

CITY OF COSTA MESA

Inter Office Memorandum

TO: Planning Commission

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

DATE: April 3, 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: At the March 25, 2014, office conference the various violations were discussed with the business owner, one of the City Attorneys, and Code Enforcement. Deadlines were established to remove the outdoor storage; repair the structures, sign, and landscaping; and to either remove or register the inoperative vehicle. Because of the amount of work that needs to be done on the property, phasing time lines have also been established

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: 233 Palmer Street

Current Code Enforcement Violations: Code Enforcement was able to confirm that employees are no longer coming to the residence. Consequently, the case has been closed. **Past Code Enforcement Violations:** Eight past cases for operating a business from a residence, illegal storage, trash. Citations never issued due to timely compliance by the property owner or, despite extensive monitoring of the site, proof that a business was conducted at the property could not be confirmed.

Owner Occupied?: No

Address: 337 East 20th Street

Current Code Enforcement Violations: Landscaping and house not maintained. Owner is elderly and on a limited budget; her son-in-law is working closely with the Code Enforcement Officer to gain compliance. The house has been repaired and the son-in-law is now working on the landscaping. The parkway should be completed by April and will then focus on the front yard.

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

Owner Occupied?: Yes

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

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

Address: Kaiser School – 2130 Santa Ana Avenue

Current Code Enforcement Violations: Landscaping in parkway not maintained. Notice of violation sent to school district. Staff will work with the school district as to acceptable improvements in the parkway and deadlines.

Past Code Enforcement Violations: None

Owner Occupied?: No – public school

Address: 498 Magnolia Street

Current Code Enforcement Violation: Parkway landscaping unmaintained. Notice of Violation sent giving until early April to comply.

Past Code Enforcement Violations: Three past cases for overgrown landscaping, trash and debris, and dead landscaping in the parkway. Compliance was gained in a timely manner so no citations issued

Owner Occupied?: Yes

Address: 498 East 18th Street

Current Code Enforcement Violation: Parkway landscaping unmaintained. Notice of Violation sent giving until early April to comply.

Past Code Enforcement Violations: Five past cases for property maintenance and an inoperative vehicle. Compliance was gained in a timely manner so no citations issued

Owner Occupied?: Yes

Address: 499 Flower Street

Current Code Enforcement Violation: Parkway landscaping unmaintained. Notice of Violation sent giving until early April to comply.

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

Owner Occupied?: Yes

Address: 499 Magnolia Street

Current Code Enforcement Violation: Parkway landscaping unmaintained. Notice of Violation sent giving until early April to comply.

Past Code Enforcement Violations: Two past cases for overgrown vegetation and trash and debris. Compliance was gained in a timely manner so no citations issued

Owner Occupied?: Yes

Address: 498 Broadway

Current Code Enforcement Violation: Parkway landscaping unmaintained. Notice of Violation sent giving until early April to comply.

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

Owner Occupied?: Yes

Address: 499 East 18th Street

Current Code Enforcement Violation: Parkway landscaping unmaintained. Notice of Violation sent giving until early April to comply.

Past Code Enforcement Violations: One past case for parkway landscape maintenance; compliance gained so no citations issued.

Owner Occupied?: Yes

ADDITIONAL INFORMATION

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

- Opened 152 new cases – including 31 on-line and 3 “Contact Costa Mesa” complaints
- Issued 22 citations
- Issued 9 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:

2801 Harbor Bl. – One further case for graffiti

1087 – 1097 Baker St. – Two further cases for deteriorated parking lot and excess signage

2255 Fairview Rd. – No further cases

120 Virginia Pl. —Two further cases for RV stored in parking lot (duplicative complaint) and one for trash and debris

2681 (2683) Harbor Bl. – One further case for a portable sign

575 W. 19th St. – No further cases

3160 Country Club Rd. – No further cases

Closed cases:

1139 Aviemore 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
2850 Fairway Dr.
778 Shalimar
1087 – 1097 Baker
2681 Harbor Bl.
3028 Garfield Avenue
2900 Fairview Road
Area next to 845 W 19th St.
2205 Fairview Road
220 Palmer Street #A
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

2590 Orange
2255 Fairview Rd.
1525 Mesa Verde Dr E #117
2255 Fairview Road
575 W. 19th Street
111 Del Mar Avenue
2900 Harbor Boulevard
799 West 19th Street
724 West 19th Street
233 Palmer 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

3013 Royal Palm Dr.
2972 Century
2801 Harbor
120 Virginia
3160 Country Club Road
2253 Republic Avenue
811 Victoria Street
1895 Monrovia Avenue
216 Palmer Street #A
252 Palmer Street
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
2440 Lupine Circle

Distribution: Director of Economic & Development/Deputy CEO
Interim Assistant Development Services Director
Sr. Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Staff (6)
File (2)