

CITY OF COSTA MESA

Inter Office Memorandum

TO: Planning Commission

FROM: Willa Bouwens-Killeen, Chief of Code Enforcement 

DATE: October 2, 2014

SUBJECT: CODE ENFORCEMENT UPDATE

PROPERTY UPDATES

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

Address: 2280 Newport Boulevard*

Current Code Enforcement Violations: The judge gave a further continuance to the end of October.

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: 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 the property owner emailed the Code Enforcement Officer but has still not proposed any solution to the situation; consequently, another citation will be issued.

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

Owner Occupied?: Yes

Address: 2668 Newport Bl.

Current Code Enforcement Violation: General property maintenance including deteriorated landscaping, building, and fence and visible trash container. All violations have been cleared with the exception of the repaving of the parking lot. Extension of time to repave parking lot has been granted.

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

* 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: 266 Palmer Street

Current Code Enforcement Violations: Inoperative vehicle and illegal storage. A citation was issued and the property owner has since complied; case closed.

Past Code Enforcement Violations: None

Owner Occupied?: Yes

Address: Kaiser School – 2130 Santa Ana Avenue – Kaiser School’s playing fields

Current Code Enforcement Violations: Landscaping in parkway along the 21st Street frontage not maintained. Case opened.

Past Code Enforcement Violations: One – for landscaped parkways along Santa Ana Avenue.

Owner Occupied?: No – public school

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 is the last remaining case:

Address: 1654 Santa Ana Avenue

Current Code Enforcement Violations: Illegal outdoor display/storage; illegal signs; deteriorated parking lot; graffiti. The applicant has cleared all the violations and has filed a minor conditional use permit application so the outdoor storage (propane cage; retail water dispenser; and DVD rental kiosk) can be retained. Case will remain open until a final decision has been made regarding the minor conditional use permit.

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 August 2014 Code Enforcement:

- Opened 120 new cases – including 7 on-line and 32 “Costa Mesa Connect” complaints
- Issued 17 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:

499 E. 18th Street – One additional case for the same violation (unmaintained parkway)

20034 Santa Ana Avenue – No further cases

337 20th Street – No further cases

1178 Sunflower Avenue – No further cases

3470 Fairview Road – No further cases

498 Magnolia Street -- One additional case for the same violation (unmaintained parkway)

3001 Bristol Street – No further cases

3006 Harbor Boulevard – No further cases

499 Magnolia Street – One additional case for unmaintained parkway (previous complaint for overgrown vegetation)

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	259 Knox Street	3013 Royal Palm Drive
1550 Orange Street	499 Magnolia	498 Broadway
1600 Block Babcock	1009 Begonia	2026 Placentia Avenue
785 Victoria Street	2140 Placentia Avenue	2129 Harbor Boulevard
740 West Wilson	827 Victoria Street	845 W. 19 th Street
597 Victoria Street	573/575 Victoria Street	Twenty-two prop. Victoria/Wilson
681 Victoria Street	2120 Placentia Avenue	Twenty properties on Rutgers
270 Palmer Street	1786 Orange Avenue	136 Broadway
722 West 16 th Street	2265 Canyon Drive	3440 Lupine Circle
233 Palmer Street	499 Flower Street	498 E. 18 th Street
499 E. 18 th Street	1178 Sunflower Avenue	3001 Bristol Street
20034 Santa Ana Avenue	3470 Fairview Road	3006 Harbor Boulevard
337 20 th Street	498 Magnolia Street	499 Magnolia Street
204 E 17 th Street	675 Paularino Avenue	3067 Bristol Street
3048 Bristol Street	2346 Newport Boulevard	220 Palmer Street
2130 Santa Ana Avenue	301 Magnolia Street	

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