

CITY OF COSTA MESA

Inter Office Memorandum

TO: Planning Commission

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

DATE: August 28, 2014

SUBJECT: CODE ENFORCEMENT UPDATE

PROPERTY UPDATES

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

Address: 2280 Newport Boulevard*

Current Code Enforcement Violations: The 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. Decomposed granite has been installed in the planters where the foot traffic occurs; case closed.

Past Code Enforcement Violations: None

Owner Occupied?: No – public school

Before



After



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

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

Address: 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 and a third citation was 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

Address: 266 Palmer Street

Current Code Enforcement Violations: Inoperative vehicle and illegal storage. The first citation has been issued due to lack of compliance.

Past Code Enforcement Violations: None

Owner Occupied?: Yes

Address: 301 Magnolia Street -- Lighthouse church

Current Code Enforcement Violations: Commercial truck parked on property. The truck has been removed and the case is closed.

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 is in the process of repairing the parking lot and is working with Planning staff to legalize the outdoor display.

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 July 2014 Code Enforcement:

- Opened 155 new cases – including 19 on-line and 44 “Costa Mesa Connect” complaints

- Issued 16 citations
- Issued 20 garage sale permits

AUDIT OF PAST CLOSED CASES

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

270 Palmer Street – No further cases

722 West 16th Street – No further cases

233 Palmer Street – No further cases

1786 Orange Avenue -- No further cases

2265 Canyon Drive – No further cases

499 Flower Street – No further cases

136 Broadway – No further cases

3440 Lupine Circle – No further cases

498 E. 18th Street – Another case for the same violation (unmaintained parkway)

Closed cases:

1139 Avimore Tr.	782 West 20 th St.	3012 Royal Palm Dr.
2123 Continental Av.	913 West 20 th St.	947 Darrell St.
842 Darrell St.	923 West 20 th St.	3125 Jefferson Av.
866 Darrell St.	2129 Federal Av.	956 Joann St.
930 Darrell St.	945 Victoria St.	961 Union Av.
929 Joann St.	935 Victoria St.	3124 Pierce Av.
2040 National Av.	2128 Union Av.	2981 Redwood Av.
2131 Republic Av.	2123 Union Av.	1998 Rosemary Pl.
883 Senate St.	2030 Continental Av.	2068 Wallace Av.
953 Union Av.	1980 Monrovia Av.	1726 Superior Av.
960 Union Av.	780 Center St.	2881 Bear St.
2136 Union Av.	695 Center St.	2891 Bear St.
911 Victoria St.	1660 Monrovia Av.	1600 Adams
1130 Victoria St.	1600 Primrose St.	786 West 20 th St.
2285 Newport Bl.	1013 Arbor St.	2285 Newport Bl.
372 – 378 Victoria	1787 Orange Ave.	2089 Harbor Bl.
703 Shalimar	974 Congress	1175 Baker
969 Oak St.	2828 Royal Palm	2905 Red Hill Ave.
1589 Corsica	120 Virginia Pl.	Avalon St. permit parking
725, 741, 841 Baker St	1512 Bristol St.	372 – 378 Victoria St
3125 Jefferson	3013 Royal Palm	449 Hamilton St.
1113 Baker	1672 Madagascar St.	929 Joann
1856 Placentia	943 Joann	703 Shalimar
730 Shalimar	1990 Federal	735 Shalimar
787 Shalimar	734 Shalimar	300 23 rd St
1966 Harbor Bl	2590 Orange	3013 Royal Palm Dr.
2850 Fairway Dr.	2255 Fairview Rd.	2972 Century
778 Shalimar	1525 Mesa Verde Dr E #117	2801 Harbor
1087 – 1097 Baker	2255 Fairview Road	120 Virginia
2681 Harbor Bl.	575 W. 19 th Street	3160 Country Club Road
3028 Garfield Avenue	111 Del Mar Avenue	2253 Republic Avenue
2900 Fairview Road	2900 Harbor Boulevard	811 Victoria Street
Area next to 845 W 19 th St.	799 West 19 th Street	1895 Monrovia Avenue
2205 Fairview Road	724 West 19 th 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 16th Street
233 Palmer Street
499 E. 18th Street
20034 Santa Ana Avenue
337 20th Street
204 E 17th 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
2346 Newport Boulevard

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

Distribution: Director of Economic & Development/Deputy CEO
Assistant Development Services Director
Interim Assistant Development Services Director
Sr. Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
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