

**AGENDA  
CODE ENFORCEMENT COMMISSION  
JULY 5, 2012**

**Regular 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. PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**
  - a. Please limit comments to three minutes for each speaker.
- 4. APPROVAL OF MINUTES - None**
- 5. PUBLIC HEARING:**
  - A. Case No. CTP 2011 02402 – 1890 E. Walnut Street – Council District 2**

**Violations: Pasadena Municipal Code**

**General penalty – 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.”

**14.12.270 – Violation – Penalty**

A. No person shall erect, construct, enlarge, alter, repair, move, improve, remove, convert or demolish, equip, use, occupy or maintain any building in the city, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this code.

B. Any person, firm or corporation violating any of the provisions of this code shall be guilty of a misdemeanor, and upon conviction of any such violation such person shall be punishable by a fine of not more than \$500.00 or by imprisonment in the city jail for not more than 180 days, or by both such fine and imprisonment.

**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.”

**Recommended Commission Corrective Action:**

The Commission orders Park Green LLC/Steven Schultz 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 Planning approval and Building permits for all unpermitted construction at 1890 E. Walnut Street.
2. Contact Code Compliance Officer Sharon Gray at (626) 744-3974 to schedule an inspection when the work is completed.

**B. Case No. CTP2012-00447 – 2160 E. Foothill Blvd. – Council District # 2**

**General penalty – Pasadena Municipal Code Section 1.24.010(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:**

**14.50.040(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.<sup>1</sup>”

**Recommended Commission Corrective Action:**

The Commission orders the Rodger J. and Marilyn Wright Trust to take the following corrective actions **within fourteen (14) calendar days** from the mailing date of the Order of the Code Enforcement Commission:

1. Discontinue using the site for cutting, splitting and storage of firewood.
2. Remove all stored firewood from the site.

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<sup>1</sup> Per P.M.C. 17.78.060(A)(1)(2) Any use of land or structure operated or maintained 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 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 Chapter 1.25 (Administrative Penalties – Compliance Orders) and 1.26 (Administrative Penalties – Citations) of the Municipal Code.”

**C. Case No. CTP2010-00967 – 775-779 Washington Blvd. – Council District # 5**

**Violation of the Pasadena Municipal Code:**

**General penalty – Pasadena Municipal Code Section 1.24.010(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."

**Section 14.12.270 – Violation – Penalty**

"No person shall erect, construct, enlarge, alter, repair, move, convert or demolish, equip, use, occupy or maintain any building in the city, or cause or permit the same to be done, contrary to or in violation of any of the provisions of this code".

**Section 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."

**Recommended Commission Corrective Action:**

The Commission orders Amelia Caltacci to take the following corrective actions:

1. **Within thirty (30) calendar days** from the mailing date of the Order of the Code Enforcement Commission:
  - a. Discontinue use of any legally or illegally constructed structure on site for *habitable* purposes and;
  - b. Remove all portions of the unpermitted structure
  - c. Upon making the corrections noted above, contact Code Compliance Officer Roberto Pena at (626) 744-4201 to schedule an inspection of the property.

The Commission recognizes that Amelia Caltacci may desire to seek legalization of the unpermitted structure. In order to accommodate the legalization process, the Commission orders Amelia Caltacci to take the following corrective actions, each action which must occur consecutively:

2. **Within thirty (30) calendar days** from the mailing date of the Order of the Code Enforcement Commission:
  - a. Discontinue use of any legally or illegally constructed structure on site for *habitable* purposes and;

- i. Pay all required fees and submit all required plans into the plan-check process,
- ii. Expeditiously respond to all comments as required by Building staff,
- iii. Obtain all required building permits and;

The Commission further orders Amelia Caltacci to take the following corrective actions subsequent to meeting conditions 2(a)(i)(ii)(iii) as noted above:

3. **Within one hundred twenty (120) calendar days** from the receipt of the City's approval as referenced in Section 1(a)(iii) above:
  - a. Reconstruct or modify the unpermitted structure to approved building plans, obtain all required intermediate inspections and obtain final building inspection. Applicant must obtain all required approvals from each applicable department (including the Planning Department, and which may include the Fire Department, Public Works Department, and the Water and Power Department.)
  - b. Upon making the corrections noted above, Amelia Caltacci shall contact Code Compliance Officer Roberto Peña at (626) 744-4201 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 2nd day of July 2012 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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Lorraine Nava, Recording Secretary