



**AGENDA
CODE ENFORCEMENT COMMISSION
December 3, 2015**

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

**MEMBERS
Michael Warner, Chair
Leonard Hartley
Imran Chaudhry**

**STAFF
Jon Pollard, Code Compliance Manager
Mariela Escos, Senior Code Compliance Officer
Andrea Smith, 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.*

**AGENDA
CODE ENFORCEMENT COMMISSION
DECEMBER 3, 2015**

**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. **APPROVAL OF MINUTES**
 - October 1, 2015
 - November 5, 2015

4. **PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

Please limit comments to three minutes for each speaker.

5. **PUBLIC HEARING: REGULAR CASES**

A. **Case No. CTP2015-00273 – 1177 Del Rey Avenue**

Council District #4

Violations: Pasadena Municipal Code

General penalty – Pasadena Municipal Code Section 1.24.10(A):

“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.”

Violations: Pasadena Municipal Code

Section 14.50.040(15) – (Prohibited Activities)

“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: [15] Any structure in a state of substantial deterioration, including but not limited to: peeling paint on a façade, broken windows, roof in disrepair, damaged porch, broken steps or other deterioration or disrepair, visible from a public street, sidewalk, or from neighboring properties, where such condition would have a tendency to depreciate substantially the aesthetic environment or property values of surrounding properties.”

Recommended Commission Corrective Action:

It is recommended that the Commission order John George Walkowicz take the following corrective action **within fourteen (14) calendar days** from the mailing date of the order of Code Enforcement Commission:

1. Remove the chipped/peeling paint from all exterior surface of each structure on the site and thereafter apply a weather protective coating such as paint.
2. Upon meeting the requirements of the corrective action above contact Senior Code Compliance Officer Mariela Escos at (626) 744-4641, to schedule a re-inspection of the property.

B. Case No. CTP2015-00753 – 2794 Woodlyn Road

Council District #4

Violations: Pasadena Municipal Code

General penalty – Pasadena Municipal Code Section 1.24.10(A):

"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 - 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.”

Recommended Commission Corrective Action:

The Commission orders Marek Piatkowski 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 a complete variance application with all required fees to the Planning and Community Development Department in an effort to obtain a “variance” to allow keeping the fence. The applicant must note that approval of the variance in whole or part is not guaranteed, and when processed, application fees are not refundable.
2. As an alternative to seeking after-the-fact variance approval for the fence, the property owner may elect to remove the unpermitted fence and gates in their entirety.
3. Upon meeting the requirements of either Corrective Action 1 or Corrective Action 2, contact Senior Code Compliance Officer Mariela Escos at (626) 744-4641, to schedule a re-inspection of the property.

C. Case No. CTP2015-01230 – 567 Pepper Street

Council District #1

Violations: Pasadena Municipal Code

14.50.040(29)(e) 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: [29] Oversized vehicles (including but not limited to motor homes, recreational vehicles, trailers, campers shells, slide-in campers, boats, or parts thereof) parked or stored other than in covered parking or on a paved area at the rear of the property. Such prohibition shall not apply if the rear yard is inaccessible to the vehicle, in which case parking may be permitted on a paved driveway subject to the following restrictions: (e) [a]n oversized vehicle parked in the driveway shall be fully operational, completely assembled, supported only by inflated tires, in good repair, neat, and clean. Wrecked, dismantled, unregistered or inoperative vehicles shall not be parked in the driveway or in the rear yard, subject to other sanctions as set forth by this code.”

Recommended Commission Corrective Action:

The Commission orders Donald W. Blunk to take the following corrective actions **within fourteen (14) calendar days** from the mailing date of the Order of the Code Enforcement Commission:

1. Place the towable camp trailer on a paved area in the backyard, consistent with each of the requirements of Pasadena Municipal Code 14.50.040(29)(a) through (j) as applicable.
2. As an alternative to the corrective measure above, the property owner may elect to store the vehicle in a fully enclosed, lawfully constructed structure or remove the vehicle from the premises.
3. Upon meeting the requirements of either Corrective Action 1 or Corrective Action 2, contact Code Compliance Manager Jon Pollard at (626) 744-6831, to schedule a re-inspection of the property.

6. REPORTS AND COMMENTS FROM COMMITTEES
7. REPORTS AND COMMENTS FROM STAFF
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 25th day of November 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.



Jon Pollard, Code Compliance Manager



Andrea Smith, Recording Secretary