

**AGENDA
CODE ENFORCEMENT COMMISSION
MARCH 1, 2012**

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

**CODE ENFORCEMENT COMMISSION PANEL NO. 3
Dr. Glovioell Rowland
Michael Warner
Deborah Yim**

STAFF

**Jon Pollard, Code Compliance Manager
Mariela Escos, Senior Code Compliance Officer
Sarkis Nazerian
Denver Miller, Principal Planner
Neville Pereira, Principal Plans Examiner
Frank Rhemrev, Assistant City Attorney
Leslie Smith, 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
March 1, 2012**

**Regular Public Meeting
4:00 P.M.
City of Pasadena Permit Center
Hearing Room
175 N. Garfield Ave., Pasadena**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

Please limit comments to three minutes for each speaker.

4. APPROVAL OF MINUTES

Approval of minutes of the Code Enforcement Commission Regular Meeting of October 6, 2011.

5. PUBLIC HEARING: REGULAR CASE

A. Case No. CTP2009-02724 – 2063 N. Fair Oaks Avenue – Council District # 1

Violations: Pasadena Municipal Code

Section 1.24.010(A) – General Penalty

“No person shall violate or fail to comply with any provision or requirement of this code. Any person who violates or fails to comply with any provision or requirement of this code shall be guilty of a misdemeanor, unless (1) such a violation or failure is designated as an infraction or is subsequently prosecuted as an infraction, in which case such person is guilty of an infraction; or (2) such a violation or failure is prosecuted as a civil administrative action pursuant to Chapter 1.25 or Chapter 1.26 of this title.”

14.12.320 – Permit – Separate for each building

“No person shall erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish any building, or cause or permit the same to be done, without first obtaining a separate building permit for each building from the housing and community development department, in the manner and according to the applicable conditions prescribed in Chapter 3 of the Pasadena building code.”

14.50.040(28) Prohibited activities or conditions.

"It is declared unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any property in this city to maintain such property, regardless of whether such property contains a conforming or legal nonconforming use or structure, in a manner that any of the following conditions or activities are found to exist thereon: [28] Any other condition or activity recognized in law or in equity as constituting a public nuisance.¹"

Senior Code Compliance Officer: Mariela Escos

Recommended Commission Corrective Action:

The Commission orders Jeff Ricks to take the following corrective actions **within thirty (30) calendar days** from the mailing date of the Order of the Code Enforcement Commission:

1. Submit all required plans into the plan-check process and obtain all required City approvals. Such plans shall minimally include:
 - o Site plan
 - o Property line survey
 - o Project description
 - o Architectural drawings including floor plans, elevations, fire assemblies, exterior walls, interior walls, roofing, finishes and notes
 - o Structural drawings including calculations, connection details, footings, framing and supporting documents
 - o Electrical drawings for electrical work
 - o Mechanical drawings for mechanical work
 - o Plumbing drawings for plumbing work
 - o Disable access upgrades
 - o Exiting and path of travel

The Commission orders Jeff Ricks to take the following corrective actions **within ninety (90) calendar days** from the mailing date of the Order of the Code Enforcement Commission:

1. Subsequent to obtaining all required approvals from each applicable department (including the Planning Department, and which may include the Fire Department, Public Works Department, and the Water and Power Department,) reconstruct or modify the unpermitted structure to approved building plans, obtain all required intermediate inspections and a final building inspection.

¹ Per P.M.C. 14.50.020(A) (Definitions) "Public nuisance" means any act or condition which poses a danger to health or safety or is offensive to the senses, or an obstruction to the free use of property, so as to interfere with the comfortable enjoyment of life or property, or any of the prohibited activities or condition as set forth in Section 14.50.040, including a condition of visual blight."

2. Comply with all conditions of approval for Variance No. 11706.
3. Comply with the requirements that the structure meet the 15 foot rear yard setback.
4. Contact Zoning Administrator David Reyes at (626) 744-4009 to schedule a Final Zoning Inspection or;
5. As an alternative to reconstructing/modifying the unpermitted structure, obtain a demolition permit and remove all portions of the unpermitted construction.

5. REPORTS AND COMMENTS FROM COMMITTEES

6. REPORTS AND COMMENTS FROM STAFF

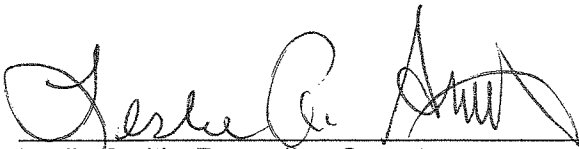
7. REPORTS AND COMMENTS FROM COMMISSION

8. 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 15th day of February 2012, 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



Leslie Smith, Recording Secretary