



**AGENDA
CODE ENFORCEMENT COMMISSION
JULY 7, 2016**

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

CODE ENFORCEMENT COMMISSION FULL PANEL – APPEAL ITEM

**Chair, Robert Clinton
Imran Chaudhry
William Francis
Leonard Hartley
Ellie Podway
Mary Machado Schammel
Michael Warner
Peter Wong**

**CODE ENFORCEMENT COMMISSION – PANEL NO. 3 – REGULAR ITEM
MEMBERS:**

**William Francis. Chair
Mary Machado Schammel
Imran Chaudhry (Alternate)**

STAFF

**Jon Pollard, Code Compliance Manager
Mariela Escos, Senior Code Compliance Officer
Adrienne Burgess, 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.

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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.

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: APPEAL HEARING and REGULAR CASES**

A. APPEAL HEARING:

**Case No. CTP2015-01190 – 1470 S. Marengo Avenue
Case No. CTP2015-01891 – 1470 S. Marengo Avenue**

Council District # 7

Appeal of the Code Enforcement Commission Panel Decision of March 3, 2016: An appeal of the Order rendered as a result of that hearing and based on the testimony and evidence introduced therein, and predicated upon Mark and Catherine Johnson's violation of the Pasadena Municipal Code wherein the Johnson's have maintained a public nuisance condition at the above referenced address and wherein such nuisance is firstly associated with the unpermitted construction of a large concrete footing and masonry retaining wall, and secondly associated with the placement and storage of several intermodal shipping containers in the front yard of the above referenced property, and thirdly associated with the parking of vehicles on an unpaved surface in the front yard of the above referenced address and where by virtue of the retaining walls' lack of permit, the shipping containers impermissible placement, and certain vehicles impermissible parking characteristics, such conditions are in violation of the Pasadena Municipal Code, and wherein the Pasadena Municipal Code declares it unlawful for persons owning, leasing, occupying or having charge or possession of any property in this city to maintain such property in violation of any provision of any city, state, or federal regulation, ordinance or statute.

Accordingly, the Code Enforcement Appeals Commission ordered Mark and Catherine Johnson to take the following corrective action within 10 calendar days from the mailing date of the Order of the Code Enforcement Commission: (1) Discontinue parking vehicles on unpaved surfaces, and/or in any manner that is not fully consistent with the Pasadena Municipal Code and, remove the intermodal shipping containers from the site; and within 45 calendar days from the mailing date of the Order of the Code Enforcement Commission: (1) Obtain all required permits necessary for the construction of the concrete footing and masonry wall, or obtain all required permits necessary for demolition of the concrete footing and masonry wall, and reconstruction/regrading of the rear embankment.

Code Compliance Manager: Jon Pollard

B. REGULAR CASES:

Case No. CTP2016-00456 – 2525 Nina Street

Council District # 4

Violations of the Pasadena Municipal Code:

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."

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."

17.50.360(J) Vehicle Sales and repair services – Parking only allowed on-site

"All vehicles that are repaired and are waiting to be picked up by the owner of the vehicle shall be parked on-site and not in adjoining streets or alleys."

Code Compliance Officer: Mariela Escos

Recommended Commission Corrective Action:

The Commission orders Clare Marie McTaggart to take the following corrective actions within seven (7) calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. As owner of Pasadena British Service, individually discontinue parking vehicles that are awaiting repair or have been repaired anywhere within the City's public right-of-way.
2. Cause principals and employees of Pasadena British service to discontinue parking vehicles awaiting repair or retrieval, anywhere within the City's public right-of-way.

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 29th day of June 2016, 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://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