

**STAFF REPORT  
CODE ENFORCEMENT COMMISSION**

**Date of Hearing:** September 1, 2016

**Case Number:** CTP2015-01596

**Code Compliance Staff:** Sr. Code Compliance Ofc. Matthew Ramos

**Property in Violation:** 1944 El Sereno Avenue  
Pasadena, CA. 91103

**Violative Condition:** Accumulation of trash, junk and debris  
Storage/keeping inoperable vehicles

**Parcel Number:** 5836-020-028

**Land Use:** Single family residential

**Zoning:** RM-12 (Low Density Multi-Family Residential)

**Legal Description:** Lots 7 and 8 of Woodworth and Platt's subdivision of a part of Block "J" of Painter and Ball Tract, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 25, Page 45 of Miscellaneous Records, in the office of the County Recorder of said county.

**Current Property Owner of Record:** Alejandro M. Palacio  
1944 El Sereno Avenue  
Pasadena, CA. 91103

**Responsible Party:** Alejandro M. Palacio

**Tenant Name/Address (if applicable):** Not Applicable

**Representative Name/Address:** N/A

**Initial Inspection Date:** September 24, 2015

**Dates of Notices and Citations Issued to Property Owner:**

Type of Notice	Notice Number	Date Issued	Fine Amount
Warning Notice	W11349	September 24, 2015	No Fine
First Citation	C25214	November 5, 2015	\$106.00 <sup>1</sup>
Second Citation	C25870	December 9, 2015	\$316.00 <sup>2</sup>

<sup>1</sup> This citation included a "Warning" regarding the keeping/storage of inoperable vehicles and a fine of \$106.00 related to the accumulation of junk and debris in the rear yard area.

<sup>2</sup> This citation included a fine of \$210.00 regarding the accumulation of junk and debris and \$106.00 regarding the keeping/storage of inoperable vehicles.

Third Citation	C25311	January 7, 2016	\$747.00 <sup>3</sup>
Fourth Citation	C25501	January 28, 2016	\$1606.00 <sup>4</sup>
Fifth Citation	C25516	February 18, 2016	\$2144.00 <sup>5</sup>
Sixth Citation	C26452	March 9, 2016	\$2144.00 <sup>6</sup>

**Notice of Public Hearing Mailed:** August 17, 2016

**Notice of Public Hearing Posted:** August 17, 2016

**City's Photographs Dated:** August 17, 2016

**Total Number of City's Photographs:** 1

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

"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."

**Violation of the Pasadena Municipal Code:**

**Prohibited activities or conditions - 14.50.040(1)(30)**

"It is declared unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any property in the 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: (1) [t]he accumulation of dirt, litter, junk, salvage materials, lumber or other debris visible from a street, sidewalk, alley or neighboring property, or verified through other lawful means, (30) [s]torage of abandoned, wrecked, dismantled, unregistered or inoperative automobile, trailer, camper, recreational vehicle, boat or other such vehicles or equipment on residential property."

**Summary:**

<sup>3</sup> This citation included a fine of \$534.00 regarding the accumulation of junk and debris and \$213.00 regarding the keeping/storage of inoperable vehicles.

<sup>4</sup> This citation included a fine of \$1072.00 regarding the accumulation of junk and debris and \$534.00 regarding the keeping/storage of inoperable vehicles.

<sup>5</sup> This citation included a fine of \$1072.00 regarding the accumulation of junk and debris and \$1072.00 regarding the keeping/storage of inoperable vehicles.

<sup>6</sup> This citation included a fine of \$1072.00 regarding the accumulation of junk and debris and \$1072.00 regarding the keeping/storage of inoperable vehicles.

### General Summary

The subject property is a two-story 2,518 square foot wood frame single family dwelling that was constructed in 1911. The home is of the "American Foursquare" architectural design with exterior walls of both stucco and shingle siding. The dwelling is located approximately in the center of a level, double parcel lot with an overall width of 100 feet and a length of 190 feet and an overall lot size of 19,000 square feet. There is no garage on site. Vehicle access to the site is taken from Linder Alley which is situated on the east side of the parcel. The lot is zoned "RM-12" (low density multi-family residential) and it is located in a residential zoning district. The general neighborhood is comprised of single family dwellings built between the early 1900's and the 1940's that are generally conforming in style and size. The subject site is located approximately 200 feet west of Fair Oaks Boulevard, which is developed with a mix of commercial and residential uses.

### **Discussion:**

#### Background:

On September 23, 2015, the Code Compliance Division of the Planning and Community Development Department received a complaint regarding junk and debris in the rear yard area of the subject site. On September 24, 2015 Senior Code Compliance Officer Matthew Ramos conducted an inspection of the site and observed an accumulation of junk and debris scattered about the rear yard area as well as a trash container stored in an area visible from the public right-of-way. The junk and debris includes wide ranging items including apparently discarded computers, copying machines, computer video monitors, a large arcade game, empty plastic and paper boxes, plastic bags, sheets, and containers, weathered and unused household furniture, and salvage lumber. These items are clearly visible in the rear yard area as seen from Linder Alley.

On September 24, 2015 Mr. Ramos issued Warning Notice No. W11349 to Alejandro Palacio for violation of two sections of the Pasadena Municipal Code including section 14.50.040(1) related to the accumulation of junk and debris scattered about the rear yard area and section 14.50.040(3) regarding the storage of trash container in a location where it was visible from the public right-of-way. The warning notice was sent to Mr. Palacio both regular and certified U.S. mail and required that the violations be corrected by October 13, 2015. The notice directed Mr. Palacio to: "(1) Store trash cans out of public view (2) remove all junk/debris from property, including backyard." A photocopy of the warning notice may be referenced herein as "Attachment F."

On November 5, 2015, Mr. Ramos again conducted an inspection of the subject site and observed that the trash container was not stored in an area visible from public view, however he observed that the miscellaneous junk and debris described above remained scattered throughout the rear yard area. Mr. Ramos also observed a blue Toyota Yaris with major front-end damage parked in the back yard along with a "Coachman" recreational vehicle with registration that had expired in 2006. The Pasadena Municipal code considers lack of current registration of a motor vehicle as "inoperability." On that date Mr. Ramos issued administrative citation number C25214 to Alejandro Palacio with a notation marked "Warning" regarding the violation of Pasadena Municipal Code section 14.50.040(30) related to the keeping/storage of the inoperable vehicles and a fine of

\$106.00 for violation of Pasadena Municipal Code related to the accumulated junk and debris. The citation was sent to Mr. Palacio both regular and certified U.S. mail and required that the violations be corrected by November 23, 2015. A photocopy of the citation may be referenced herein as "Attachment G."

On December 9, 2015, Mr. Ramos again conducted an inspection of the subject site and observed that the conditions remained unchanged. Junk and debris remained scattered throughout the rear yard area and the inoperable vehicles remained parked in the open backyard area. On that date Mr. Ramos issued administrative citation number C25870 to Alejandro Palacio for violation of Pasadena Municipal Code section 14.50.040(1) related to the accumulation of junk and debris in the rear yard and section 14.50.040(30) regarding the continued presence of the inoperable vehicles. This second citation included a fine amount of \$213.00 for violation of PMC section 14.50.040(1) and an fine amount of \$106.00 for violation of PMC section 14.50.040(30) with a total fine amount of \$316.00. The citation was sent to Mr. Palacio both regular and certified U.S. mail and required that the violations be corrected by December 29, 2015. A photocopy of the citation may be referenced herein as "Attachment H."

On January 7, 2016, Mr. Ramos again conducted an inspection of the subject site and observed that the conditions remained unchanged. Junk and debris remained scattered throughout the rear yard area and the inoperable vehicles remained parked in the open backyard area. On that date Mr. Ramos issued administrative citation number C25311 to Alejandro Palacio for violation of Pasadena Municipal Code section 14.50.040(1) related to the accumulation of junk and debris in the rear yard and section 14.50.040(30) regarding the continued presence of the inoperable vehicles. This third citation included a fine amount of \$534.00 for violation of PMC section 14.50.040(1) and an fine amount of \$213.00 for violation of PMC section 14.50.040(30) with a total fine amount of \$747.00. The citation was sent to Mr. Palacio both regular and certified U.S. mail and required that the violations be corrected by January 28, 2016. A photocopy of the citation may be referenced herein as "Attachment I."

On January 28, 2016, Mr. Ramos conducted an inspection of the subject site and observed that the conditions remained unchanged. Junk and debris remained scattered throughout the rear yard area and the inoperable vehicles remained parked in the open backyard area. On that date Mr. Ramos issued administrative citation number C25501 to Alejandro Palacio for violation of Pasadena Municipal Code section 14.50.040(1) related to the accumulation of junk and debris in the rear yard and section 14.50.040(30) regarding the continued presence of the inoperable vehicles. This fourth citation included a fine amount of \$1072.00 for violation of PMC section 14.50.040(1) and an fine amount of \$534.00 for violation of PMC section 14.50.040(30) with a total fine amount of \$1606.00. The citation was sent to Mr. Palacio both regular and certified U.S. mail and required that the violations be corrected by February 16, 2016. A photocopy of the citation may be referenced herein as "Attachment J."

On February 18, 2016, Mr. Ramos conducted an inspection of the subject site and observed that the conditions remained unchanged. Junk and debris remained scattered throughout the rear yard area and the inoperable vehicles remained parked in the open backyard area. On that date Mr. Ramos issued administrative citation number C25516 to Alejandro Palacio for violation of Pasadena Municipal Code section 14.50.040(1) related to

the accumulation of junk and debris in the rear yard and section 14.50.040(30) regarding the continued presence of the inoperable vehicles. This fifth citation included a fine amount of \$1072.00 for violation of PMC section 14.50.040(1) and an fine amount of \$1072.00 for violation of PMC section 14.50.040(30) with a total fine amount of \$2144.00. The citation was sent to Mr. Palacio both regular and certified U.S. mail and required that the violations be corrected by March 8, 2016. A photocopy of the citation may be referenced herein as "Attachment K."

On March 9, 2016, Mr. Ramos conducted an inspection of the subject site and observed that the conditions remained unchanged. Junk and debris remained scattered throughout the rear yard area and the inoperable vehicles remained parked in the open backyard area. On that date Mr. Ramos issued administrative citation number C26452 to Alejandro Palacio for violation of Pasadena Municipal Code section 14.50.040(1) related to the accumulation of junk and debris in the rear yard and section 14.50.040(30) regarding the continued presence of the inoperable vehicles. This sixth citation included a fine amount of \$1072.00 for violation of PMC section 14.50.040(1) and an fine amount of \$1072.00 for violation of PMC section 14.50.040(30) with a total fine amount of \$2144.00. The citation was sent to Mr. Palacio both regular and certified U.S. mail and required that the violations be corrected by March 30, 2016. A photocopy of the citation may be referenced herein as "Attachment L."

As of the date of this hearing, Mr. Palacio has taken no substantive steps towards removing all of the inoperable vehicles from the property and that a site inspection on August 23, 2016 revealed the presence of a wreck Toyota Yaris in the rear yard area along with the presence of a recreational vehicle last registered in 2006. Similarly, Mr. Palacio had not removed the miscellaneous junk and debris from the rear yard area. Accordingly, the property remains non-compliant with the Pasadena Municipal Code. Therefore, this matter is being referred to the Code Enforcement Commission for a hearing of the facts surrounding the matter and a recommended disposition.

**Attachments:**

- Attachment A: Photocopy of Los Angeles County Assessors records identifying Alejandro Palacio as owner of the subject property.
- Attachment B: Area Map
- Attachment C: Assessor's Parcel Map
- Attachment D: Zoning Map
- Attachment E: Aerial Photograph
- Attachment F: Photocopy of warning notice number W11349 dated September 24, 2015.
- Attachment G: Photocopy of administrative citation number C25214 dated November 5, 2015.

- Attachment H: Photocopy of administrative citation number C25870 dated December 9, 2015.
- Attachment I: Photocopy of administrative citation number C25311 dated January 7, 2016.
- Attachment J: Photocopy of administrative citation number C25501 dated January 28, 2016.
- Attachment K: Photocopy of administrative citation number C25516 dated February 18, 2016.
- Attachment L: Photocopy of administrative citation number C26452 dated March 9, 2016.

**Recommended Commission Findings:**

(I move that) The Commission makes the following factual findings:

1. That Alejandro Palacio was the current owner of the property located at 1944 El Sereno Avenue at the time of the issuance of the Warning Notice on September 24, 2015.
2. That Alejandro Palacio was duly notified of the alleged violations of the Pasadena Municipal Code and properly informed of the hearing date;
3. That the Commission accepted into the administrative record the following documents at the hearing September 1, 2016:
  - a. Exhibit 1 – City's Photographs 1A
  - b. Exhibit 2 – Staff Report
4. That Alejandro Palacio appeared and testified on his own behalf at the hearing of September 1, 2016 and identified City's Photographic Exhibit 1A as his property;

or

That (representative) appeared and testified on behalf of Alejandro Palacio at the hearing of September 1, 2016;

or

That neither Alejandro Palacio nor a representative appeared at the hearing of September 1, 2016;

5. That Senior Code Compliance Officer Matthew Ramos appeared and testified on behalf of the City regarding violations of the Pasadena Municipal Code at the



property located at 1944 El Sereno Avenue wherein Mr. Ramos testified that the code violations as set forth in the staff report include an accumulation of junk, trash and debris in the open rear yard area, and the keeping of several inoperable vehicles in the open rear yard area.

6. That the presently existing conditions violate Section 14.50.040 subsections (1) and (30) of the Pasadena Municipal Code as set forth in the Staff Report.

**Recommended Commission Corrective Action:**

The Commission orders Alejandro Palacio 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. Remove the vehicles from the property, or bring the vehicles into a state of operability, or store the vehicles in a lawfully constructed, fully enclosed structure and;
2. Remove the accumulated trash, junk and debris from the open yard areas.

Submitted by:

  
\_\_\_\_\_  
Senior Code Compliance Officer Matthew Ramos

8/25/16  
Date

## Property Detail Report

For Property Located At :

1944 EL SERENO AVE, PASADENA, CA 91103-1610



CoreLogic

RealQuest Professional

### Owner Information

Owner Name: PALACIO ALEJANDRO M  
 Mailing Address: 1944 EL SERENO AVE, PASADENA CA 91103-1610 C005  
 Vesting Codes: MM // SE

### Location Information

Legal Description: WOODWORTH AND PLATT'S SUB EX OF ST LOT 7 AND S 45 FT EX OF ST OF LOT 8  
 County: LOS ANGELES, CA APN: 5836-020-028  
 Census Tract / Block: 4609.00 / 1 Alternate APN:  
 Township-Range-Sect: Subdivision: WOODRWORTH & PLATTS  
 Legal Book/Page: Map Reference: 19-F6 /  
 Legal Lot: 8 Tract #:  
 Legal Block: J School District: PASADENA  
 Market Area: 645 School District Name:  
 Neighbor Code: Munic/Township:

### Owner Transfer Information

Recording/Sale Date: 12/30/2005 / 12/27/2005 Deed Type: QUIT CLAIM DEED  
 Sale Price: 1st Mtg Document #: 3231205  
 Document #: 3231204

### Last Market Sale Information

Recording/Sale Date: 01/09/2001 / 12/06/2000 1st Mtg Amount/Type: \$120,000 / CONV  
 Sale Price: \$128,000 1st Mtg Int. Rate/Type: /  
 Sale Type: FULL 1st Mtg Document #: 46359  
 Document #: 46358 2nd Mtg Amount/Type: /  
 Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /  
 Transfer Document #: Price Per SqFt: \$50.83  
 New Construction: Multi/Spit Sale: MULTI  
 Title Company: CHICAGO TITLE CO.  
 Lender: BANK OF AMERICA  
 Seller Name: BALDWIN C L 1993 TRUST

### Prior Sale Information

Prior Rec/Sale Date: 09/21/1999 / 07/27/1999 Prior Lender: LB MTG  
 Prior Sale Price: \$140,000 Prior 1st Mtg Amt/Type: \$93,800 / CONV  
 Prior Doc Number: 1797459 Prior 1st Mtg Rate/Type: / ADJ  
 Prior Deed Type: GRANT DEED

### Property Characteristics

Gross Area:		Parking Type:	PARKING AVAIL	Construction:	
Living Area:	2,518	Garage Area:		Heat Type:	CENTRAL
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	11	Basement Area:		Patio Type:	
Bedrooms:	5	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1911 / 1911	Roof Type:		Style:	CONVENTIONAL
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	
# of Stories:	2.00	Roof Material:	ROLL COMPOSITION	Condition:	
Other Improvements:					

### Site Information

Zoning:	PSR1	Acres:	0.44	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	19,001	Lot Width/Depth:	100 x 190	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	TYPE UNKNOWN

### Tax Information

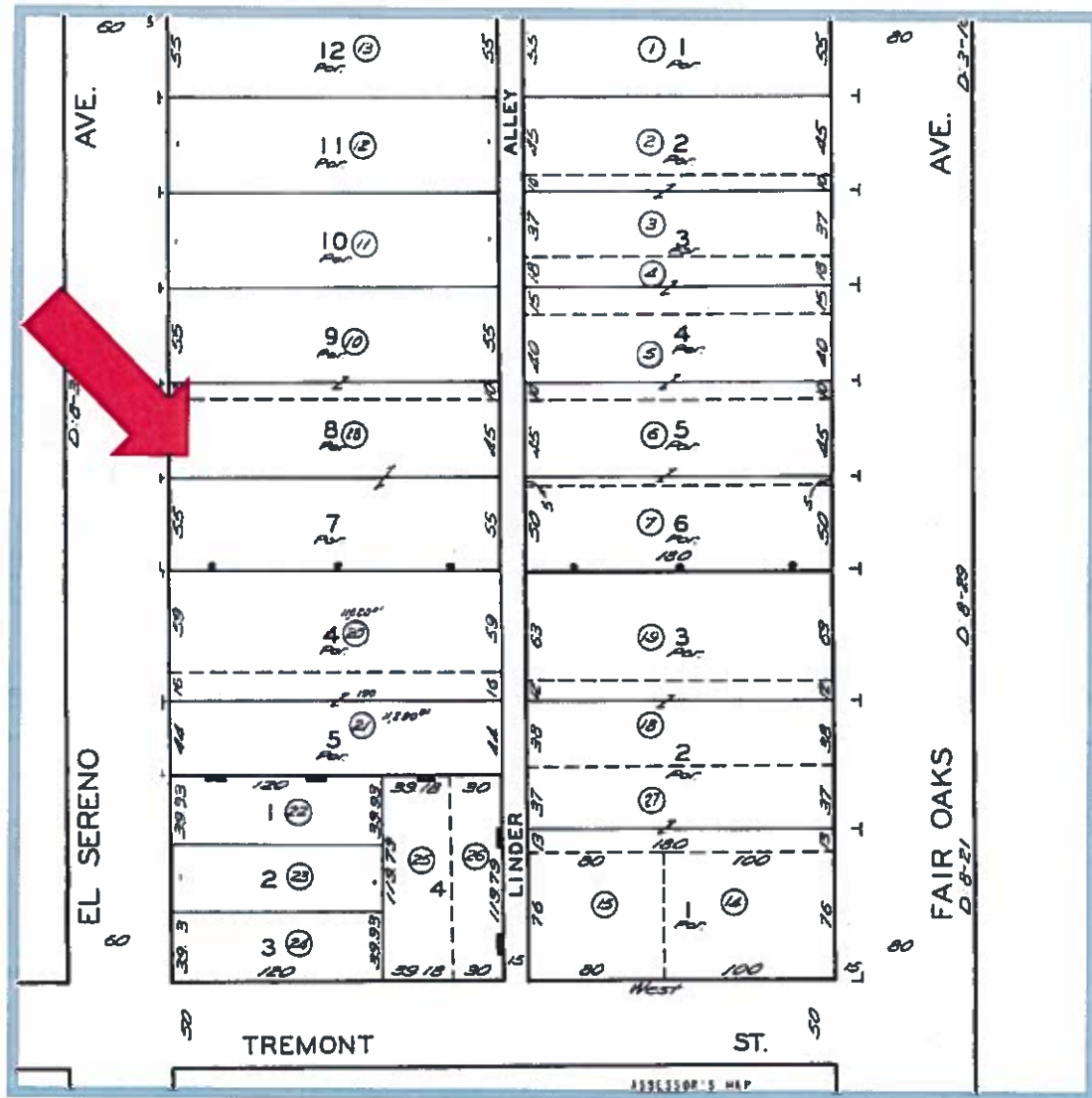
Total Value:	\$179,026	Assessed Year:	2015	Property Tax:	\$2,407.84
Land Value:	\$145,781	Improved %:	19%	Tax Area:	7500
Improvement Value:	\$33,245	Tax Year:	2015	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$172,026				

Attachment "A"

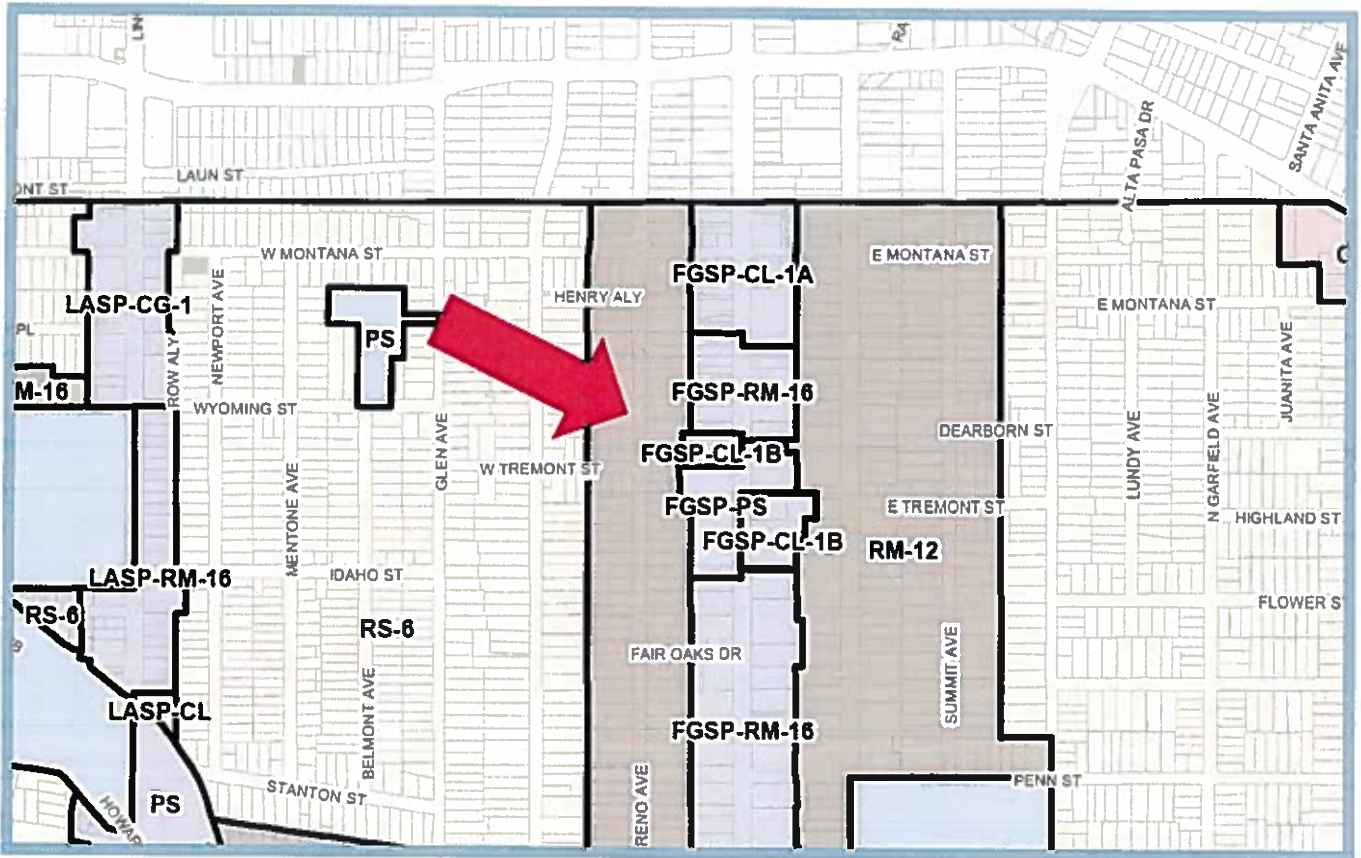




**Area Map – 1944 El Sereno Avenue**



Assessor's Map – 1944 El Sereno Avenue



**Zoning Map – 1944 El Sereno Avenue**





**Aerial Photograph – 1944 El Sereno Avenue**



*file copy*

**WARNING NOTICE**

**NO W 11349**

**NOTICE OF VIOLATION AND ORDER TO CORRECT**

CASE NUMBER: CTD 2015-01596

Location of Violation(s): <u>1944 EL SERENO</u>	DATE: <u>9-24-15</u>
TO: <u>ALEJANDRO PALACIO</u>	TIME: <u>1:20PM</u>
ADDRESS: <u>1944 EL SERENO AVE</u>	CDL/ID# <u>—</u>
ZIP: <u>PASADENA, CA 91103</u>	<input type="checkbox"/> IN PERSON <input checked="" type="checkbox"/> BY MAIL <input type="checkbox"/> POSTED

THIS PROPERTY IS IN VIOLATION OF THE PASADENA MUNICIPAL CODE (P.M.C.) AS INDICATED BELOW:

- |   |   |
|---|---|
| <input type="checkbox"/> CODE COMPLIANCE CERT. REQUIRED P.M.C. 17.61.020                | <input type="checkbox"/> COMMERCIAL VEHICLE STORAGE (R DISTRICT) P.M.C. 14.50.040(24) |
| <input type="checkbox"/> CERTIFICATE OF INSPECTION REQUIRED P.M.C. 14.16.030            | <input type="checkbox"/> OVERGROWN VEGETATION P.M.C. 14.50.040(8)                     |
| <input type="checkbox"/> CONSTRUCTION WITHOUT PERMIT P.M.C. 14.12.320                   | <input type="checkbox"/> YARD SALE PERMIT REQUIRED P.M.C. 17.50.190                   |
| <input checked="" type="checkbox"/> ACCUMULATION OF JUNK AND DEBRIS P.M.C. 14.50.040(1) | <input type="checkbox"/> ATTRACTIVE NUISANCES P.M.C. 14.50.040(6)                     |
| <input checked="" type="checkbox"/> UNCONSEALED TRASH CANS P.M.C. 14.50.040(3)          | <input type="checkbox"/> HAZARDOUS TREES P.M.C. 8.52.020                              |
| <input type="checkbox"/> PROPERTY MAINTENANCE P.M.C. 14.50.050                          | <input type="checkbox"/> STRUCTURAL DETERIORATION P.M.C. 14.50.040(15)                |
| <input type="checkbox"/> PARKING ON FRONT YARD P.M.C. 10.40.188                         | <input type="checkbox"/> UNSECURED PROPERTY P.M.C. 14.50.040(18)                      |
| <input type="checkbox"/> PROHIBITED SIGN(S) P.M.C. 17.48.130                            | <input type="checkbox"/> PLASTIC CARRYOUT BAGS PROHIBITED P.M.C. 8.85.020             |
| <input type="checkbox"/> OTHER _____  |   |

DESCRIPTION OF VIOLATION(S): TRASH CANS STORED ON FRONT YARD, JUNK / DEBRIS IN BACKYARD

YOU ARE HEREBY NOTIFIED TO DO THE FOLLOWING TO CORRECT THE VIOLATION(S) INDICATED ABOVE.

CORRECTIONS REQUIRED: 1) STORE TRASH CANS OUT OF PUBLIC VIEW 2) REMOVE ALL JUNK / DEBRIS FROM PROPERTY, INCLUDING BACKYARD

CORRECT VIOLATION(S) BY: 10 / 13 / 15

This is not a citation. However, failure to correct the violation(s) by the date indicated may result in a fine and the imposition of a citation. (P.M.C. 1.26.060)

**IMPORTANT:** If you have questions regarding this warning, contact the Code Compliance Officer below at: (626) 744-3806

CODE COMPLIANCE OFFICER NAME: MATTHEW RAMOS

CODE COMPLIANCE OFFICER SIGNATURE: [Signature] BADGE No. 206

**Attachment "F"**



## ADMINISTRATIVE CITATION

### ORDER TO PAY AND REMEDY

CASE NUMBER: CTP2015-01594

NOC 25214

Location of Violation(s): <u>1944 EL SERENO</u>	DATE: <u>11-5-15</u>
TO: <u>ALEJANDRO PALACIO</u>	TIME: <u>2:07PM</u>
ADDRESS: <u>1944 EL SERENO AVE</u>	CDL/ID# <u>-</u>
ZIP: <u>PASADENA, CA 91103</u>	<input type="checkbox"/> IN PERSON <input checked="" type="checkbox"/> BY MAIL <input type="checkbox"/> POSTED

	DESCRIPTION OF VIOLATION(S)	FIRST	SECOND	THIRD	FOURTH+
		\$106	\$213	\$534	\$1072
<input type="checkbox"/>	CODE COMPLIANCE CERT. REQUIRED P.M.C. 17.61.020				
<input type="checkbox"/>	CERTIFICATE OF INSPECTION REQUIRED P.M.C. 14.16.030				
<input type="checkbox"/>	CONSTRUCTION WITHOUT PERMIT P.M.C. 14.12.320				
<input checked="" type="checkbox"/>	ACCUMULATION OF JUNK AND DEBRIS P.M.C. 14.50.040(1)	X			
<input type="checkbox"/>	UNCONSEALED TRASH CANS P.M.C. 14.50.040 (3)				
<input type="checkbox"/>	PARKING ON FRONT YARD P.M.C. 10.40.186				
<input type="checkbox"/>	PROHIBITED SIGN(S) P.M.C. 17.48.130				
<input type="checkbox"/>	COMMERCIAL VEHICLE STORAGE P.M.C. 14.50.040(24)				
<input type="checkbox"/>	OVERGROWN VEGETATION P.M.C. 14.50.040(8)				
<input type="checkbox"/>	YARD SALE PERMIT REQUIRED P.M.C. 17.50.190				
<input type="checkbox"/>	ATTRACTIVE NUISANCES P.M.C. 14.50.040(6)				
<input type="checkbox"/>	HAZARDOUS TREES P.M.C. 8.52.100				
<input type="checkbox"/>	PROPERTY MAINTENANCE P.M.C. 14.50.050				
<input type="checkbox"/>	STRUCTURAL DETERIORATION P.M.C. 14.50.040(15)				
<input type="checkbox"/>	UNSECURED PROPERTY P.M.C. 14.50.040(16)				
<input type="checkbox"/>	PLASTIC CARRYOUT BAGS PROHIBITED P.M.C. 8.65.020				
<input checked="" type="checkbox"/>	OTHER <u>14.50.040 (30) INOP</u>		WARNING		
<input type="checkbox"/>					

CORRECT VIOLATION(S) BY: 11/23/15      PENALTIES TOTAL AMOUNT: \$106.00

COMMENTS/ DESCRIPTION OF VIOLATION(S): <u>1) REMOVE ALL JUNK / DEBRIS FROM PROPERTY (INCLUDING BACKYARD + UNDERNEATH CANOPIES)</u> <u>2) REMOVE INOPERABLE VEHICLES</u>
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CODE COMPLIANCE OFFICER NAME: MATTHEW RAMOS      Phone No. (626)744-3806  
 CODE COMPLIANCE OFFICER SIGNATURE: M. Ramos      Badge No. 206

Payment must be made within 30 days from the date of this citation. If you would like to appeal this citation, a request for an administrative citation hearing must be submitted within 30 days from the date of service of this citation. A deposit for the amount of the fine is required in advance in order to schedule a hearing. Please see reverse side for additional information.

I ACKNOWLEDGE RECEIPT OF THIS CITATION

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Attachment "G"





## ADMINISTRATIVE CITATION

### ORDER TO PAY AND REMEDY

CASE NUMBER: CTP2015-01596

No C 25870

Location of Violation(s): <u>1944 EL SERENO</u>		DATE: <u>12-9-15</u>
TO: <u>ALEJANDRO PALACIO</u>		TIME: <u>8:05AM</u>
ADDRESS: <u>1944 EL SERENO AVE</u>		CDL/ID# <u>—</u>
ZIP: <u>PASADENA, CA. 91103</u>	<input type="checkbox"/> IN PERSON	<input checked="" type="checkbox"/> BY MAIL <span style="float: right;"><input type="checkbox"/> POSTED</span>

	DESCRIPTION OF VIOLATION(S)	FIRST	SECOND	THIRD	FOURTH+
		\$106	\$213	\$534	\$1072
<input type="checkbox"/>	CODE COMPLIANCE CERT. REQUIRED P.M.C. 17.61.020				
<input type="checkbox"/>	CERTIFICATE OF INSPECTION REQUIRED P.M.C. 14.16.030				
<input type="checkbox"/>	CONSTRUCTION WITHOUT PERMIT P.M.C. 14.12.320				
<input checked="" type="checkbox"/>	ACCUMULATION OF JUNK AND DEBRIS P.M.C. 14.50.040(1)		X		
<input type="checkbox"/>	UNCONSEALED TRASH CANS P.M.C. 14.50.040 (3)				
<input type="checkbox"/>	PARKING ON FRONT YARD P.M.C. 10.40.186				
<input type="checkbox"/>	PROHIBITED SIGN(S) P.M.C. 17.48.130				
<input type="checkbox"/>	COMMERCIAL VEHICLE STORAGE P.M.C. 14.50.040(24)				
<input type="checkbox"/>	OVERGROWN VEGETATION P.M.C. 14.50.040(8)				
<input type="checkbox"/>	YARD SALE PERMIT REQUIRED P.M.C. 17.50.190				
<input type="checkbox"/>	ATTRACTIVE NUISANCES P.M.C. 14.50.040(6)				
<input type="checkbox"/>	HAZARDOUS TREES P.M.C. 8.52.100				
<input type="checkbox"/>	PROPERTY MAINTENANCE P.M.C. 14.50.050				
<input type="checkbox"/>	STRUCTURAL DETERIORATION P.M.C. 14.50.040(15)				
<input type="checkbox"/>	UNSECURED PROPERTY P.M.C. 14.50.040(16)				
<input type="checkbox"/>	PLASTIC CARRYOUT BAGS PROHIBITED P.M.C. 8.65.020				
<input checked="" type="checkbox"/>	OTHER <u>14.50.040 (30) INOP VEH.</u>	X			
<input type="checkbox"/>					
<input type="checkbox"/>					
<input type="checkbox"/>					

CORRECT VIOLATION(S) BY: 12/29/15

PENALTIES TOTAL AMOUNT: \$316.00

COMMENTS/ DESCRIPTION OF VIOLATION(S): <u>1) REMOVE ALL JUNK / DEBRIS FROM PROPERTY (INCLUDING BACKYARD &amp; UNDERNEATH CANOPIES)</u> <u>2) REMOVE INOPERABLE VEHICLES</u>
--

CODE COMPLIANCE OFFICER NAME: MATTHEW RAMOS

Phone No. (626)744-3806

CODE COMPLIANCE OFFICER SIGNATURE: Matthew Ramos

Badge No. 206

Payment must be made within 30 days from the date of this citation. If you would like to appeal this citation, a request for an administrative citation hearing must be submitted within 30 days from the date of service of this citation. A deposit for the amount of the fine is required in advance in order to schedule a hearing. Please see reverse side for additional information.

I ACKNOWLEDGE RECEIPT OF THIS CITATION

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Attachment "H"



## ADMINISTRATIVE CITATION

### ORDER TO PAY AND REMEDY

CASE NUMBER: CTP2015-01596

**N<sup>o</sup> C 25311**

Location of Violation(s): <u>1944 EL SERENO</u>	DATE: <u>1-7-16</u>
TO: <u>ALEJANDRO PALACIO</u>	TIME: <u>2:18 PM</u>
ADDRESS: <u>1944 EL SERENO AVE</u>	CDL/ID# <u>—</u>
ZIP: <u>PASADENA, CA. 91103</u>	<input type="checkbox"/> IN PERSON <input checked="" type="checkbox"/> BY MAIL <input type="checkbox"/> POSTED

	DESCRIPTION OF VIOLATION(S)	FIRST	SECOND	THIRD	FOURTH+
		\$106	\$213	\$534	\$1072
<input type="checkbox"/>	CODE COMPLIANCE CERT. REQUIRED P.M.C. 17.61.020				
<input type="checkbox"/>	CERTIFICATE OF INSPECTION REQUIRED P.M.C. 14.16.030				
<input type="checkbox"/>	CONSTRUCTION WITHOUT PERMIT P.M.C. 14.12.320				
<input checked="" type="checkbox"/>	ACCUMULATION OF JUNK AND DEBRIS P.M.C. 14.50.040(1)			X	
<input type="checkbox"/>	UNCONSEALED TRASH CANS P.M.C. 14.50.040 (3)				
<input type="checkbox"/>	PARKING ON FRONT YARD P.M.C. 10.40.186				
<input type="checkbox"/>	PROHIBITED SIGN(S) P.M.C. 17.48.130				
<input type="checkbox"/>	COMMERCIAL VEHICLE STORAGE P.M.C. 14.50.040(24)				
<input type="checkbox"/>	OVERGROWN VEGETATION P.M.C. 14.50.040(8)				
<input type="checkbox"/>	YARD SALE PERMIT REQUIRED P.M.C. 17.50.190				
<input type="checkbox"/>	ATTRACTIVE NUISANCES P.M.C. 14.50.040(6)				
<input type="checkbox"/>	HAZARDOUS TREES P.M.C. 8.52.100				
<input type="checkbox"/>	PROPERTY MAINTENANCE P.M.C. 14.50.050				
<input type="checkbox"/>	STRUCTURAL DETERIORATION P.M.C. 14.50.040(15)				
<input type="checkbox"/>	UNSECURED PROPERTY P.M.C. 14.50.040(16)				
<input type="checkbox"/>	PLASTIC CARRYOUT BAGS PROHIBITED P.M.C. 8.65.020				
<input checked="" type="checkbox"/>	OTHER <u>14.50.040(30) INOP VEH.</u>		X		
<input type="checkbox"/>					
<input type="checkbox"/>					
<input type="checkbox"/>					

CORRECT VIOLATION(S) BY: 1/28/16      PENALTIES TOTAL AMOUNT: \$747<sup>00</sup>

COMMENTS/ DESCRIPTION OF VIOLATION(S): 1) REMOVE ALL JUNK / DEBRIS FROM PROPERTY (INCLUDING BACKYARD & UNDERNEATH CANOPIES)  
2) REMOVE INOPERABLE VEHICLES

CODE COMPLIANCE OFFICER NAME: MATTHEW RAMOS Phone No. (626)744-3806  
 CODE COMPLIANCE OFFICER SIGNATURE: [Signature] Badge No. 200

Payment must be made within 30 days from the date of this citation. If you would like to appeal this citation, a request for an administrative citation hearing must be submitted within 30 days from the date of service of this citation. A deposit for the amount of the fine is required in advance in order to schedule a hearing. Please see reverse side for additional information.

I ACKNOWLEDGE RECEIPT OF THIS CITATION

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Attachment "1"



**ADMINISTRATIVE CITATION**

**ORDER TO PAY AND REMEDY**

CASE NUMBER: CTP2015 - 01596

**No C25501**

Location of Violation(s): 1944 EL SERENO DATE: 1-28-16  
 TO: ALEJANDRO PALACIO TIME: 1:14 PM  
 ADDRESS: 1944 EL SERENO AVE CDL/ID# —  
 ZIP: PASADENA, CA, 91103  IN PERSON  BY MAIL  POSTED

	DESCRIPTION OF VIOLATION(S)	FIRST	SECOND	THIRD	FOURTH+
		\$106	\$213	\$534	\$1072
<input type="checkbox"/>	CODE COMPLIANCE CERT. REQUIRED P.M.C. 17.61.020				
<input type="checkbox"/>	CERTIFICATE OF INSPECTION REQUIRED P.M.C. 14.16.030				
<input type="checkbox"/>	CONSTRUCTION WITHOUT PERMIT P.M.C. 14.12.320				
<input checked="" type="checkbox"/>	ACCUMULATION OF JUNK AND DEBRIS P.M.C. 14.50.040(1)				X
<input type="checkbox"/>	UNCONSEALED TRASH CANS P.M.C. 14.50.040 (3)				
<input type="checkbox"/>	PARKING ON FRONT YARD P.M.C. 10.40.186				
<input type="checkbox"/>	PROHIBITED SIGN(S) P.M.C. 17.48.130				
<input type="checkbox"/>	COMMERCIAL VEHICLE STORAGE P.M.C. 14.50.040(24)				
<input type="checkbox"/>	OVERGROWN VEGETATION P.M.C. 14.50.040(8)				
<input type="checkbox"/>	YARD SALE PERMIT REQUIRED P.M.C. 17.50.190				
<input type="checkbox"/>	ATTRACTIVE NUISANCES P.M.C. 14.50.040(6)				
<input type="checkbox"/>	HAZARDOUS TREES P.M.C. 8.52.100				
<input type="checkbox"/>	PROPERTY MAINTENANCE P.M.C. 14.50.050				
<input type="checkbox"/>	STRUCTURAL DETERIORATION P.M.C. 14.50.040(15)				
<input type="checkbox"/>	UNSECURED PROPERTY P.M.C. 14.50.040(16)				
<input type="checkbox"/>	PLASTIC CARRYOUT BAGS PROHIBITED P.M.C. 8.65.020				
<input checked="" type="checkbox"/>	OTHER <u>14.50.040(30) INOP. VEH.</u>			X	
<input type="checkbox"/>					

CORRECT VIOLATION(S) BY: 2, 16, 16

PENALTIES TOTAL AMOUNT: \$1606.00

COMMENTS/ DESCRIPTION OF VIOLATION(S): 1) REMOVE ALL JUNK / DEBRIS FROM PROPERTY (INCLUDING BACKYARD & UNDERNEATH CANOPIES) 2) REMOVE INOPERABLE VEHICLES

CODE COMPLIANCE OFFICER NAME: MATTHEW RAMOS Phone No. (626)744- 3806

CODE COMPLIANCE OFFICER SIGNATURE: Matthew Ramos Badge No. 206

Payment must be made within 30 days from the date of this citation. If you would like to appeal this citation, a request for an administrative citation hearing must be submitted within 30 days from the date of service of this citation. A deposit for the amount of the fine is required in advance in order to schedule a hearing. Please see reverse side for additional information.

I ACKNOWLEDGE RECEIPT OF THIS CITATION

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Attachment "J"**



## ADMINISTRATIVE CITATION

### ORDER TO PAY AND REMEDY

CASE NUMBER: CTP2015 - 01596

**No C25516**

Location of Violation(s): <u>1944 EL SERENO</u>	DATE: <u>2-18-16</u>
TO: <u>ALEJANDRO PALACIO</u>	TIME: <u>8:31 AM</u>
ADDRESS: <u>1944 EL SERENO AVE</u>	CDL/ID# <u>—</u>
ZIP: <u>PASADENA, CA. 91103</u>	<input type="checkbox"/> IN PERSON <input checked="" type="checkbox"/> BY MAIL <input type="checkbox"/> POSTED

	DESCRIPTION OF VIOLATION(S)	FIRST	SECOND	THIRD	FOURTH+
		\$106	\$213	\$534	\$1072
<input type="checkbox"/>	CODE COMPLIANCE CERT. REQUIRED P.M.C. 17.61.020				
<input type="checkbox"/>	CERTIFICATE OF INSPECTION REQUIRED P.M.C. 14.16.030				
<input type="checkbox"/>	CONSTRUCTION WITHOUT PERMIT P.M.C. 14.12.320				
<input checked="" type="checkbox"/>	ACCUMULATION OF JUNK AND DEBRIS P.M.C. 14.50.040(1)				X
<input type="checkbox"/>	UNCONSEALED TRASH CANS P.M.C. 14.50.040 (3)				
<input type="checkbox"/>	PARKING ON FRONT YARD P.M.C. 10.40.186				
<input type="checkbox"/>	PROHIBITED SIGN(S) P.M.C. 17.48.130				
<input type="checkbox"/>	COMMERCIAL VEHICLE STORAGE P.M.C. 14.50.040(24)				
<input type="checkbox"/>	OVERGROWN VEGETATION P.M.C. 14.50.040(8)				
<input type="checkbox"/>	YARD SALE PERMIT REQUIRED P.M.C. 17.50.190				
<input type="checkbox"/>	ATTRACTIVE NUISANCES P.M.C. 14.50.040(6)				
<input type="checkbox"/>	HAZARDOUS TREES P.M.C. 8.52.100				
<input type="checkbox"/>	PROPERTY MAINTENANCE P.M.C. 14.50.050				
<input type="checkbox"/>	STRUCTURAL DETERIORATION P.M.C. 14.50.040(15)				
<input type="checkbox"/>	UNSECURED PROPERTY P.M.C. 14.50.040(16)				
<input type="checkbox"/>	PLASTIC CARRYOUT BAGS PROHIBITED P.M.C. 8.65.020				
<input checked="" type="checkbox"/>	OTHER <u>14.50.040(3) INOP VEH.</u>				X
<input type="checkbox"/>					
<input type="checkbox"/>					
<input type="checkbox"/>					

CORRECT VIOLATION(S) BY: 3, 8, 16      PENALTIES TOTAL AMOUNT: \$ 2144 00

COMMENTS/ DESCRIPTION OF VIOLATION(S): <u>1) REMOVE ALL JUNK / DEBRIS FROM PROPERTY (INCLUDING BACKYARD &amp; UNDERNEATH CANOPIES)</u>
<u>2) REMOVE INOPERABLE VEHICLES</u>

CODE COMPLIANCE OFFICER NAME: MATTHEW RAMOS Phone No. (626)744-3806  
 CODE COMPLIANCE OFFICER SIGNATURE: [Signature] Badge No. 206

Payment must be made within 30 days from the date of this citation. If you would like to appeal this citation, a request for an administrative citation hearing must be submitted within 30 days from the date of service of this citation. A deposit for the amount of the fine is required in advance in order to schedule a hearing. Please see reverse side for additional information.

I ACKNOWLEDGE RECEIPT OF THIS CITATION

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Attachment "K"



## ADMINISTRATIVE CITATION

**No C 26452**

### ORDER TO PAY AND REMEDY

CASE NUMBER: CTP2015-01596

Location of Violation(s): <u>1944 EL SERENO</u>	DATE: <u>3-9-10</u>
TO: <u>ALEJANDRO PALACIO</u>	TIME: <u>9:43 AM</u>
ADDRESS: <u>1944 EL SERENO AVE</u>	CDL/ID# <u>—</u>
ZIP: <u>PASADENA, CA. 91103</u>	<input type="checkbox"/> IN PERSON <input checked="" type="checkbox"/> BY MAIL <input type="checkbox"/> POSTED

	DESCRIPTION OF VIOLATION(S)	FIRST	SECOND	THIRD	FOURTH+
		\$106	\$213	\$534	\$1072
<input type="checkbox"/>	CODE COMPLIANCE CERT. REQUIRED P.M.C. 17.61.020				
<input type="checkbox"/>	CERTIFICATE OF INSPECTION REQUIRED P.M.C. 14.16.030				
<input type="checkbox"/>	CONSTRUCTION WITHOUT PERMIT P.M.C. 14.12.320				
<input checked="" type="checkbox"/>	ACCUMULATION OF JUNK AND DEBRIS P.M.C. 14.50.040(1)				X
<input type="checkbox"/>	UNCONSEALED TRASH CANS P.M.C. 14.50.040 (3)				
<input type="checkbox"/>	PARKING ON FRONT YARD P.M.C. 10.40.186				
<input type="checkbox"/>	PROHIBITED SIGN(S) P.M.C. 17.48.130				
<input type="checkbox"/>	COMMERCIAL VEHICLE STORAGE P.M.C. 14.50.040(24)				
<input type="checkbox"/>	OVERGROWN VEGETATION P.M.C. 14.50.040(8)				
<input type="checkbox"/>	YARD SALE PERMIT REQUIRED P.M.C. 17.50.190				
<input type="checkbox"/>	ATTRACTIVE NUISANCES P.M.C. 14.50.040(6)				
<input type="checkbox"/>	HAZARDOUS TREES P.M.C. 8.52.100				
<input type="checkbox"/>	PROPERTY MAINTENANCE P.M.C. 14.50.050				
<input type="checkbox"/>	STRUCTURAL DETERIORATION P.M.C. 14.50.040(15)				
<input type="checkbox"/>	UNSECURED PROPERTY P.M.C. 14.50.040(16)				
<input type="checkbox"/>	PLASTIC CARRYOUT BAGS PROHIBITED P.M.C. 8.65.020				
<input checked="" type="checkbox"/>	OTHER <u>14.50.040 (30) INOP. VEH.</u>				X
<input type="checkbox"/>					
<input type="checkbox"/>					
<input type="checkbox"/>					

CORRECT VIOLATION(S) BY: 3/30/10      PENALTIES TOTAL AMOUNT: \$2144.00

COMMENTS/ DESCRIPTION OF VIOLATION(S): <u>1) REMOVE ALL JUNK / DEBRIS FROM PROPERTY (INCLUDING BACKYARD &amp; UNDERNEATH CANOPIES)</u> <u>2) REMOVE INOPERABLE VEHICLES</u>
--

CODE COMPLIANCE OFFICER NAME: MATTHEW RAMOS Phone No. (626)744-3804  
 CODE COMPLIANCE OFFICER SIGNATURE: [Signature] Badge No. 206

Payment must be made within 30 days from the date of this citation. If you would like to appeal this citation, a request for an administrative citation hearing must be submitted within 30 days from the date of service of this citation. A deposit for the amount of the fine is required in advance in order to schedule a hearing. Please see reverse side for additional information.

I ACKNOWLEDGE RECEIPT OF THIS CITATION

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Attachment "L"**