

**AGENDA  
CODE ENFORCEMENT COMMISSION  
JULY 2, 2015**

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

**MEMBERS  
Robert Clinton, Chair  
Peter Wong  
Ellie Podway**

**STAFF  
Jon Pollard, Code Compliance Manager  
Mariela Escos, Senior Code Compliance Officer  
Angelica Rhemrev, Recording Secretary**

**MISSION STATEMENT**

The City of Pasadena is dedicated to delivering exemplary municipal services, responsive to our entire community and consistent with our history, culture and unique character.

*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.*

*Language translation services are available for this meeting by calling (626) 744-4031 at least 24 hours in advance*

*Habr  servicio de interpretaci n disponible para  stas juntas llamando al (626) 744-4031 por lo menos con 24 horas de anticipaci n*

*Public meeting begins at 4:00 p.m.  
Items on the agenda may not be called in order listed.*

*Agendas and supporting documents are available on the Internet at  
<http://ww2.cityofpasadena.net/planning/meetings/notices.asp>*

*Materials related to an item on this Agenda submitted to the Code Enforcement Commission **after** distribution of the agenda packet are available for public inspection in the Permit Center at 175 N. Garfield Avenue during normal business hours.*

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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. **PUBLIC HEARING: REGULAR CASES**

- A. **Case No. CTP2013-01476 – 1438 La Loma Road** **Council District # 6**

**Violation of the Pasadena Municipal Code:**

**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."

**14.04.015 – Section 105.2.1 is added to Chapter 1 Division II Section 105.2 of the California Building Code to read as follows:**

"A zoning permit may be required for items exempted from building permit requirements under Chapter 1 Division II Section 105.2. Exempted work shall not violate any provisions of this code, Federal, State, Local laws, or regulations."

**17.21.020(C)**

"All land uses and structures shall be established, constructed, reconstructed, altered, or replaced in compliance with the following requirements. [C] Development standards, conditions of approval. Land uses and structures shall comply with the development standards of this Chapter, the provisions of Article 3 (Site Planning and General Development Standards), and any applicable conditions imposed by a previously granted land use permit."

**17.78.060 - 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;
  2. Subject to the remedies and penalties identified in Chapters 1.25 (Administrative Penalties B Compliance Orders) and 1.26 (Administrative Penalties B Citations) of the Municipal Code; and
  3. Summarily abated by this City."

**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."

**Senior Code Compliance Officer: Mariela Escos**

**Recommended Commission Corrective Action:**

The Commission orders Christina Hill to take the following corrective actions **within twenty-one (21) calendar days** from the mailing date of the Order of the Code Enforcement Commission:

1. Obtain a "Zoning Permit" for all work in the front yard area of the subject property which has been constructed between January 1, 2013 and today's date, which minimally includes two stacked concrete pilasters, one arbor, and two gates.
2. Modify any pilaster, arbor or gate(s) that is not consistent with the Pasadena Municipal Code to bring such structure into Code compliance.

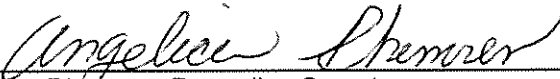
5. REPORTS AND COMMENTS FROM COMMITTEES
6. REPORTS AND COMMENTS FROM STAFF
7. REPORTS AND COMMENTS FROM COMMISSION
8. ADJOURNMENT

**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 25<sup>th</sup> day of June 2015, 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.



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Jon Pollard, Code Compliance Manager



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Angelica Rhenrev, Recording Secretary