 Victoria St.	3124 Pierce Av.
2040 National Av.	2128 Union Av.	2981 Redwood Av.
2131 Republic Av.	2123 Union Av.	1998 Rosemary Pl.
883 Senate St.	2030 Continental Av.	2068 Wallace Av.
953 Union Av.	1980 Monrovia Av.	1726 Superior Av.
960 Union Av.	780 Center St.	2881 Bear St.
2136 Union Av.	695 Center St.	2891 Bear St.
911 Victoria St.	1660 Monrovia Av.	1600 Adams
1130 Victoria St.	1600 Primrose St.	786 West 20 <sup>th</sup> St.
2285 Newport Bl.	1013 Arbor St.	2285 Newport Bl.
372 – 378 Victoria	1787 Orange Ave.	2089 Harbor Bl.
703 Shalimar	974 Congress	1175 Baker
969 Oak St.	2828 Royal Palm	2905 Red Hill Ave.
1589 Corsica	120 Virginia Pl.	Avalon St. permit parking
725, 741, 841 Baker St	1512 Bristol St.	372 – 378 Victoria St
3125 Jefferson	3013 Royal Palm	449 Hamilton St.
1113 Baker	1672 Madagascar St.	929 Joann
1856 Placentia	943 Joann	703 Shalimar
730 Shalimar	1990 Federal	735 Shalimar
787 Shalimar	734 Shalimar	300 23 <sup>rd</sup> St
1966 Harbor Bl	2590 Orange	3013 Royal Palm Dr.
2850 Fairway Dr.	2255 Fairview Rd.	2972 Century
778 Shalimar	1525 Mesa Verde Dr E #117	2801 Harbor
1087 – 1097 Baker	2255 Fairview Road	120 Virginia
2681 Harbor Bl.	575 W. 19 <sup>th</sup> Street	3160 Country Club Road
3028 Garfield Avenue	111 Del Mar Avenue	2253 Republic Avenue
2900 Fairview Road	2900 Harbor Boulevard	811 Victoria Street
Area next to 845 W 19 <sup>th</sup> St.	799 West 19 <sup>th</sup> Street	1895 Monrovia Avenue
2205 Fairview Road	724 West 19 <sup>th</sup> Street	216 Palmer Street #A
220 Palmer Street #A	233 Palmer Street	252 Palmer Street

963 Oak Street  
1550 Orange Street  
1600 Block Babcock  
785 Victoria Street  
740 West Wilson  
597 Victoria Street  
681 Victoria Street  
270 Palmer Street  
722 West 16<sup>th</sup> Street  
233 Palmer Street  
499 E. 18<sup>th</sup> Street  
20034 Santa Ana Avenue  
337 20<sup>th</sup> Street  
204 E 17<sup>th</sup> Street  
3048 Bristol Street

259 Knox Street  
499 Magnolia  
1009 Begonia  
2140 Placentia Avenue  
827 Victoria Street  
573/575 Victoria Street  
2120 Placentia Avenue  
1786 Orange Avenue  
2265 Canyon Drive  
499 Flower Street  
1178 Sunflower Avenue  
3470 Fairview Road  
498 Magnolia Street  
675 Paularino Avenue

3013 Royal Palm Drive  
498 Broadway  
2026 Placentia Avenue  
2129 Harbor Boulevard  
845 W. 19<sup>th</sup> Street  
Twenty-two prop. Victoria/Wilson  
Twenty properties on Rutgers  
136 Broadway  
3440 Lupine Circle  
498 E. 18<sup>th</sup> Street  
3100 Bristol Street  
3006 Harbor Boulevard  
499 Magnolia Street  
3067 Bristol Street

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