AGENDA
CODE ENFORCEMENT COMMISSION
October 1, 2026

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

PANEL NO. 3 MEMBERS
William Francis – Panel Chair
Renee Morgan-Hampton
Shoghig Yepremian

STAFF
Jon Pollard, Code Compliance Manager
Cynthia Bao, Code Compliance Officer

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

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Habrá servicio de interpretación disponible para éstas juntas llamando al (626) 744-4031 por lo menos con 24 horas de anticipación

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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Regular Public Meeting 4:00 P.M.
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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. CTP2024-03306 2460 – 2480 Oswego Street Council District # 4

Violation of the Pasadena Municipal Code:

PMC 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."

PMC Section 17.78.060 – Violations

"Any use of land or structure operated contrary to the provisions of this Zoning Code, and 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 – Compliance Orders) and 1.26 (Administrative Penalties – Citations) of the Municipal Code; and

3. Summarily abated."

PMC Section 17.50.296(E) Short-Term Rentals:

"The host is required to obtain a short-term rental permit from the city, pursuant to the provisions of this section, before renting any primary residence to a transient occupant/guest."

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 22nd day of September, 2026, by 5:00 p.m. The agenda will also be posted on the bulletin board outside the front entrance of the Hale Building, 175 N. Garfield Avenue, the agenda may be viewed at the City's website at: http://ww5.cityofpasadena.net/commissions. 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