



**AGENDA
CODE ENFORCEMENT COMMISSION
MARCH 13, 2014**

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

CODE ENFORCEMENT COMMISSION FULL PANEL

**Imran Chaudhry
Robert Clinton
William Francis
Leonard Hartley
Barbara King
Jason Lucas
Mary Machado Schammel
Michael Warner
Peter Wong**

STAFF

**Jon Pollard, Code Compliance Manager
Mariela Escos, Senior Code Compliance Officer
Lorraine Nava, 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>*

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City of Pasadena Permit Center
175 N. Garfield Ave., Pasadena
Permit Center Hearing Room**

1. CALL TO ORDER
2. ROLL CALL
3. PUBLIC COMMENT ON MATTERS ON THE AGENDA
4. APPROVAL OF MINUTES
5. PUBLIC HEARING

APPEAL CASE

Case No. CTP2013-00228 – 2390 Cooley Pl. – Council District #6

Panel Decision of 01/02/14: The three-member panel #2 of the Commission ordered the following corrective actions within thirty (30) days from the mailing date of the Order of the Code Enforcement Commission:

1. Obtain all required approvals, entitlements and permits for all driveway areas in the front yard area of the subject property and remove any/all portions of the driveway which are not approved through entitlement or permit.
2. Upon meeting the above referenced conditions and complying with the applicable sections of the Pasadena Municipal Code, Khatchick Chahinian shall contact Senior Code Compliance Officer Mariela Escos at (626) 744-4641, to schedule a re-inspection of the property.

REGULAR CASE

Case No. CTP2013-02201 – 926 E Washington Blvd. – Council District #2

Violations:

Section 1.24.010(A) – General penalty.

“No person shall violate or fail to comply with any provision of 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.”

17.78.060(A) - Violations

"Any use of land or structure operated or maintained contrary to the provisions of this Zoning Code, any structure constructed or maintained contrary to the provisions of this Zoning Code, and any conditions of land use permit or subdivision approval not properly complied with shall be subject to the following:

A. **Public nuisance.** Any use or structure which is altered, constructed, converted, enlarged, erected, established, installed, maintained, moved, operated, set up, or used contrary to the provisions of this Zoning Code, including the failure to comply with or carry out any condition attached to the grant of any Certificate of Appropriateness, Conditional Use Permit, Variance, or other permit or entitlement granted in compliance with this Zoning Code, is hereby declared to be unlawful and a public nuisance and shall be:

1. Subject to the remedies and penalties identified in this Chapter and Chapter 14.50 (Property Maintenance and Nuisance Abatement) of the Municipal Code;

17.48.130 (B) Prohibited Signs

"The following signs are inconsistent with the purposes and standards of this Chapter and are prohibited in all zoning districts except where noted. [B] Cabinet (can) signs that are mounted flush against a building wall, except for corporate logos. Cabinet signs with opaque backgrounds and illuminated letters are allowed as projecting signs only."

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."

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 27th day of February 2014, 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



Lorraine Nava, Recording Secretary