

**AGENDA
CODE ENFORCEMENT COMMISSION
APRIL 7, 2011**

**Regular Meeting 4:00 P.M.
Permit Center, Hearing Room
175 N. Garfield Avenue, Pasadena**

**CODE ENFORCEMENT COMMISSION PANEL NO. 1
Meroujan Kitsinian
Barbara Reeves-Neal, Esq.
Michael Warner**

**STAFF
Frank Rhemrev, Asst. City Attorney
Jon Pollard, Code Compliance Manager
Gabby De La Torre, Recording Secretary**

Any submitted materials will be made available for public review at the Permit Center, 175 North Garfield Avenue, between 8:00 a.m. to 5:00 p.m. Monday through Thursday and 8:00 a.m. to 12:00 p.m. Friday. Please contact the Neighborhood Services Division at (626) 744-4633 for specific time and date of availability.

Code Enforcement Commission regular meetings are held on the first Thursday of each month.

In compliance with the Americans with Disabilities Act of 1990, listening assistive devices are available from the City Clerk's Office with a 24-hour advance notice. Please call (626) 744-4633 or (626) 744-4785 to request use of a listening device at least one week in advance of the meeting.

*Code Enforcement Commission agendas are also available on the internet:
<http://cityofpasadena.net/planning/meetings/cecomm/homeceec.asp>*

AGENDA
CODE ENFORCEMENT COMMISSION
April 7, 2011

Regular Meeting
4:00 P.M.
City of Pasadena Permit Center
Hearing Room
175 N. Garfield Avenue
Pasadena, California 91101

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (Please request yellow comment cards to be submitted to the Recording Secretary.)**

Please limit comments to three minutes for each speaker.

4. **PUBLIC HEARING: REGULAR MATTER**

A. **125 E. Orange Grove Blvd. – Council District #3**

Super Liquor – Modification of Business Operating Conditions

Super Liquor is seeking relief from five of the 21 business operating conditions imposed by the Code Enforcement Commission and the City Council subsequent to public hearings in 2009 where the business was determined to be in violation of the City's "Deemed Approved Ordinance." Specifically, Super Liquor is seeking relief from Conditions No's 3, 9, 10, 18 and 19. Those conditions are referenced below.

- Condition No. 3: "The sale or stocking of single containers of distilled spirits, beer, malt beverages, and wine coolers in sizes of 12 oz. or less is prohibited, but may be sold in manufacturer pre-packed multi-unit quantities." *The applicant states that "distilled spirits should be removed from the list of prohibited single containers".*
- Condition No. 9: "Management shall employ a private security guard to patrol the business premises and the adjacent sidewalks, including the north side of Orange Grove Boulevard adjacent to the property, during all hours of business operation to ensure that no littering, loitering or consumption of alcohol occurs, and make prompt notification to the Pasadena Police Department of instances of loitering, the public consumption of alcohol, or other illegal activity." *The applicant states that "Super Liquor will continue to notify the Police Department of illegal activity, but should not be required to employ a private security guard."*
- Condition No. 10: "It shall be the responsibility of the business owner/operators of the business to remove identifiable litter from the premises and the public right of way (limited to the north side of East Orange Grove up to 100 feet from the premises.)" *The applicant states that "this condition requires clarification as to parameters, and the extent to which Super Liquor would be responsible for the upkeep of the neighboring apartment complex or neighboring business. The*

conditions should also be rewritten to limit Super Liquor's responsibility to remove identifiable litter from the public sidewalks up to only 50 feet from the premises."

- Condition No. 18: "All alcoholic beverages containers shall be identified with a sticker that has the name of the business establishment. Translucent plastic bags shall be identified in the same manner," and; *The applicant states that "this condition should be eliminated in its entirety."*
- Condition No. 19: "Business hours of operation shall be between 7:00 a.m. and 9:00 p.m. daily with the sale of alcohol to occur only between the hours of 9:00 a.m. and 6:00 p.m. daily." *The applicant states that "this condition should be eliminated in its entirety, and Super Liquor should be able to continue to run its business during its current hours of operation, 6:30 a.m. to 10:00 p.m., with no restriction on the sale of alcohol.*

Staff: Frank Rhemrev, Assistant City Attorney
Jon Pollard, Code Compliance Manager

Staff Recommendation: Approve applicant's request for modification of Condition No. 3 and Condition No. 19, disapprove applicant's request for modification of Condition No's 9, 10, and 18, and maintain unchanged Condition No's 1, 2, 4, 5, 6, 7, 8, 11, 12, 13, 14, 15, 16, 17, 20, and 21.

5. OLD BUSINESS

A. Case No. CTP2010-00515 – 856 Mountain Pl. – Council District #5

Violations: No Certificate of Occupancy; unpermitted construction; and installation of a fence without Zoning Permit. (Pasadena Municipal Code Sections 1.24.010(A) – General Penalty, 14.16.030(A) – Certificate of Occupancy Required; 14.12.320 – Permit separate for each building; 14.04.030 – Violation of building code; and 14.04.015 – Zoning permit required.)

Sr. Code Compliance Officer: Gevorg Grigoryan

Panel Decision (Commissioners R. Clinton, B. King, and P. Wong): The Commission ordered Gabriel Perez and Dayrin Galindo to take the following corrective actions within ten (10) calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. Pay all fees associated with a new Occupancy Inspection. Then schedule an inspection with Senior Code Compliance Officer Gevorg Grigoryan and the Supervising Building Inspector, and provide them with full access to the property so that they may conduct the required inspection.
2. Within thirty (30) days of the inspection, Gabriel Perez and/or Dayrin Galindo shall obtain either a demolition permit to demolish the unpermitted structure or obtain a building permit to bring the structure into compliance.
3. Correct all outstanding Municipal Code violations and thereafter obtain a Certificate of Occupancy for the property located at 856 Mountain Place.

4. Upon correcting all violations found during the Occupancy Inspection, Gabriel Perez and/or Dayrin Galindo shall contact Senior Code Compliance Officer Gevorg Grigoryan at (626) 744-4405, to schedule a re-inspection of the property.

Compliance Date: January 24, 2011

Status: This case remains open as the Code Compliance Officer works with the property owner in resolving the outstanding Code matters.

B. Case No. CTP2010-00705 – 1181-1183 N. Summit Ave. – Council District #3

Violations: Construction without building permits. (Pasadena Municipal Code Sections 1.24.10(A) – General penalties; and 14.12.320 – Permit separate for each building)

Code Compliance Officer: Antonio Escamilla

Panel Decision (Commissioners M. Kitsinian and B. Reeves Neal): The Commission ordered Juan Pineda to take the following corrective actions within ten (10) calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. Contact Code Compliance Officer Tony Escamilla and arrange a meeting at the Permit Center in order to obtain a clear understanding of what is required and identify the proper permits that are needed.
2. Obtain the necessary permits for the remaining unpermitted construction and obtain final inspection and approval within thirty (30) calendar days of the mailing date of the order of the Code Enforcement Commission.
3. Upon obtaining the permits, inspections and final approvals, Juan Pineda shall contact Code Compliance Officer Tony Escamilla at (626) 744-7893 to schedule a re-inspection of the property.

Compliance Date: November 22, 2010 (10 calendar days) and December 13, 2010 (30 calendar days)

Status: The property owner has not met the requirements of the Commission Order. The Code Compliance Officer will be submitting this matter to the City Attorney's office for prosecution.

C. Case No. CTP2009-04522 – 1988 N. Summit Ave. – Council District #1

Violations: Lack of required Certificate of Occupancy. (Pasadena Municipal Code Sections 1.24.10(A) – General penalties; and 14.16.030(A) – Certificate of Occupancy Required)

Code Compliance Officer: Antonio Escamilla

Panel Decision (Commissioners M. Kitsinian and B. Reeves Neal): The Commission ordered Elizabeth Melendrez to take the following corrective actions within thirty (30) calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. Arrange a meeting with Code Compliance Officer Tony Escamilla to meet at the property and review the property violations.
2. Obtain a temporary certificate of occupancy for a period of one hundred eighty (180) calendar days.
3. Obtain all required building permits, and re-active all expired building permits necessary as part of correction of the "Major" code violations described on the May 7, 2009, housing occupancy inspection report.
4. Make the necessary corrections of the violations as set forth on the housing inspection report dated May 7, 2009, and the updated inspection report that she will be getting in the next thirty days, and obtain all required Building inspections as part of the permit finalization process.
5. Upon making the corrections as set forth on the occupancy housing inspection dated May 7, 2009, Elizabeth Melendrez shall contact Code Compliance Officer Tony Escamilla at (626) 744-7893 to schedule a re-inspection of the property where after Mr. Escamilla may produce the required Certificate of Occupancy within one hundred eighty (180) calendar days from the mailing date of the Order of the Code Enforcement Commission.

Compliance Date: December 13, 2010 (30 days) and May 10, 2011 (180 days)

Status: The property owner has not met the requirements of the Commission Order. The Code Compliance Officer will be submitting this matter to the City Attorney's office for prosecution.

D. Case No. CTP2009-01175 – 915-917 N. Los Robles Ave. – Council District #5

Violations: Construction without permits. (Pasadena Municipal Code Sections 1.24.10(A) – General penalties; and 14.12.320 – Permit – Separate for each building)

Code Compliance Officer: Sharon Gray

Panel Decision (Commissioners M. Kitsinian and B. Reeves Neal): The Commission ordered Steven Sheard and Richard G. Sheard, Jr. to take the following corrective actions within thirty (30) calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. Obtain Planning Approval and Building Permits for the two-story accessory structure located in the rear/side yard of the property at 915-917 N. Los Robles or;
2. Completely remove the illegal accessory structure.

3. That upon meeting all code requirements, Steven Sheard or Richard G. Sheard, Jr. shall call Code Compliance Officer Sharon Gray at (626) 744-3974 to schedule a re-inspection of the property.
4. That should the property owners fail to comply, this case shall be referred to the City Prosecutor's Office for prosecution.

Compliance Date: December 13, 2010

Status: The property owner has not met the requirements of the Commission Order. The Code Compliance Officer has submitted this matter to the City Attorney's office for prosecution.

E. Case No. CTP2009-00862 – 1034 N. Hudson Ave. – Council District #5

Violations: Dilapidated structure, overgrown vegetation, and accumulation of junk trash and debris. (Pasadena Municipal Code Sections 1.24.010(A) – General Penalty and 14.50.040(1)(8)(15) – Prohibited activities or conditions.)

Code Compliance Officer: Sharon Gray

Panel Decision (Commissioners M. Warner, G. Rowland, and D. Yao): The Commission ordered D. Frank Culbertson to take the following corrective actions with the respective timeframes subsequent to the mailing date of the Order of the Code Enforcement Commission:

1. Within thirty (30) calendar days from the mailing date of the Order of the Code Enforcement Commission: Remove all junk, trash and debris from the site including the garage area, and thereafter maintain the site in a manner and condition consistent with the Pasadena Municipal Code,
2. Within forty five (45) calendar days from the mailing date of the Order of the Code Enforcement Commission: Cut all overgrown vegetation on the site and thereafter maintain the site in a manner and condition consistent with the Pasadena Municipal Code;
3. Within one hundred eighty (180) calendar days from the mailing date of the Order of the Code Enforcement Commission: Schedule the repair or replacement of the dilapidated wood-framed garage pursuant to the standards set forth in the City's Zoning Code and pursuant to issuance of all required permits, as well as seek assistance from the Pasadena Neighborhood Housing Services.
4. Once all code requirements are met, request approval from the Building and Neighborhood Revitalization Manager to waive all citations.
5. Upon meeting all code requirements, D. Frank Culbertson shall contact Code Compliance Officer Sharon Gray at (626) 744-3974, to schedule a re-inspection of the property.

Compliance Date: Various. 1) November 16, 2010 – Removal of all junk, trash and debris from the property; 2) December 1, 2010 – Removal of overgrown vegetation

at the property; 3) April 15, 2011 - Repair or replacement of the dilapidated wood-framed garage.

Status: Ongoing. Garage collapsed and was subsequently abated by City. The property owner is still working on cleaning up of his property of junk and debris and overgrown vegetation. Compliance is in progress.

F. Case No. CTP2009-03582 – 1690 San Pasqual St. – Council District #7

Violations: Overgrown vegetation. (Pasadena Municipal Code Sections 1.24.10(A) – General Penalties and 14.50.040(8) – Prohibited activities or conditions.)

Code Compliance Officer: Roberto Peña

Panel Decision (Commissioners M. Warner, G. Rowland, and D. Yao): The Commission ordered Suzanne Lefevre to take the following corrective action within thirty (30) calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. Cut all overgrown vegetation on the site and thereafter maintain the site in a manner and condition consistent with the Pasadena Municipal Code.
2. Upon meeting all code requirements, that Suzanne Lefevre contact Code Compliance Officer Roberto Peña at (626) 744-4201, to schedule a re-inspection of the property.

Compliance Date: November 16, 2010

Status: The property owner hired MASH to clean up the property of overgrown vegetation. The property maintenance violations have been corrected and this case is now closed.

G. Case No. CTP2009-02177 – 1114 Worcester Ave. – Council District #3

Violations: Construction of wooden fence without proper permits. (Pasadena Municipal Code Sections 1.24.10(A) – General penalties; 14.12.320 – Permit Separate for each building; and 14.04.050, Section 105.2.1, Appendix 1, Section 105.2 of the California Building Code.)

Code Compliance Officer: Sharon Gray

Panel Decision (Commissioners M. Warner, G. Rowland, and D. Yao): The Commission ordered Mark H. and Felicia A. Seibert to take the following corrective action within thirty (30) calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. Obtain a Zoning Permit from the City's Planning Section and;
2. Modify the configuration and placement of the fence such that it meets the standards of the City's Zoning Code or;
3. Remove the fence.

4. Upon meeting all code requirements, Mark H. and Felicia A. Seibert shall contact Code Compliance Officer Sharon Gray at (626) 744-3974, to schedule a re-inspection of the property.

Compliance Date: November 16, 2010

Status: The property owner has not met the requirements of the Commission Order. The Code Compliance Officer has submitted this matter to the City Attorney's office for prosecution.

H. Case No. CTP2009-03658 – 1553 Navarro Ave. – Council District #1

Violations: Failure to obtain Certificate of Occupancy. (Pasadena Municipal Code Sections 1.24.10(A) – General penalties, and 14.16.030(A) – Certificate of Occupancy Required)

Sr. Code Compliance Officer: Mariela Escos

Panel Decision (Commissioners R. Clinton, B. King, and P. Wong): The Commission ordered Charlene Brown to take the following corrective actions within ten (10) calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. Apply for and obtain a Certificate of Occupancy from the Pasadena Permit Center.
2. Contact Senior Code Compliance Officer Mariela Escos at (626) 744-4641 to schedule a re-inspection of the property.
3. Once the Certificate of Occupancy is obtained, request approval from the Building and Neighborhood Revitalization Manager to rescind the fines assessed for failure to obtain the required Certificate of Occupancy.

Compliance Date: September 22, 2010

Status: The property owner has not met the requirements of the Commission Order. The Code Compliance Officer has submitted this matter to the City Attorney's office for prosecution.

I. Case No. CTP2010-01258 – 840 N. Euclid Ave. – Council District #5

Violations: Various property maintenance violations such as 1) inadequate security of a vacant building; 2) overgrown vegetation; 3) gross lack of maintenance of grounds; and 4) accumulation of junk, trash and debris. (Pasadena Municipal Code Sections 1.24.10(A) – General penalties, and 14.50.040(1)(8)(11)(12)(15)(16) – Prohibited activities or conditions)

Code Compliance Officer: Sharon Gray

Panel Decision (Commissioners R. Clinton, B. King, and P. Wong): The Commission ordered Janet Bobbitt to take the following corrective action within thirty

(30) calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. Remove all junk, trash and debris from the site and thereafter maintain the site free of such items;
2. Cut all overgrown vegetation on the site and thereafter maintain the site in a manner and condition consistent with the Pasadena Municipal Code;
3. Maintain the structure and the site such that it will not have a tendency to substantially deteriorate the aesthetic environment or property value of surrounding properties;
4. Remove all graffiti and maintain the building in a manner such that graffiti is removed within 24 hours of being placed on the building;
5. Repair all walls, roofs, and other physical and structural components that are in a state of deterioration or disrepair;
6. Secure all doors and windows with minimum 1/2" thickness exterior grade plywood which shall extend to the molding stops or studs; and mount at least two wood stocks of minimum 2 X 4 inch thickness to the reverse face of the plywood with minimum 3/8" carriage bolts mated with nuts and two flat washers; and cause all hardware to be galvanized or cadmium plated; and all exterior barricade material to the predominant color of the structure.
7. Secure the property with a six foot chain link fence across the driveway and between the north wall of the property and the chain link fence along the north property line.
8. Upon meeting all code requirements, that Janet J. Bobbitt contact Code Compliance Officer Sharon Gray at (626) 744-3974, to schedule a re-inspection of the property.

Compliance Date: October 12, 2010

Status: The property owner has not met the requirements of the Commission Order. The Code Compliance Officer has submitted this matter to the City Attorney's office for prosecution.

J. Case No. CTP2009-02824 – 1874 Monte Vista Ave. – Council District #2

Violations: Construction without the proper building permits. (Pasadena Municipal Code Sections 1.24.10(A) – General penalties, and 14.12.320 – Permit Separate for each building)

Sr. Code Compliance Officer: Andre Temurian

Panel Decision (Commissioners R. Clinton, M. Kitsinian, and M. Warner): The Commission ordered Anthony Schubert and Ashanti Lowry Schubert to take the following corrective actions within thirty (30) calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. Obtain all required building permits for the wooden patio deck attached to the rear wall of the dwelling area, and obtain all required building permits for the enclosure of the preexisting covered patio that is attached to the east wall of the garage.
2. Upon obtaining all the required building permits, Anthony Schubert and/or Ashanti Lowry Schubert shall contact Sr. Code Compliance Officer Andre Temurian at (626) 744-4231 to schedule a re-inspection of the property.

Compliance Date: September 13, 2010

Status: The property owner has not met the requirements of the Commission Order. The Code Compliance Officer has submitted this matter to the City Attorney's office for prosecution.

K. Case No. CTP2009-04201 – 1470 S. Marengo Ave. – Council District #7

Violations: Construction without the proper building permits. (Pasadena Municipal Code Sections 1.24.10(A) – General penalties, and 14.12.320 – Permit Separate for each building)

Code Compliance Officer: Roberto Peña

Panel Decision (Commissioners King, Rowland, and Warner): The Commission ordered Mark A. & Catherine A. Johnson to take the following corrective actions within thirty (30) calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. Agree to meet with Steven Raney, Building Inspector and Joel Murphy, Building Inspection Supervisor of the Building Department at the property for inspection by July 15, 2010.
2. Obtain permits and approvals for the unpermitted construction at the subject property, or obtain permits to remove the unpermitted construction and reconstruct the dwelling to its original configuration.
3. Upon final of building permit, request approval from the Building and Neighborhood Revitalization Manager to waive all citations.
4. Upon correction of the violations, Mark A. & Catherine A. Johnson shall contact Code Compliance Officer Roberto Peña at (626) 744-4201 to schedule a re-inspection of the property.

Compliance Date: August 11, 2010

Status: Ongoing. The property owner has removed the unpermitted construction and has obtained proper permits for a re-roof of the property. Code Compliance staff will monitor progress to ensure compliance.

L. Case No. CTP2009-01802 – 1633 Walnut Street – Council District #2

Violations: The building was left in a state of incomplete construction for a period longer than six months. (Pasadena Municipal Code Section 1.24.10(A) – General penalty, and Pasadena Municipal Code Section 14.50.040(13) – Prohibited activities or conditions)

Code Compliance Officer: Nicholas Wiegand/Roberto Pena

Panel Decision (Commissioners Booker, Kitsinian, and Warner): The Commission ordered William McIntyre to take the following corrective actions within thirty (30) calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. Obtain planning approval and permits to complete the necessary construction at the property in question, and continue construction once the permits have been issued.
2. Upon issuance of permits and commencement of construction, William McIntyre shall contact Code Compliance Officer Nick Wiegand at (626) 744-3996 to schedule a re-inspection of the property.

Compliance Date: March 15, 2010

Status: The property owner has not met the requirements of the Commission Order. The Code Compliance Officer has submitted this matter to the City Attorney's office for prosecution.

6. REPORTS AND COMMENTS FROM COMMITTEES

7. REPORTS AND COMMENTS FROM STAFF

A. None

8. REPORTS AND COMMENTS FROM COMMISSION

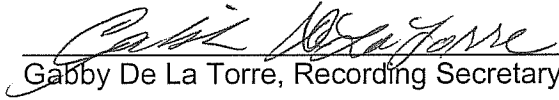
9. ADJOURNMENT

POSTING STATEMENT: I HEREBY CERTIFY that this Agenda, in its entirety was posted on the Council Chamber Bulletin Board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on the 30th day of March 2011, by 4:00 p.m. The agenda will also be posted on the bulletin board outside the front entrance of the Hale Building, 175 N. Garfield Avenue, an electronic copy sent to the Central Library for posting and the agenda may be viewed at the City's website at: <http://www.ci.pasadena.ca.us/planning/meetings/notices.asp>.

Any items on this agenda will be made available at the Permit Center located at 175 N. Garfield Avenue during normal business hours.



Jon Pollard, Code Compliance Manager



Gabby De La Torre, Recording Secretary