

**STAFF REPORT
CODE ENFORCEMENT COMMISSION**

Date of Hearing: July 7, 2016

Case Number: CTP2016-00456

Code Compliance Officer: Mariela Escos

Property in Violation: 2525 Nina Street
Pasadena, CA 91107

Violative Condition: Pasadena British Service (vehicle repair service) parking customer vehicles in public right-of-way

Parcel Number: 5748-004-014

Land Use: Vehicle Repair

Zoning: EPSP-d1-IG (East Pasadena Specific Plan Subarea d1 Industrial General)

Legal Description: Lots 15 and 16 of the subdivision of Block 6 of Lamanda Park, in the City of Pasadena, County of Los Angeles, State of California, as per map recorded in Book 7, Page 93 of Miscellaneous Records, in the office of the County Recorder of said county.

Current Property Owner of Record: Gary and Mary Follett
19046 E. La Fetra Drive
Glendora, CA 91741

Tenant Name/Address (if applicable): Pasadena British Service
Clare Marie McTaggart
111 South Sierra Madre Blvd., Apt. 7
Pasadena, CA 91107

Representative Name/Address: Clare Marie McTaggart
Alan William McTaggart
2525 Nina Street
Pasadena, CA 91107

Initial Inspection Date: April 4, 2016

Dates of Notices and Citations:

| Type of Notice | Notice Number | Date Issued | Compliance Date |
|--------------------------|----------------------|--------------------|------------------------|
| Warning Notice | W12930 | April 4, 2016 | April 7, 2016 |
| 1 st Citation | C26433 | April 8, 2016 | April 13, 2016 |
| 2 nd Citation | C25285 | April 26, 2016 | May 3, 2016 |
| 3 rd Citation | C25291 | May 4, 2016 | May 11, 2016 |
| 4 th Citation | C25298 | May 11, 2016 | May 17, 2016 |
| 5 th Citation | C25300 | May 18, 2016 | May 31, 2016 |

Notice of Substandard Building: Not Applicable

Notice of Public Hearing Mailed: June 23, 2016

Notice of Public Hearing Posted: June 23, 2016

City's Photographs Dated: June 23, 2016

Total Number of City's Photographs: 1

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."

17.50.360 Vehicle Sales and repair services.

(J) "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."

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.”

Property Description:

The subject site is developed with three vehicle repair shops which have a gross floor area of 5,016 square feet and a lot area of 12,900 square feet. The site is zoned “EPSP-d1-IG” (Industrial General) and is located on the northeast corner of Nina Street and Altadena Drive. Two additional businesses operate on the same parcel, an engine repair shop and smog check station. The Los Angeles County Assessors records indicate that the property is owned by Gary Follett and Mary Follett, husband and wife as trustees. The City of Pasadena Business License indicates Pasadena British Service is owned by Clare Marie McTaggart. Pasadena British Service specializes in the repair and maintenance of British vehicles, such as Bentley, Rolls Royce, Aston Martin and Jaguar.

Background

The Code Compliance Division initially opened case # CTP2012-02124 in October, 2012 to address the illegal parking/storage of Pasadena British Service customer vehicles on public streets. Since then, seven code compliance cases have been opened for the same violation. Records indicate Pasadena British Service would temporarily comply by moving vehicles out of public streets, however, illegal parking would resume shortly thereafter.

Code Compliance staff received a complaint from the owner of a nearby multi-family residential complex who reported that vehicles that are awaiting repair, or have been

repaired by Pasadena British Service are awaiting retrieval by their owners are parked along Nina St. throughout the day, overnight and on weekends; such activity was preventing the use of street parking by tenants and guests. Code Compliance staff confirmed that at any given time a wide variety of luxury British and German vehicles are parked on both Nina Street and Altadena drive.

As the business owner of Pasadena British Service had not properly addressed ongoing violations and had demonstrated hostility to staff, Code Compliance and Department of Transportation staff met with the property owner, Gary Follett on March 29, 2016 requesting assistance in holding his tenant accountable to meet code requirements. Mr. Follett advised he will follow-up with the business owner to resolve these issues. The meeting with Mr. Follett did not yield any improvements, the illegal parking continued. In response Code Compliance opened case #CTP2016-00456.

As a point of reference, while Zoning Code Section 17.50.360 (J) requires that "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;" the City Attorney's Office has determined that this performance standard applies both to vehicles that have been repaired and are awaiting retrieval by their owners, and vehicles that have been dropped off and are awaiting repair.

Warning Notice

On the morning of April 4, 2016 at approximately 7:00 a.m., Code Compliance Officer, John Barbour parked on Nina Street and observed Business Operator, Alan William McTaggart relocate seven vehicles from the Pasadena British Service lot and six vehicles from the Undercar Plus lot to various locations within the public right-of-way. The vehicles moved by Mr. McTaggart into the public right-of-way are described in the matrix below:

| INSPECTION LOG - PASADENA BRITISH SERVICE (PBS) | | | | | |
|---|------------------------|------------|-------------------------|---------------|-------------|
| DATE | VEHICLE | COLOR | LICENSE PLATE # | PARKED AT | MOVED TO |
| 4/4/2016 | Range Rover | black | "Rusnak" | PBS Lot | Nina Street |
| 4/4/2016 | Jaguar XJ | grey | 7AJW477 | PBS Lot | Nina Street |
| 4/4/2016 | Aston Martin DB7 | red/tan | 6UIN466 | PBS Lot | Nina Street |
| 4/4/2016 | BMW Z4 | white/tan | NONE | PBS Lot | Nina Street |
| 4/4/2016 | Bentley | black | U4EEAAA | Undercar Plus | Altadena Dr |
| 4/4/2016 | Rolls Royce | White/grey | 6LWU259* | Undercar Plus | Altadena Dr |
| 4/4/2016 | Bentley | blue | | Undercar Plus | Nina Street |
| 4/4/2016 | Bentley | red | "Bentley Beverly Hills" | Undercar Plus | Nina Street |
| 4/4/2016 | Cadillac Eldorado conv | green/tan | 639FHZ (CA blue plate) | PBS Lot | Nina Street |
| 4/4/2016 | BMW 5 series | white | STWE268 | PBS Lot | Nina Street |
| 4/4/2016 | Jaguar XJ | grey | SYPA503 | PBS Lot | Nina Street |
| 4/4/2016 | Rolls Royce Mulsanne | blue | DDC CEO | Undercar Plus | Altadena Dr |
| 4/4/2016 | Rolls Royce | brown | BENTLIZ* | Undercar Plus | Altadena Dr |

* It has been verified by the vehicle owner that this vehicle is being serviced by Pasadena British Service (PBS)

On April 4, 2016, Senior Code Compliance Officer, Mariela Escos issued Warning Notice #12930 to Clare Mc Taggart for violation of PMC 17.50.360 (J) based on Mr. Barbour's observations. The warning had a compliance date of April 7, 2016. The notice was mailed regular and certified US mail. See attachment "B".

1st Citation

On the morning of April 8, 2016 at approximately 7:00 a.m., Code Compliance Officer, John Barbour conducted an inspection at Pasadena British Service and observed Business Operator, Alan William McTaggart relocate four vehicles from the Pasadena British Service lot and four vehicles from the Undercar Plus lot to various locations along the public right-of-way. The vehicles moved by Mr. McTaggart into the public right-of-way are described in the matrix below:

| INSPECTION LOG - PASADENA BRITISH SERVICE (PBS) | | | | | |
|---|----------------------|------------|-------------------------|---------------|-------------|
| DATE | VEHICLE | COLOR | LICENSE PLATE # | PARKED AT | MOVED TO |
| 4/8/2016 | Rolls Royce | white/grey | 6LWU259* | Undercar Plus | Nina Street |
| 4/8/2016 | Rolls royce | brown | BENTLIZ | Undercar Plus | Altadena Dr |
| 4/8/2016 | Bentley | red | "Bentley Beverly Hills" | Undercar Plus | Nina Street |
| 4/8/2016 | Rolls Royce Mulsanne | blue | DDC CEO | Undercar Plus | Nina Street |
| 4/8/2016 | Bentley Brooklands | green | 3KDA215 | PBS Lot | Nina Street |
| 4/8/2016 | Rolls Royce | bronze | BRNZ RR* | PBS Lot | Nina Street |
| 4/8/2016 | Rolls Royce | grey | "Rusnak" | PBS Lot | Nina Street |
| 4/8/2016 | Land Rover Discovery | silver | 4LTU477 | PBS Lot | Nina Street |
| * It has been verified by the vehicle owner that this vehicle is being serviced by Pasadena British Service (PBS) | | | | | |

On April 8, 2016, Senior Code Compliance Officer, Mariela Escos issued administrative citation #26433 to Clare McTaggart in the amount of \$106 for violation of PMC 17.50.360 (J) based on Mr. Barbour's observations. The citation had a compliance date of April 13, 2016. The citation was mailed regular and certified US mail. See attachment "C".

2nd Citation

On the morning of April 26, 2016 at approximately 7:00 a.m., Code Compliance Officer, John Barbour observed the Alan William Taggart relocate six vehicles from the Pasadena British Service lot and six vehicles from the Undercar Plus lot to various locations along public right-of-way. Mr. McTaggart approached Mr. Barbour's vehicle and demonstrated hostility to him, asking him to step outside then following with a derogatory gesture. The vehicles moved by Mr. McTaggart into the public right-of-way are described in the matrix below:

| INSPECTION LOG - PASADENA BRITISH SERVICE (PBS) | | | | | |
|---|--------------------|------------|-----------------|---------------|-------------|
| DATE | VEHICLE | COLOR | LICENSE PLATE # | PARKED AT | MOVED TO |
| 4/26/2016 | Bentley | black | 7GSV381 | Undercar Plus | Altadena Dr |
| 4/26/2016 | Bentley | white | ASHCAN1 | Undercar Plus | Altadena Dr |
| 4/26/2016 | Bentley | blue | DDC CEO | Undercar Plus | Altadena Dr |
| 4/26/2016 | Bentley | brown | BENTLIZ | Undercar Plus | Altadena Dr |
| 4/26/2016 | Rolls Royce | white/grey | 6LWU259 | Undercar Plus | Altadena Dr |
| 4/26/2016 | Porsche Cayenne | grey | 5FGF563 | Undercar Plus | Altadena Dr |
| 4/26/2016 | Rolls Royce | bronze | BRNZ RR* | PBS Lot | Nina Street |
| 4/26/2016 | Bentley Brooklands | green | 3KDA215 | PBS Lot | Nina Street |
| 4/26/2016 | Rolls Royce | black | RUSNAK | PBS Lot | Nina Street |
| 4/26/2016 | Bentley | white | ASHCAN1 | PBS Lot | Nina Street |
| 4/26/2016 | Rolls Royce | white/grey | 6LWU259* | PBS Lot | Nina Street |
| 4/26/2016 | Bentley | brown | BENTLIZ* | PBS Lot | Nina Street |

* It has been verified by the vehicle owner that this vehicle is being serviced by Pasadena British Service (PBS)

Between April 26-27, 2016, Senior Code Compliance Officer, Mariela Escos was able to make contact via phone with three vehicle owners; whose respective vehicles were parked on Nina St. on April 26, 2016. The three vehicle owners (Elizabeth Gavigan - LP# 6LWU259, Shirley Ann Hill LP# BRNZRR and Hugh Adair LP# BENTLIZ) confirmed their vehicles were being serviced at Pasadena British Service. The purpose of Ms. Escos' telephone call was to confirm that the aforementioned vehicles were being serviced/repared at Pasadena British Service and thus confirm that Mr. McTaggart's placement of the vehicles was a violation of Pasadena Zoning Code Section 17.50.360 (J).

On April 26, 2016, Senior Code Compliance Officer, Mariela Escos issued administrative citation #25285 to Clare McTaggart in the amount of \$213 for violation of PMC 17.50.360 (J) based on John's observations. The citation had a compliance date of May 3, 2016, and was mailed regular and certified US mail. See attachment "D".

3rd Citation

In response to the previous confrontational behavior exhibited by Mr. McTaggart, in lieu of observing and documenting movements of vehicles from the parking lots to the streets, CCO John Barbour conducted an inspection at 6:00 A.M. on May 4, 2016 to observe and document vehicles parked in lots then a follow-up inspection at 9:30 A.M. to document vehicles that have been moved to the public streets. Mr. Barbour found that six vehicles from the Pasadena British Service lot and six vehicles from the Undercar Plus lot (across the street) had been moved to various locations along public right-of-way. The three vehicles previously identified by owners as being serviced at Pasadena British Service were parked on the street during inspection. See matrix below:

| INSPECTION LOG - PASADENA BRITISH SERVICE (PBS) | | | | | |
|---|----------------------|------------|-----------------------|---------------|-------------|
| DATE | VEHICLE | COLOR | LICENSE PLATE # | PARKED AT | MOVED TO |
| 5/4/2016 | Bentley | blue | DDC CEO | Undercar Plus | Altadena Dr |
| 5/4/2016 | Bentley | black | 7GSV381 | Undercar Plus | Altadena Dr |
| 5/4/2016 | Bentley | brown | BENTLIZ* | Undercar Plus | Altadena Dr |
| 5/4/2016 | Aston Martin Vantage | silver | "California" (dealer) | Undercar Plus | Nina Street |
| 5/4/2016 | Rolls Royce | white/grey | 6LWU259* | Undercar Plus | Altadena Dr |
| 5/4/2016 | Aston Martin DB7 | red/tan | 6UIN466 | PBS Lot | Nina Street |
| 5/4/2016 | Jaguar | silver | 3VLP498 | PBS Lot | Nina Street |
| 5/4/2016 | Rolls Royce | bronze | BRNZ RR* | PBS Lot | Nina Street |
| 5/4/2016 | Bentley | green | 3KDA215 | PBS Lot | Nina Street |
| 5/4/2016 | Jaguar | blue | 7GCH775 | PBS Lot | Nina Street |
| 5/4/2016 | Rolls Royce | black | RUSNAK | PBS Lot | Nina Street |
| 5/4/2016 | Bentley | black | None | Undercar Plus | Nina Street |

* It has been verified by the vehicle owner that this vehicle is being serviced by Pasadena British Service (PBS)

On May 4, 2016, Senior Code Compliance Officer, Mariela Escos issued administrative citation #25291 to Clare McTaggart in the amount of \$534 for violation of PMC 17.50.360 (J) based on Mr. Barbour's observations. The citation had a compliance date of May 11, 2016, and was mailed regular and certified US mail. See attachment "E".

Meeting with Alan McTaggart

On May 6, 2016, Acting Code Compliance Manager, Israel Del Toro and Senior Code Compliance Officer, Mariela Escos conducted a site visit and hand delivered a copy of citation #C25291 along with a copy of PMC 17.50.360 (J) to Mr. McTaggart. Ms. McTaggart was not available, Mr. McTaggart was advised of the proceedings that will follow if compliance is not met (e.g. additional citations, Code Enforcement Commission Hearing, etc.). Mr. Taggart communicated he will continue parking vehicles on the street as he does not have sufficient parking on-site. He was advised he can procure an agreement for off-street parking and be in compliance with the Zoning Code requirements.

4th Citation

On May 11, 2016, Code Compliance Officer, John Barbour conducted an inspection at 6:00 A.M. to observe and document vehicles parked in lots then a follow-up inspection at 9:30 A.M. to document vehicles that have been moved to the public streets. Mr. Barbour found that seven vehicles from the Pasadena British Service lot and four vehicles from the Undercar Plus lot (across the street) had been moved to various locations along public right-of-way. The three vehicles previously identified as being serviced at Pasadena British Service were parked on the street. See matrix below:

| INSPECTION LOG - PASADENA BRITISH SERVICE (PBS) | | | | | |
|---|------------------|------------|-----------------|---------------|-------------|
| DATE | VEHICLE | COLOR | LICENSE PLATE # | PARKED AT | MOVED TO |
| 5/11/2016 | Aston Martin DB7 | red/tan | 6UIN466 | PBS Lot | Nina Street |
| 5/11/2016 | Rolls Royce | black | RUSNAK | PBS Lot | Nina Street |
| 5/11/2016 | Bentley | green | 3KDA215 | PBS Lot | Nina Street |
| 5/11/2016 | Rolls Royce | bronze | BRNZ RR* | PBS Lot | Nina Street |
| 5/11/2016 | Jaguar | silver | 3VLP498 | PBS Lot | Nina Street |
| 5/11/2016 | Jaguar | silver | 7AJW477 | PBS Lot | Nina Street |
| 5/11/2016 | Range Rover | silver | 4BUCK | PBS Lot | Nina Street |
| 5/11/2016 | Bentley | black | 7GSV381 | Undercar Plus | Nina Street |
| 5/11/2016 | Bentley | brown | BENTLIZ* | Undercar Plus | Altadena Dr |
| 5/11/2016 | Rolls Royce | white/grey | 6LWU259* | Undercar Plus | Altadena Dr |
| 5/11/2016 | Rolls Royce | blue | DDC CEO | Undercar Plus | Altadena Dr |

* It has been verified by the vehicle owner that this vehicle is being serviced by Pasadena British Service (PBS)

On May 11, 2016, Mariela Escos issued administrative citation #25298 to Clare McTaggart in the amount of \$1178 for violations of PMC 17.50.360 (J) and PMC 14.50.040(34) based on John's observations. The citation has a compliance date of May 17, 2016, and was mailed regular and certified US mail. See attachment "F".

5th Citation

On May 18, 2016, Code Compliance Officer, John Barbour conducted an inspection at approximately 9:00 A.M. and found three vehicles previously associated with Pasadena British Service parked on public right-of-way. Mariela Escos contacted Shirley Ann Hill via phone(owner of Rolls Royce LP# BRNZRR), whom confirmed she had not utilized the car since she dropped it off for repairs at Pasadena British Service many months ago. See matrix below:

| INSPECTION LOG - PASADENA BRITISH SERVICE (PBS) | | | | | |
|---|-------------|--------|-----------------|---------------|-------------|
| DATE | VEHICLE | COLOR | LICENSE PLATE # | PARKED AT | MOVED TO |
| 5/18/2016 | Rolls Royce | bronze | BRNZ RR* | PBS Lot | Nina Street |
| 5/18/2016 | Bentley | brown | BENTLIZ* | Undercar Plus | Altadena Dr |
| 5/18/2016 | Rolls Royce | white | 6LWU259* | Undercar Plus | Altadena Dr |

* It has been verified by the vehicle owner that this vehicle is being serviced by Pasadena British Service (PBS)

On May, 18, 2016, Senior Code Compliance Officer, Mariela Escos issued administrative citation #25300 to Clare McTaggart in the amount of \$1285 for violations of PMC17.50.360 (J) and PMC 14.50.040(34) based on Mr. Barbour's observations and confirmation by the vehicle owners that the vehicles were located at Pasadena British Service pending repair. The citation had a compliance date of May 31, 2016, and was mailed regular and certified US mail.

Department of Transportation

In addition to being in violation of PMC 17.50.360 (J), vehicles serviced by Pasadena British Service have also been cited on multiple occasions by the Department of Transportation for being in violation of posted parking restrictions (i.e.. 2-hour limits). This provides a further clear indication that vehicles are parked within public right-of-way for an extended period of time. Below is a matrix which includes vehicles referenced in pages 4-8 of this report that have been cited by the Department of Transportation:

| DEPARTMENT OF TRANSPORTATION (DOT) PARKING CITATIONS | | | |
|--|---------|-----------------|---|
| VEHICLE | COLOR | LICENSE PLATE # | DOT PARKING CITATION #S |
| Jaguar | silver | 1UAC225 | 11027595, 067949254 |
| Jaguar XJ | grey | 7AJW477 | 106017078, 118020909, 115014821, 117020939, 117020463, 103013734, 110003050, 0108003543 |
| Aston Martin DB7 | red/tan | 6UIN466 | 108005302, 082743377, 082506043 |
| Bentley | black | U4EEAAA | 68132981 |
| Rolls Royce | bronze | BRNZ RR | 118029012, 115014824, 123025495, 108023409, 123022830, 123025528 |
| Bentley Brooklands | green | 3KDA215 | 118029011 |
| BMW 5 series | white | 5TWE268 | 117000973 |
| Jaguar XJ | grey | 5YPA503 | 108029051, 102013304, 083448934, 080988311, 080988320, 080482367, 070886440, 06868563, 068498186, 067909458, 0660951518 |
| Rolls Royce Mulsanne | blue | DDC CEO | 122019006 |
| Jaguar | blue | 7GCH775 | 118016729 |
| Bentley | black | 7GSV381 | 119017082 |

To date, one Warning Notice and five administrative citations have been issued to Clare Marie McTaggart for violation of section 17.50.360 (J) and two citations for section 14.50.040(34) of the Pasadena Municipal Code associated with the parking of customer vehicles that had either been repaired and awaiting retrieval or awaiting repair on public streets. As of the date of this hearing Clare Marie McTaggart has not remedied the outstanding code violation and the business does not operate in compliance with the City of Pasadena Municipal Code. Due to Clare Marie McTaggart's lack of compliance, this matter is being referred to the Code Enforcement Commission for a hearing of the facts surrounding the matter and a recommended disposition in an effort to obtain compliance.

Attachments:

- Attachment A: Photocopy of ownership records.
- Attachment B: Photocopy of the "Warning Notice" No. W12930
- Attachment C: Photocopy of administrative citation No. C26433
- Attachment D: Photocopy of administrative citation No. C25285
- Attachment E: Photocopy of administrative citation No. C25291
- Attachment F: Photocopy of administrative citation No. C25298
- Attachment G: Photocopy of administrative citation No. C25300
- Attachment H: Area map
- Attachment I: Aerial photograph.
- Attachment J: Zoning map.
- Attachment K: Assessor's parcel map.
- Attachment L: Photographs of violative conditions.

Recommended Commission Findings:

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

1. That Clare Marie McTaggart, was the owner of Pasadena British Service at the time of issuance of Warning Notice No. W12930 dated April 4, 2016.
2. That Clare Marie McTaggart 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:
 - a. Exhibit 1 – City's Photographs 1A
 - b. Exhibit 2 – Staff Report
4. That Clare Marie McTaggart as owner of the subject business appeared and testified on her own behalf at the hearing of July 7, 2016, and identified City's Photographic Exhibit 1A dated June 23rd, 2016, as a business she owns,

or

That (representative) appeared and testified on behalf of Clare Marie McTaggart at the hearing of July 7, 2016;

or

That neither a principal nor a representative of Clare Marie McTaggart appeared at the hearing of July 7, 2016.

5. That Code Compliance Manager, Jon Pollard took the City's photographic exhibit referred to above, and that Senior Code Compliance Officer, Mariel Escos appeared and testified on behalf of the City regarding the enforcement actions taken to date during which she testified that violations of PMC 17.50.360 (J) continue to occur after his initial inspection of the property on April 4, 2016, and subsequent inspections.
6. That the presently existing condition violates sections 17.50.360 (J) and 14.50.040(28) of the Pasadena Municipal Code as set forth in the Staff Report.

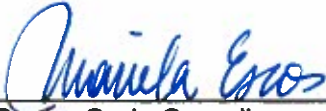
Recommended Commission Corrective Action:

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.

Submitted by:



Senior Code Compliance Officer, Mariela Escos

6/28/16

Date

Property Detail Report

For Property Located At :
68 N ALTADENA DR, PASADENA, CA 91107-3346



Bldg Card: 000 of 003

Owner Information

Owner Name: FOLLETT GARY L (TE) & MARY L (FOLLETT & CHARLES TRUST)
 Mailing Address: 19046 E LA FETRA DR, GLENDORA CA 91741-1932 C016
 Vesting Codes: // TE

Location Information

Legal Description: SUB OF BLKS 6 AND 11 IN LAMANDA PARK EX OF ST LOT 15 AND ALL OF LOT 16
 County: LOS ANGELES, CA APN: 5748-004-014
 Census Tract / Block: 4629.00 / 3 Alternate APN:
 Township-Range-Sect: Subdivision: LAMANDA PARK
 Legal Book/Page: 162-46 Map Reference: 27-E4 /
 Legal Lot: 16 Tract #:
 Legal Block: 6 School District: PASADENA
 Market Area: 648 School District Name:
 Neighbor Code: Munic/Township:

Owner Transfer Information

Recording/Sale Date: 10/20/2008 / 10/09/2008 Deed Type: QUIT CLAIM DEED
 Sale Price: 1st Mtg Document #:
 Document #: 1865683

Last Market Sale Information

Recording/Sale Date: / 1st Mtg Amount/Type: /
 Sale Price: / 1st Mtg Int. Rate/Type: /
 Sale Type: / 1st Mtg Document #: /
 Document #: / 2nd Mtg Amount/Type: /
 Deed Type: / 2nd Mtg Int. Rate/Type: /
 Transfer Document #: Price Per SqFt:
 New Construction: Multi/Split Sale:
 Title Company:
 Lender:
 Seller Name:

Prior Sale Information

Prior Rec/Sale Date: / Prior Lender: /
 Prior Sale Price: / Prior 1st Mtg Amt/Type: /
 Prior Doc Number: / Prior 1st Mtg Rate/Type: /
 Prior Deed Type:

Property Characteristics

| | | |
|--------------------------|-----------------------|------------------|
| Year Built / Eff: 1961 / | Total Rooms/Offices: | Garage Area: |
| Gross Area: 5,016 | Total Restrooms: 4.00 | Garage Capacity: |
| Building Area: 5,016 | Roof Type: | Parking Spaces: |
| Tot Adj Area: | Roof Material: | Heat Type: |
| Above Grade: | Construction: | Air Cond: |
| # of Stories: | Foundation: | Pool: |
| Other Improvements: | Exterior wall: | Quality: |
| | Basement Area: | Condition: |

Site Information

| | | |
|-----------------------|--------------------|----------------------------------|
| Zoning: PSC* | Acres: 0.30 | County Use: AUTO SVC SHOP (2600) |
| Lot Area: 12,900 | Lot Width/Depth: x | State Use: |
| Land Use: AUTO REPAIR | Commercial Units: | Water Type: |
| Site Influence: | Sewer Type: | Building Class: |

Tax Information

| | | |
|--------------------------------|---------------------|---------------------------|
| Total Value: \$855,408 | Assessed Year: 2015 | Property Tax: \$10,658.97 |
| Land Value: \$488,778 | Improved %: 43% | Tax Area: 7500 |
| Improvement Value: \$366,630 | Tax Year: 2015 | Tax Exemption: |
| Total Taxable Value: \$855,408 | | |



CITY OF PASADENA CODE COMPLIANCE DIVISION
175 N. Garfield Ave., 3rd Floor, Pasadena, California 91101-1704 (626) 744-6000

WARNING NOTICE

Nº W 12930

NOTICE OF VIOLATION AND ORDER TO CORRECT

CASE NUMBER: CP 2016-00456

| | |
|--|--|
| Location of Violation(s): <u>2525 Nina St.</u> | DATE: <u>4/4/16</u> |
| TO: <u>Clare McTaggart</u> | TIME: <u>11:11 am</u> |
| ADDRESS: <u>2525 Nina St.</u> | CDL/ID# <u>—</u> |
| ZIP: <u>Pasadena CA 91107-3708</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 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 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. 10.40.186 | <input type="checkbox"/> UNSECURED PROPERTY P.M.C. 14.50.040(16) |
| <input type="checkbox"/> PROHIBITED SIGN(S) P.M.C. 17.48.130 | <input type="checkbox"/> PLASTIC CARRYOUT BAGS PROHIBITED P.M.C. 8.65.020 |

OTHER 17.50.360 (J) Vehicles parked on the street -

| |
|--|
| DESCRIPTION OF VIOLATION(S): <u>Vehicles pending repair or pick-up are stored in adjoining streets -</u> |
| |
| |

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

| |
|--|
| CORRECTIONS REQUIRED: <u>Discontinue parking vehicles pending repair or pick-up in adjoining streets</u> |
| |
| |

CORRECT VIOLATION(S) BY: 4/7/16

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- 4641

CODE COMPLIANCE OFFICER NAME: Maricela EscosCODE COMPLIANCE OFFICER SIGNATURE: Maricela Escos BADGE No. 202



CITY OF PASADENA CODE COMPLIANCE DIVISION
 175 N. Garfield Ave., 3rd Floor, Pasadena, California 91101-1704 (626) 744-8633

ADMINISTRATIVE CITATION

No C 26433

ORDER TO PAY AND REMEDY

CASE NUMBER: CTP 2016-00456

| | |
|--|--|
| Location of Violation(s): <u>2525 Nina St.</u> | DATE: <u>4/8/16</u> |
| TO: <u>Clare McTaggart</u> | TIME: <u>9:38 am</u> |
| ADDRESS: <u>2525 Nina St.</u> | CDL/ID# <u> </u> |
| ZIP: <u>Pasadena CA 9107-3708</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 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>17.50.360(3) Vehicles parked</u> | | | | |
| <input type="checkbox"/> | <u>on the street</u> | <u>106⁰⁰</u> | | | |

CORRECT VIOLATION(S) BY: 4, 13, 16 PENALTIES TOTAL AMOUNT: 106⁰⁰

COMMENTS/ DESCRIPTION OF VIOLATION(S):
Storing vehicles pending repair or pick up at
adjoining streets

CODE COMPLIANCE OFFICER NAME: Mariela Escos Phone No. (626)744- 4641
 CODE COMPLIANCE OFFICER SIGNATURE: Mariela Escos Badge No. 202

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: _____



CITY OF PASADENA CODE COMPLIANCE DIV
 175 N. Garfield Ave., 3rd Floor, Pasadena, California 91101-1704 (626) 744-8633

ADMINISTRATIVE CITATION

ORDER TO PAY AND REMEDY

CASE NUMBER: CTP 2016-00456

NO C 25285

| | |
|--|---|
| Location of Violation(s): <u>2525 Nina St.</u> | DATE: <u>4/26/16</u> |
| TO: <u>Clare McTaggart</u> | TIME: <u>4:31 pm</u> |
| ADDRESS: <u>2525 Nina St.</u> | CDL/ID# |
| ZIP: <u>Pasadena, CA 91107-3708</u> | <input type="checkbox"/> IN PERSON <input 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 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>17.50.360(5) vehicles parked on the street</u> | | <u>213⁰⁰</u> | | |
| <input type="checkbox"/> | | | | | |

CORRECT VIOLATION(S) BY: 5, 3, 16

PENALTIES TOTAL AMOUNT: 213⁰⁰

COMMENTS/ DESCRIPTION OF VIOLATION(S):
Storing vehicles pending repair or pick up at adjoining streets

CODE COMPLIANCE OFFICER NAME: Mariela Escos Phone No. (626)744-4661
 CODE COMPLIANCE OFFICER SIGNATURE: Mariela Escos Badge No. 207

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: _____



CITY OF PASADENA CODE COMPLIANCE DIV
 175 N. Garfield Ave., 3rd Floor, Pasadena, California 91101-1704 (626) 744-8633

ADMINISTRATIVE CITATION

ORDER TO PAY AND REMEDY

CASE NUMBER: CP2016-00456

NO C 25291

| | |
|--|--|
| Location of Violation(s): <u>2525 Nina St.</u> | DATE: <u>5/4/16</u> |
| TO: <u>Clare Mc Taggart</u> | TIME: <u>2:57 pm</u> |
| ADDRESS: <u>2525 Nina St.</u> | COL/ID# _____ |
| ZIP: <u>Pasadena, CA 91107-3708</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 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>17.50.3100(T) Vehicles parked on the street</u> | | | <u>534⁰⁰</u> | |
| <input type="checkbox"/> | | | | | |
| <input type="checkbox"/> | | | | | |

CORRECT VIOLATION(S) BY: 5, 11, 16 PENALTIES TOTAL AMOUNT: 534⁰⁰

COMMENTS/ DESCRIPTION OF VIOLATION(S):
Storing vehicles pending repair or pick up at adjoining streets!

CODE COMPLIANCE OFFICER NAME: Mariela Escos Phone No. (626)744- 4641
 CODE COMPLIANCE OFFICER SIGNATURE: [Signature] Badge No. 202

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: _____



CITY OF PASADENA CODE COMPLIANCE DIVISION
 175 N. Garfield Ave., 3rd Floor, Pasadena, California 91101-1704 (626) 744-8633

ADMINISTRATIVE CITATION

ORDER TO PAY AND REMEDY

CASE NUMBER: CTP 2016-004516

No. C 25298

| | |
|--|--|
| Location of Violation(s): <u>2525 Nina St.</u> | DATE: <u>5/11/16</u> |
| TO: <u>Clare McTaggart</u> | TIME: <u>9:25 am</u> |
| ADDRESS: <u>2525 Nina St.</u> | CDL/ID# _____ |
| ZIP: <u>Pasadena, CA 91107-3708</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 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 checked="" type="checkbox"/> | PROPERTY MAINTENANCE P.M.C. 14.50.050(3) <u>Report noise</u> | <u>106⁰⁰</u> | | | |
| <input type="checkbox"/> | STRUCTURAL DETERIORATION P.M.C. 14.50.040(15) <u>Nuisance</u> | | | | |
| <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>17.50.310(5) vehicles parked</u> | | | | <u>1072⁰⁰</u> |
| <input type="checkbox"/> | <u>On the street</u> | | | | |

CORRECT VIOLATION(S) BY: 5, 17, 16 PENALTIES TOTAL AMOUNT: 1178⁰⁰

COMMENTS/ DESCRIPTION OF VIOLATION(S):
Stopping vehicles pending repair or pick up at adjoining streets.

CODE COMPLIANCE OFFICER NAME: Mariela Escob Phone No. (626)744-4641
 CODE COMPLIANCE OFFICER SIGNATURE: [Signature] Badge No. 202

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: _____



CITY OF PASADENA CODE COMPLIANCE DIVISION
 175 N. Garfield Ave., 3rd Floor, Pasadena, California 91101-1704 (626) 744-8633

ADMINISTRATIVE CITATION

ORDER TO PAY AND REMEDY

CASE NUMBER: CP2016-00456

NC 25300

| | |
|--|--|
| Location of Violation(s): <u>2525 Nina St.</u> | DATE: <u>5/18/16</u> |
| TO: <u>Clare McTaggart</u> | TIME: <u>4:30 pm</u> |
| ADDRESS: <u>2525 Nina St.</u> | CDL/ID# _____ |
| ZIP: <u>Pasadena, CA 91107</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 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 checked="" type="checkbox"/> | PROPERTY MAINTENANCE P.M.C. 14.50.050 (3) ³⁹ | | <u>213⁰⁰</u> | | |
| <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>17 50 312(3) vehicles parked</u> | | | | <u>1072⁰⁰</u> |
| <input type="checkbox"/> | <u>on the street</u> | | | | |

CORRECT VIOLATION(S) BY: 5, 31, 16

PENALTIES TOTAL AMOUNT: 1285⁰⁰

COMMENTS/ DESCRIPTION OF VIOLATION(S):
Storing vehicles pending repair or pick up at adjoining streets.

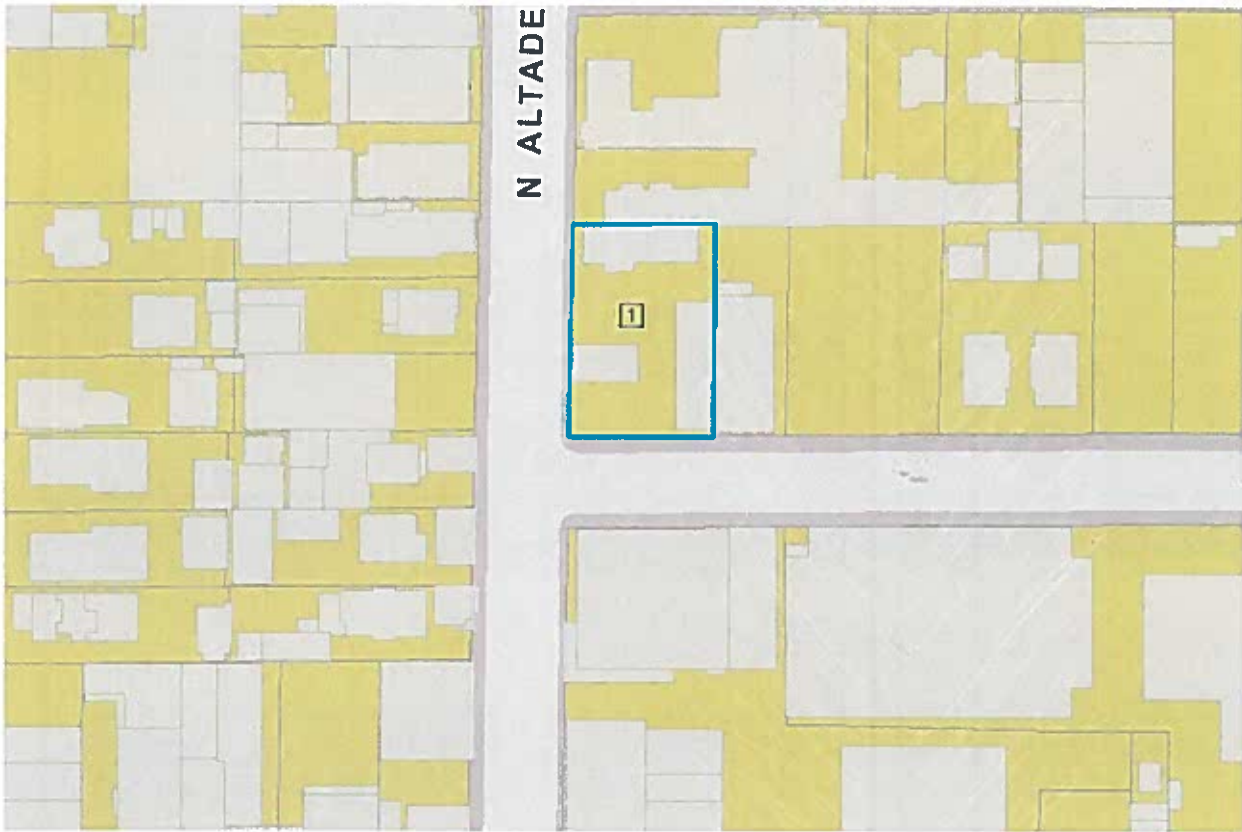
CODE COMPLIANCE OFFICER NAME: Mariela Escos Phone No. (626)744-4661
 CODE COMPLIANCE OFFICER SIGNATURE: Mariela Escos Badge No. 202

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: _____

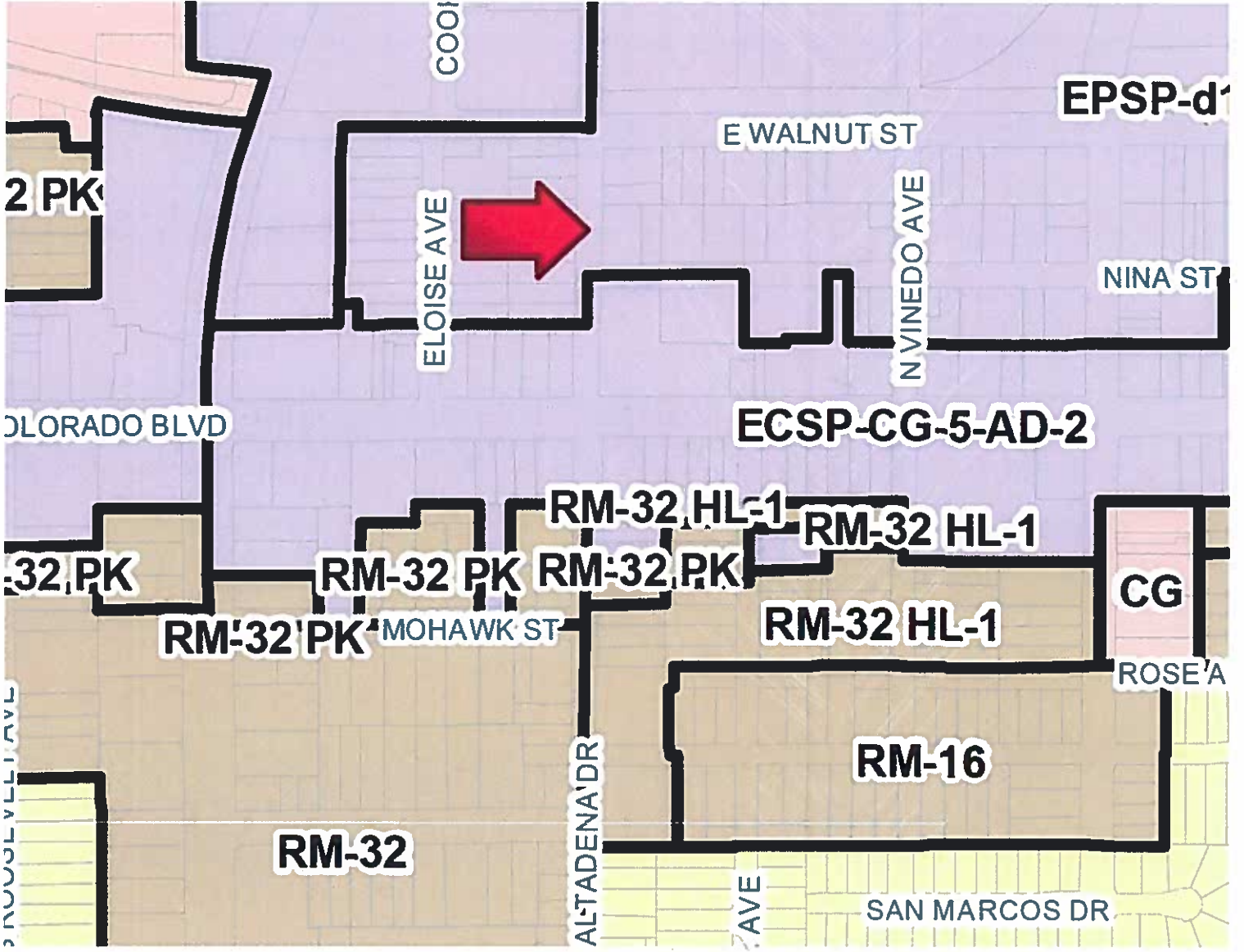


Area map– 2525 Nina

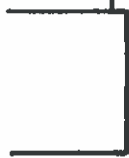


Aerial Photograph– 2525 Nina

Attachment J



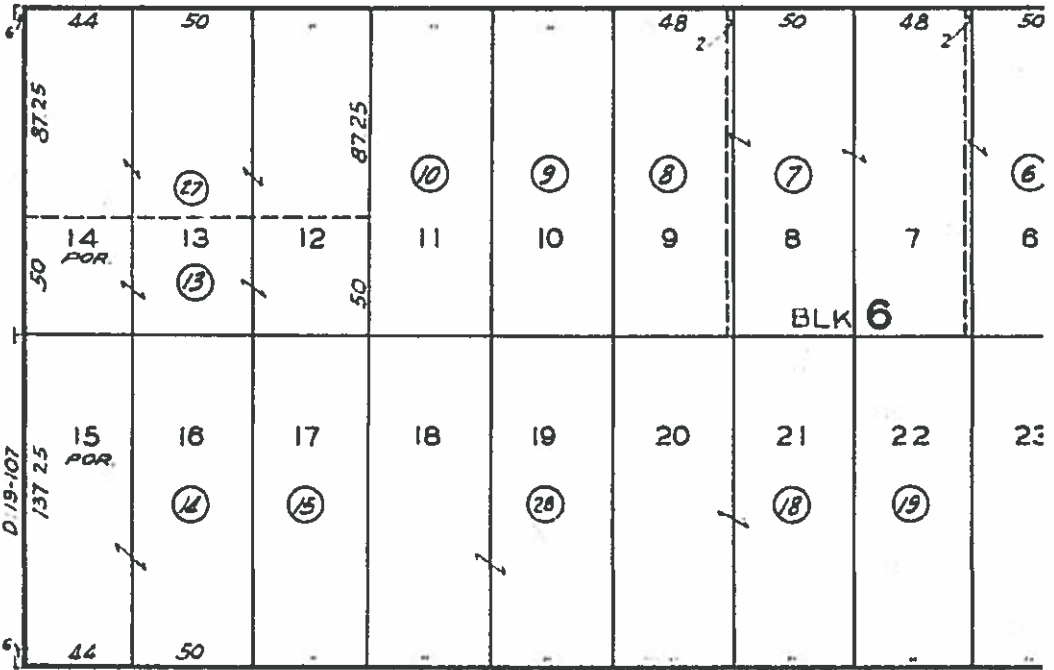
Zoning map- 2525 Nina



WALNUT

80

62 DR.



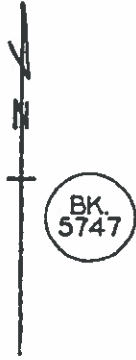
ALTADENA

62

60

NINA

SUBDIVISION OF BLOCKS



ODE 500

Assessor's parcel map- 2525 Nina

PHOTOGRAPHIC EXHIBIT



**OFFICIAL PHOTOGRAPH
CODE COMPLIANCE DIVISION**

| | |
|---------------------------------|---|
| Address of Violation: | 2525 Nina Street |
| Date of Photograph: | April 8, 2016 |
| File: | CTP2016-00456 |
| View of : | Vehicle parked on Nina Street |
| Code Compliance Officer: | Mariela Escos, Senior Code Enforcement Officer |
| Photographed by: | John Barbour, Code Enforcement Officer |

PHOTOGRAPHIC EXHIBIT



**OFFICIAL PHOTOGRAPH
CODE COMPLIANCE DIVISION**

| | |
|---------------------------------|---|
| Address of Violation: | 2525 Nina Street |
| Date of Photograph: | April 8, 2016 |
| File: | CTP2016-00456 |
| View of : | Vehicle parked at 2525 Nina Street |
| Code Compliance Officer: | Mariela Escos, Senior Code Enforcement Officer |
| Photographed by: | John Barbour, Code Enforcement Officer |