

**STAFF REPORT
CODE ENFORCEMENT COMMISSION**

Date of Hearing: September 1, 2016

Case Number: CTP2016-00076

Code Compliance Staff: Code Compliance Officer Ruth Guitron

Property in Violation: 244 E. Montana Street
Pasadena, CA. 91104

Violative Condition: Construction without permit

Parcel Number: 5837-018-025

Land Use: Single family residential

Zoning: RS-6 (Single Family Residential)

Legal Description: The east 50 feet of Lots 2 and 3 of Powell's Subdivision of part of Block "L" of Painter and Ball's Addition to Pasadena, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 13, Page(s) 79 of Miscellaneous Records in the office of the County Recorder of said county.

Current Property Owner of Record: Hector I. Villatoro
244 E. Montana Street
Pasadena, CA. 91104

Responsible Party: Hector I. Villatoro

Tenant Name/Address (if applicable): Not Applicable

Representative Name/Address: N/A

Initial Inspection Date: January 23, 2016

Dates of Notices and Citations Issued to Property Owner:

Type of Notice	Notice Number	Date Issued	Fine Amount
Warning Notice	W11813	January 26, 2016	No Fine
First Citation	C25477	February 1, 2016	\$106.00 x 2
Second Citation	C25480	February 4, 2016	\$213.00 x 2
Third Citation	C25482	February 8, 2016	\$534.00 x 2
Fourth Citation	C25391	February 11, 2016	\$1072.00 x2

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:

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 such 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."

Summary:

General Summary

The subject property is a one-story 1,154 square foot wood frame bungalow style single family dwelling that was constructed in 1911. The dwelling is located centrally on the parcel and a paved concrete driveway is located on the west side of the site leading from the public right-of-way to a detached one-car garage that is situated at the southwest corner of the lot. The subject site is a level rectangular pad that is approximately 50 feet wide and approximately 90 feet deep with a gross lot area of approximately 4,500 square feet. The lot is zoned "RS-6" (low density single 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 1930 that are generally conforming in style and size.

Discussion:

Background:

On January 22, 2016, the Code Compliance Division of the Planning and Community Development Department received a complaint regarding a tenant living in the detached one car garage at this location. On January 23, 2016 Code Compliance Officer Ruth Guitron confirmed that the garage was being used for habitable purposes and that a carport structure had been built over the driveway in violation of both the Pasadena Zoning Code and the Pasadena Municipal Code. On January 26, 2016, Ms. Guitron issued Warning Notice No. W11813 to Hector Villatoro for violation of Pasadena Municipal Code sections 14.12.320 related to construction without a permit, and sections 17.78.060 and 14.50.040(28) regarding the illegal conversion and use of the garage for habitable purposes. The warning notice was sent to Mr. Villatoro both regular and certified U.S. mail and required that the violations be corrected by January 27, 2016. The notice directed Mr. Villatoro to discontinue using the garage as a dwelling unit within 48 hours and to remove all unpermitted construction. A photocopy of the warning notice may be referenced herein as "Attachment F."

On February 1, 2016, Ms. Guitron contacted the tenant residing in the converted garage (Maria Castro) and confirmed that she was still living there. On that date Ms. Guitron issued administrative citation number C25477 to Hector Villatoro for violation of Pasadena Municipal Code section 14.12.320 related to construction without a permit, and sections 17.78.060 and 14.50.040(28) regarding the illegal conversion and use of the garage for habitable purposes. The citation was sent to Mr. Villatoro both regular and certified U.S. mail and required that the violations be corrected by February 4, 2016. A photocopy of the citation may be referenced herein as "Attachment G."

On February 4, 2016, Ms. Guitron again contacted tenant Maria Castro and confirmed that Ms. Castro was still living in the converted garage. On that date Ms. Guitron issued administrative citation number C25480 to Hector Villatoro for violation of Pasadena Municipal Code section 14.12.320 related to construction without a permit, and sections 17.78.060 and 14.50.040(28) regarding the illegal conversion and use of the garage for habitable purposes. The citation was sent to Mr. Villatoro both regular and certified U.S. mail and required that the violations be corrected by February 8, 2016. A photocopy of the citation may be referenced herein as "Attachment H."

On February 8, 2016, Ms. Guitron confirmed that tenant Maria Castro was still living in the converted garage. On that date Ms. Guitron issued administrative citation number C25482 to Hector Villatoro for violation of Pasadena Municipal Code section 14.12.320 related to construction without a permit, and sections 17.78.060 and 14.50.040(28) regarding the illegal conversion and use of the garage for habitable purposes. The citation was sent to Mr. Villatoro both regular and certified U.S. mail and required that the violations be corrected by February 11, 2016. A photocopy of the warning notice may be referenced herein as "Attachment I."

On February 11, 2016, Ms. Guitron confirmed that tenant Maria Castro was still living in the converted garage and unpermitted construction remained. On that date Ms. Guitron issued administrative citation number C25391 directly to Hector Villatoro for violation of

Pasadena Municipal Code section 14.12.320 related to construction without a permit, and sections 17.78.060 and 14.50.040(28) regarding the illegal conversion and use of the garage for habitable purposes. The citation was also sent to Mr. Villatoro both regular and certified U.S. mail and required that the violations be corrected by February 15, 2016. A photocopy of the citation may be referenced herein as "Attachment J."

On March 24, 2016 Code Compliance Officer Ruth Guitron and Code Compliance Manager Jon Pollard went to 244 E. Montana for the purpose of speaking with Mr. Villatoro regarding the outstanding code compliance matter, the number of citations that had been issued without compliance being achieved, and the next step of referring the matter for a public hearing before the Code Enforcement Commission. Ms. Guitron and Mr. Pollard were able to speak with Mr. Villatoro only briefly as he was unable to accommodate a short meeting at the time. An agreement was made to meet on-site at a later date.

On April 5, 2016, Ms. Guitron and Mr. Pollard again met with Mr. Villatoro at his residence. At that time the illegal carport structure had been removed and the tenant no longer lived in the garage. Mr. Villatoro gave Ms. Guitron and Mr. Pollard access to the area at the rear of the residence and adjacent to the garage whereupon they observed that there were additional items that had been constructed without Planning approval or building permits.

For reference, see "Attachment K" which is a diagram of the dwelling, garage, and various structures. As depicted, the following unpermitted work is present:

- An unpermitted "storage room" that is approximately 160 square feet
- An unpermitted covered patio that is approximately 115 square feet
- An unpermitted covered patio attached to the rear of the dwelling that is approximately 100 square feet
- A bathroom at the rear of the property that is not accessible from the interior of the residence, and only from the exterior
- An unpermitted stairwell enclosure at the rear of the dwelling.

A cursory review of the situation revealed that not only were the above referenced items constructed without permits, the "storage room" and adjacent covered patio were constructed immediately adjacent to the rear property line, when the Zoning Code requires those as-built structures to be setback a minimum of five feet, and the distance between the rear wall of the dwelling and the storage structure did not maintain the required six-foot separation requirement.

Mr. Pollard and Ms. Guitron advised Mr. Villatoro of the additional Zoning Code violations and suggested that they meet as a group with staff from the Planning Division to discuss potential options to bring the property into compliance. On April 14, Mr. Villatoro met with Ms. Guitron, Mr. Pollard and a member of the Planning Division at the Permit Center to discuss the as-built construction, the various items' non-compliance with the Zoning Code, and options that may be considered in an effort to bring the property into compliance.

Some discussion was had regarding the feasibility of seeking land use entitlements, along with the feasibility of modifying the structures to comply with the current Zoning Code requirements. Mr. Villatoro reached no decision during the April 14th meeting as how to remedy the code violations and it was agreed that additional conversation between City staff and Mr. Villatoro would be provided as necessary in order that he could make an informed compliance decision. Mr. Pollard had spoken to Mr. Villatoro by telephone on several occasions seeking his attendance at a meeting with Building staff to discuss the as-built construction of the items, to no avail.

Several months have elapsed since the meeting at the Permit Center with Mr. Villatoro, Code Compliance staff and Planning staff, and additional offers of meetings with City staff to further review the construction of the structures have been offered however Mr. Villatoro has provided no additional response as to how he intends to resolve the unpermitted construction, and the violations persist.

As of the date of this hearing, Mr. Villatoro has not taken steps sufficient to bring the site into compliance with the City of 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 Hector Villatoro 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 W11813 dated January 26, 2016
- Attachment G: Photocopy of administrative citation number C25477 dated February 1, 2016.
- Attachment H: Photocopy of administrative citation number C25480 dated February 4, 2016
- Attachment I: Photocopy of administrative citation number C25482 dated February 8, 2016
- Attachment J: Photocopy of administrative citation number C25391 dated February 11, 2016.

Recommended Commission Findings:

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

1. That Hector Villatoro was the current owner of the property located at 244 E. Montana Street at the time of the issuance of the Warning Notice on January 26, 2016.
2. That Hector Villatoro 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 Hector Villatoro 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 Hector Villatoro at the hearing of September 1, 2016;

or

That neither Hector Villatoro nor a representative appeared at the hearing of September 1, 2016;
5. That Code Compliance Officer Ruth Guitron appeared and testified on behalf of the City that the illegal occupancy of the garage has been discontinued and that the illegal carport over the driveway has been removed; but that an unpermitted storage room remains, two unpermitted patio covers remain, an unpermitted bathroom remains, and an unpermitted enclosure to a stairwell remains.
6. That the presently existing conditions violate Section 14.12.320 of the Pasadena Municipal Code as set forth in the Staff Report.

Recommended Commission Corrective Action:

The Commission orders Hector Villatoro 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 completed forms, plans and fees necessary to obtain land use entitlements in an effort to legalize the unpermitted construction or;

2. Obtain all required permits necessary for demolition of all unpermitted construction and complete such demolition within said 30 day time period or,
3. Combine elements of Order subparagraphs "1" and "2" such that after-the-fact planning approval and building permits are sought; forms, plans and fees are paid for certain components desired to retain, and a demolition permit is approved for each unpermitted structure where after-the-fact approval is not sought.

The Commission further orders that should Hector Villatoro opt to seek land use entitlements for the unpermitted construction as set forth in subparagraphs "1" and "3" that he at all times work diligently and without unnecessary delay towards obtaining such approval and that such approval be completed within 180 days from the mailing date of the Order of the Code Enforcement Commission.

Submitted by:



Code Compliance Officer Ruth Guitron

08/17/2016

Date

Property Detail Report

For Property Located At :
244 E MONTANA ST, PASADENA, CA 91104-1058



Owner Information

Owner Name: VILLATORO HECTOR I
Mailing Address: 244 E MONTANA ST, PASADENA CA 91104-1058 C005
Vesting Codes: SM //

Location Information

Legal Description: POWELLS SUB E 50 FT OF LOTS 2 AND LOT 3
County: LOS ANGELES, CA APN: 5837-018-025
Census Tract / Block: 4615.02 / 1 Alternate APN:
Township-Range-Sect: Subdivision: POWELLS SUB
Legal Book/Page: Map Reference: 20-A6 /
Legal Lot: 3 Tract #:
Legal Block: School District: PASADENA
Market Area: 646 School District Name:
Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: / Deed Type:
Sale Price: 1st Mtg Document #:
Document #:

Last Market Sale Information

Recording/Sale Date: 10/16/1990 / 10/1990 1st Mtg Amount/Type: \$127,800 / PRIVATE PARTY
Sale Price: \$142,000 1st Mtg Int. Rate/Type: / ADJ
Sale Type: FULL 1st Mtg Document #:
Document #: 1751755 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$123.05
New Construction: Multi/Split Sale:
Title Company:
Lender:

Seller Name: JONES ROBERT

Prior Sale Information

Prior Rec/Sale Date: 06/15/1990 / 02/1990 Prior Lender:
Prior Sale Price: \$125,000 Prior 1st Mtg Amt/Type: \$93,700 / PRIVATE PARTY
Prior Doc Number: 1068923 Prior 1st Mtg Rate/Type: / ADJ
Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area:		Parking Type:	DETACHED GARAGE	Construction:	FRAME
Living Area:	1,154	Garage Area:		Heat Type:	HEATED
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	SHINGLE SIDING
Above Grade:		Parking Spaces:	1	Porch Type:	
Total Rooms:	6	Basement Area:	200	Patio Type:	
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	CONVENTIONAL
Year Built / Eff:	1911 / 1911	Roof Type:		Style:	AVERAGE
Fireplace:	/	Foundation:	RAISED COMPOSITION SHINGLE	Quality:	AVERAGE
# of Stories:	1.00	Roof Material:		Condition:	AVERAGE

Other Improvements: FENCE;ADDITION

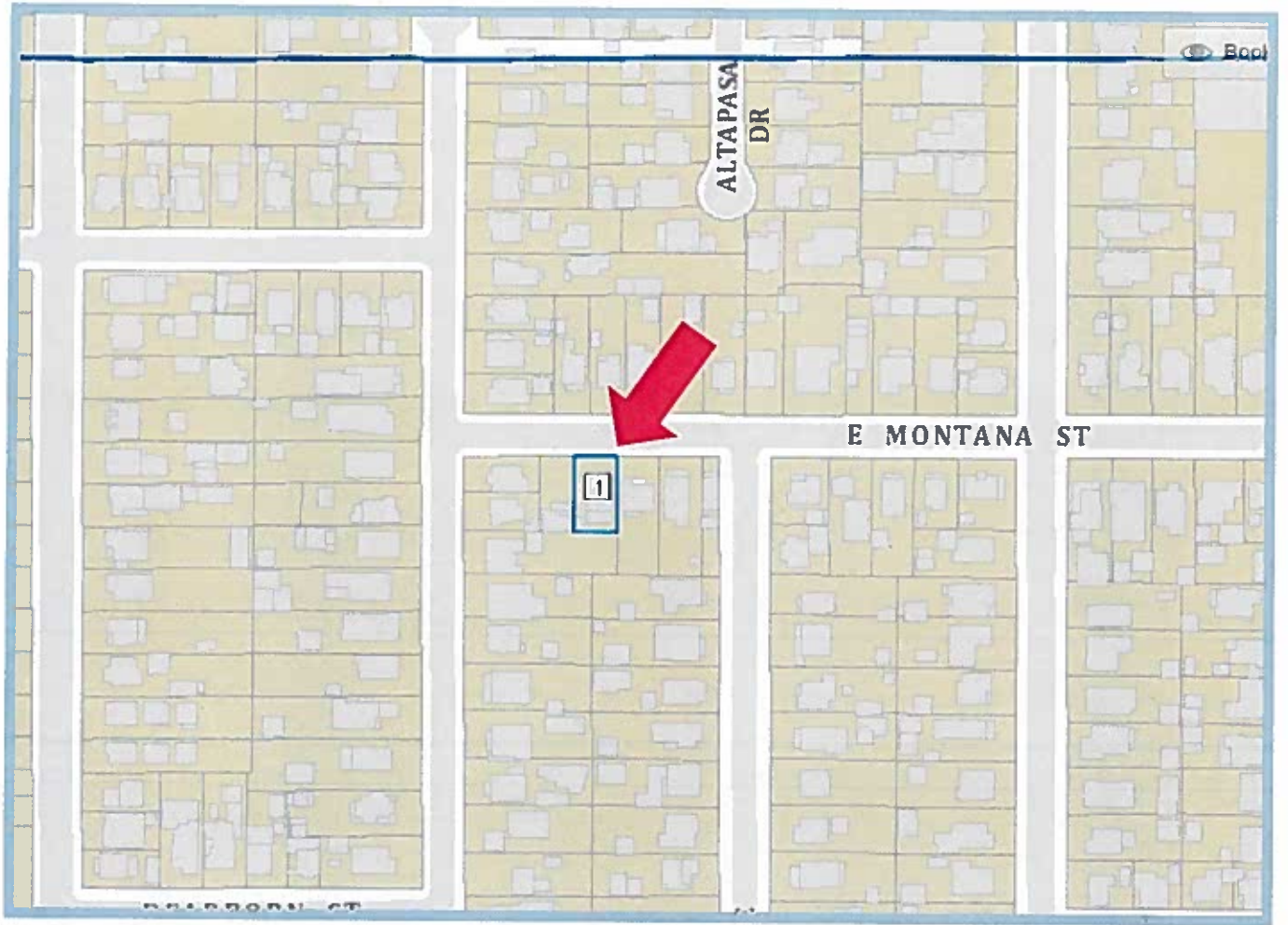
Site Information

Zoning:	PSR6	Acres:	0.10	County Use:	SINGLE FAMILY RESID (0100)
Lot Area:	4,483	Lot Width/Depth:	50 x 90	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	TYPE UNKNOWN

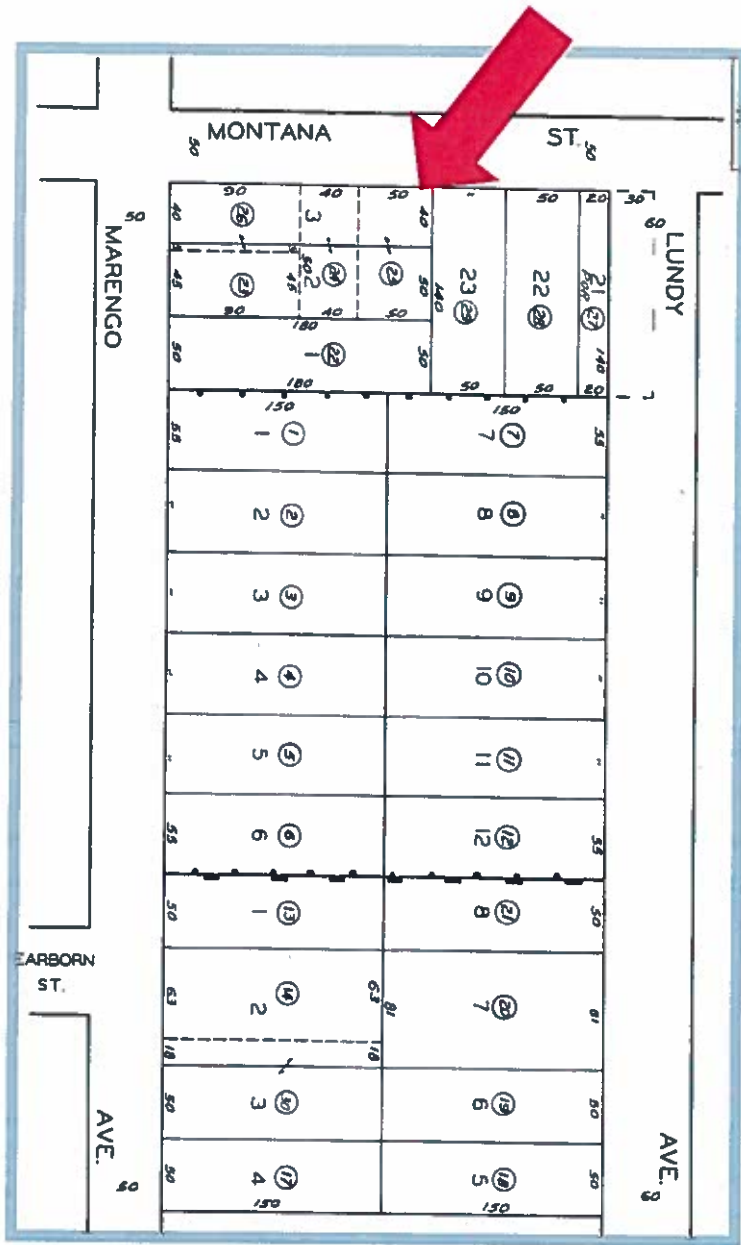
Tax Information

Total Value:	\$213,091	Assessed Year:	2015	Property Tax:	\$2,608.13
Land Value:	\$178,585	Improved %:	16%	Tax Area:	7500
Improvement Value:	\$34,506	Tax Year:	2015	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$206,091				

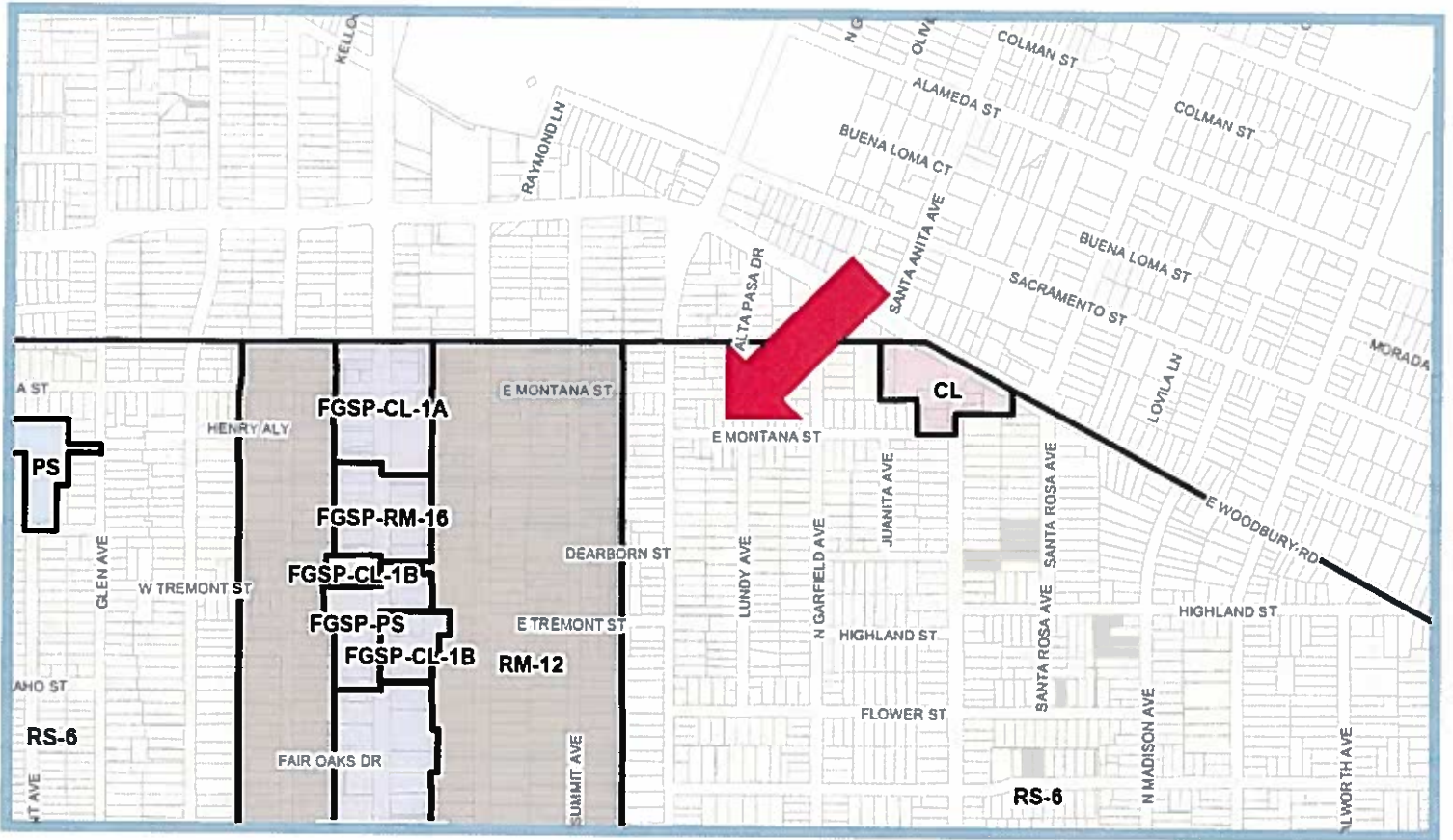
Attachment "A"



Area Map – 244 E. Montana Street



Assessor's Map – 244 E. Montana Street



Zoning Map – 244 E. Montana Street



Aerial Photograph – 244 E. Montana Street



WARNING NOTICE

N^o W 11813

NOTICE OF VIOLATION AND ORDER TO CORRECT

CASE NUMBER: CP2016-00076.

Location of Violation(s) <u>244 E Montana St</u>	DATE: <u>01/26/2016</u>
TO: <u>Hector I Villatoro</u>	TIME: <u>12:03 pm</u>
ADDRESS: <u>244 E. Montana St</u>	CDL/ID#
ZIP: <u>Pasadena, CA</u>	<input checked="" 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"/> CERTIFICATE OF INSPECTION REQUIRED P.M.C. 14.16.030
<input checked="" type="checkbox"/> CONSTRUCTION WITHOUT PERMIT P.M.C. 14.12.320
<input type="checkbox"/> ACCUMULATION OF JUNK AND DEBRIS P.M.C. 14.50.040(1)
<input type="checkbox"/> UNCONSEALED TRASH CANS P.M.C. 14.50.040 (3)
<input type="checkbox"/> PROPERTY MAINTENANCE P.M.C. 14.50.050
<input type="checkbox"/> PARKING ON FRONT YARD P.M.C. 10.40.188
<input type="checkbox"/> PROHIBITED SIGN(S) P.M.C. 17.48.130 | <input type="checkbox"/> COMMERCIAL VEHICLE STORAGE (R DISTRICT) 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. 8.52.020
<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 |
|---|---|

OTHER P.M.C. 17.78.060 Zoning Code Violation
P.M.C. 14.50.040(22) Public Nuisance

DESCRIPTION OF VIOLATION(S): Converted garage into a dwelling unit, Room addition at rear of property without a permit and a carport was added in front of garage without permits

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

CORRECTIONS REQUIRED: Discontinue using the garage as a dwelling unit with in 48 hrs.
Removed all un-permitted construction

CORRECT VIOLATION(S) BY: 01/27/2016

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) 744-4599

CODE COMPLIANCE OFFICER NAME: Ruth Gutierrez
 CODE COMPLIANCE OFFICER SIGNATURE: [Signature] BADGE No. 104

Attachment "F"



ADMINISTRATIVE CITATION

ORDER TO PAY AND REMEDY

CASE NUMBER: CP 2016-00076

NO C 25477

Location of Violation(s): <u>244 E Montana St</u>		DATE: <u>02/01/2016</u>
TO: <u>Hector I Villatoro</u>	TIME: <u>2:27 pm</u>	
ADDRESS: <u>244 E. Montana St</u>	CDL/ID#	
ZIP: <u>Pasadena, CA 91104</u>	<input type="checkbox"/> IN PERSON	<input checked="" type="checkbox"/> BY MAIL <input checked="" 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 checked="" type="checkbox"/>	CONSTRUCTION WITHOUT PERMIT P.M.C. 14.12.320	<u>106⁰⁰</u>			
<input type="checkbox"/>	ACCUMULATION OF JUNK AND DEBRIS P.M.C. 14.50.040(1)				
<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 P.M.C. 17.78.060 <u> zoning violation</u>	<u>106⁰⁰</u>			
<input checked="" type="checkbox"/>	P.M.C. 14.50.040(32)				

CORRECT VIOLATION(S) BY: 02, 04, 2016

PENALTIES TOTAL AMOUNT: 212.⁰⁰

COMMENTS/ DESCRIPTION OF VIOLATION(S): Converted garage into a dwelling unit, room additional rear of property without a permit and a carport was added in front of garage without permits. Discontinue using the garage as a dwelling & remove all unpermitted construction.

CODE COMPLIANCE OFFICER NAME: Ruth Erickson Phone No. (626)744-4599

CODE COMPLIANCE OFFICER SIGNATURE: [Signature] Badge No. 104

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: _____

Attachment "G"



ADMINISTRATIVE CITATION

ORDER TO PAY AND REMEDY

CASE NUMBER: CP 2016-00076

NO C 25480

Location of Violation(s): <u>244 E. Montana St</u>	DATE: <u>02/04/2016</u>
To: <u>Hector I. Villatoro</u>	TIME:
ADDRESS: <u>244 E. Montana St</u>	CDL/ID#
ZIP: <u>Pasadena, CA 91104</u>	<input type="checkbox"/> IN PERSON <input checked="" type="checkbox"/> BY MAIL <input checked="" 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 checked="" type="checkbox"/>	CONSTRUCTION WITHOUT PERMIT P.M.C. 14.12.320		<u>213.00</u>		
<input type="checkbox"/>	ACCUMULATION OF JUNK AND DEBRIS P.M.C. 14.50.040(1)				
<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 P.M.C. 17.18.010 zoning violation				
<input type="checkbox"/>	P.M.C. 14.60.040(98)		<u>213.00</u>		

CORRECT VIOLATION(S) BY: 02, 08, 2016

PENALTIES TOTAL AMOUNT: \$426.00

COMMENTS/ DESCRIPTION OF VIOLATION(S): Converted garage into a dwelling unit. Room addition at rear of property without permit and a carport. Was added in front of garage without permits. Discontinued using the garage as a dwelling & remove all unpermitted construction.

CODE COMPLIANCE OFFICER NAME: Robert Guston Phone No. (626)744-4599

CODE COMPLIANCE OFFICER SIGNATURE: [Signature] Badge No. 104

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: _____

Attachment "H"



ADMINISTRATIVE CITATION

ORDER TO PAY AND REMEDY

CASE NUMBER: CP2016-00076

N^o C 25482

Location of Violation(s): <u>244 E. Montana St</u>		DATE: <u>02/08/2016</u>
TO: <u>Dector I. Villatoro</u>		TIME:
ADDRESS: <u>244 E. Montana St</u>		CDL/ID#
ZIP: <u>Pasadena, CA 91104</u>	<input checked="" type="checkbox"/> IN PERSON	<input checked="" type="checkbox"/> BY MAIL <input checked="" 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 checked="" type="checkbox"/>	CONSTRUCTION WITHOUT PERMIT P.M.C. 14.12.320							534 ⁰⁰	
<input type="checkbox"/>	ACCUMULATION OF JUNK AND DEBRIS P.M.C. 14.50.040(1)								
<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>P.M.C. 17.18.0100 zoning viol</u>			534 ⁰⁰					
<input checked="" type="checkbox"/>	<u>P.M.C. 14.50.040 (28)</u>								

CORRECT VIOLATION(S) BY: 02/11/2016 PENALTIES TOTAL AMOUNT: 1,068⁰⁰

COMMENTS/ DESCRIPTION OF VIOLATION(S): Converted garage into dwelling unit room addition at rear of property without permit and part was added in front of garage without permits. Discontinue using the garage as a dwelling & remove all unpermitted construction

CODE COMPLIANCE OFFICER NAME: Ruth Gustin Phone No. (626)744-4599
 CODE COMPLIANCE OFFICER SIGNATURE: Ruth Gustin Badge No. 1064

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: _____



ADMINISTRATIVE CITATION

ORDER TO PAY AND REMEDY

CASE NUMBER: CP 2016 - 00076

C 25391

Location of Violation(s): <u>244 E. Montana St</u>	DATE: <u>2/11/16</u>
TO: <u>Hector I Villalero</u>	TIME: <u>2:53 pm</u>
ADDRESS: <u>244 E. Montana St.</u>	CDL/ID#
ZIP: <u>Pasadena (A) 91104</u>	<input checked="" 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 checked="" type="checkbox"/>	CONSTRUCTION WITHOUT PERMIT P.M.C. 14.12.320				1072
<input type="checkbox"/>	ACCUMULATION OF JUNK AND DEBRIS P.M.C. 14.50.040(1)				
<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(28)</u>				1072
<input checked="" type="checkbox"/>	<u>14.50.040(28)</u>				

CORRECT VIOLATION(S) BY: 2, 15, 16 PENALTIES TOTAL AMOUNT: 2104

COMMENTS/ DESCRIPTION OF VIOLATION(S): converted garage to a living unit from addition at rear of property without a permit and code was added in front of building during times permit was in the garage as a dwelling since unpermitted code

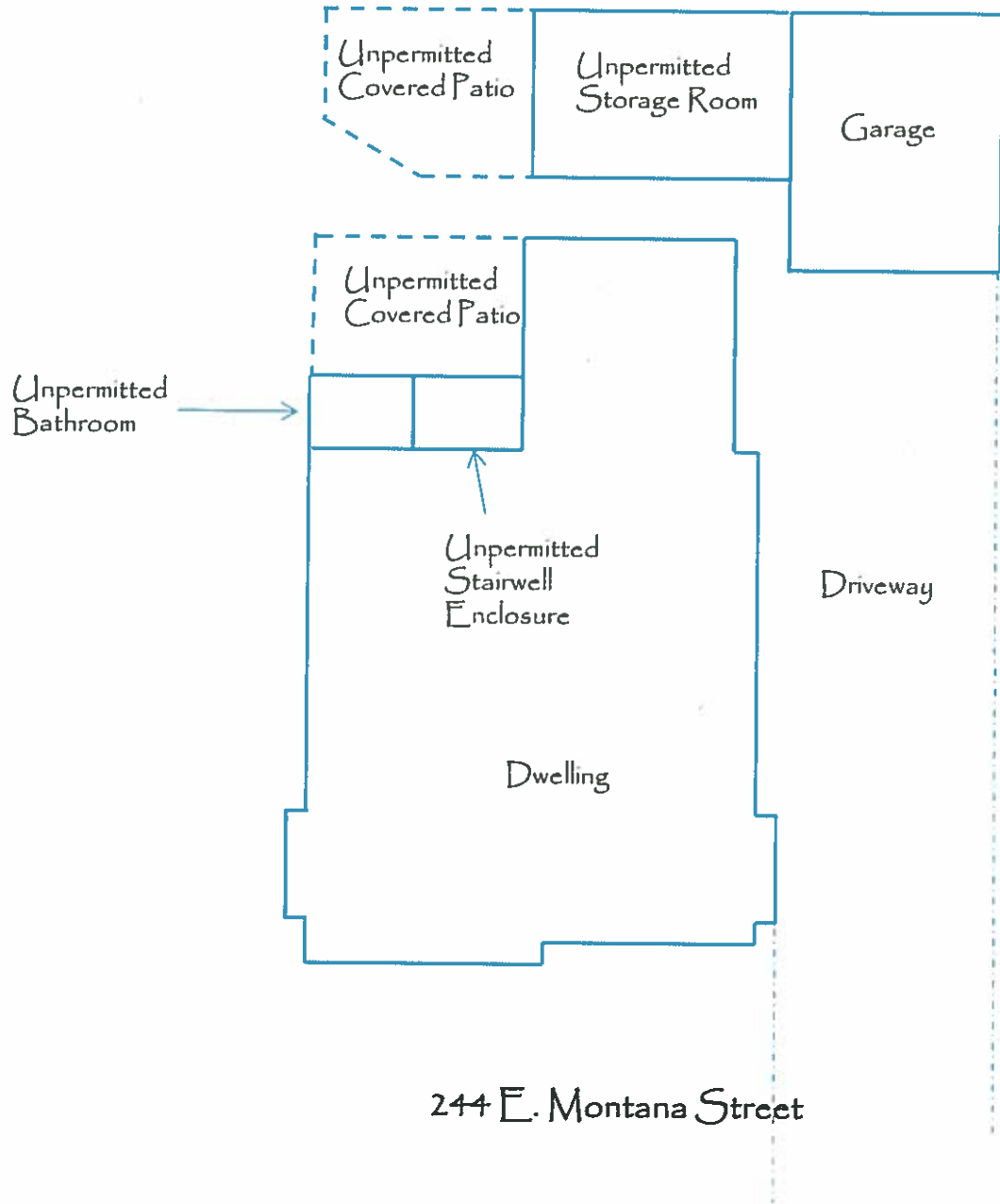
CODE COMPLIANCE OFFICER NAME: Maria Elena E. ... Phone No. (626)744-
 CODE COMPLIANCE OFFICER SIGNATURE: [Signature] Badge No. 727

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"



Approximate scale