

**AGENDA**  
**CODE ENFORCEMENT COMMISSION**  
September 7, 2006

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

**CODE ENFORCEMENT COMMISSION PANEL**  
**Milena Albert**  
**Gregory Hughes**  
**Martin Zitter**

**STAFF**  
**Roderick A. Olguin, Building and Neighborhood Revitalization Manager**  
**Michael King, Code Compliance Manager**  
**Jon Pollard, Code Compliance Manager**  
**Carolyn Williams, Assistant City Attorney**  
**Larry Mills, Code Compliance Officer**  
**Sgt. Nemesio Arteaga, Humane Society**  
**Josette Pastrana, Staff Assistant**

*Any submitted materials will be made available for public review at the Permit Center, 175 North Garfield Avenue, between 8:00 a.m. to 5:00 p.m. Monday through Thursday and 8:00 a.m. to 12:00 p.m. Friday. Please contact the Neighborhood Services Division at (626) 744-4633 for specific time and date of availability.*

*Code Enforcement Commission regular meetings are held on the first Thursday of each month.*

*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.*

*Code Enforcement Commission agendas are also available on the internet:  
<http://cityofpasadena.net/planning/meetings/cecomm/homeceec.asp>*

**AGENDA  
CODE ENFORCEMENT COMMISSION  
September 7, 2006**

**Regular Public Meeting 4:00 P.M.  
City of Pasadena Permit Center  
175 N. Garfield Ave., Pasadena  
Permit Center Hearing Room**

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 HEARINGS**

**REGULAR CASES**

**A. Case No. CTP2005-00991 – 762 Eaton Drive – Council District # 4**

**Violation: PMC 14.50.040(1) – 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: [1] The accumulation of dirt, litter, junk, salvage materials, lumber or other debris visible from a street, sidewalk, alley or neighboring property, or verified through other lawful means.

**Code Compliance Officer – Larry Mills**

**Staff's Recommendation:** It is recommended that the Commission orders Rudolph A. Eleff to take the following corrective actions within thirty (30) days from the mailing date of the Order of the Code Enforcement Commission:

1. Remove all junk, trash and debris from the driveway and yard areas of the subject property.
2. Call the Code Compliance section for an inspection to ensure all stored items are removed from the driveway and yard areas.

**B. Case Number: 06-004257 – 2383 White Street – Council District #4**

**Violation: Title 6, Chapter 6.18**

Section 6.18.020: The term "public nuisance dog" shall mean and include, any dog that:

- (9) Make excessive and unprovoked disturbing noises, including, but not limited to, continued and repeated howling, barking, whining, or other utterances causing unreasonable annoyance, disturbance or discomfort to neighbors or others in close proximity to the premises where the animal is kept or harbored.

**Humane Society Officer – Sgt. Arteaga**

**Staff's Recommendation:** It is recommended that the Commission order the owner of the dog described to take the following actions:

1. Ms. Carla Cuellar to purchase electronic or citronella bark collars and use them on the dog 24 hours a day.
2. Ms. Carla Cuellar to obtain a Pasadena dog license within 10 business days from the date of this hearing.
3. Pursuant to Section 1.30.030 of the Pasadena Municipal Code, Ms. Carla Cuellar will be charged all costs associated with the abatement of this nuisance.

**5. OLD BUSINESS**

**A. Case No. CTP2005-03244 – 3175 Hermanos Street – Council District # 4**

**Violation:** Failure to park or store in a garage inoperative vehicles, or vehicles placed on blocks, or otherwise immobilized which are in a residential zone [PMC 14.50.040(23)].

**Code Compliance Officer – Larry Mills**

**Panel Decision:** The Commission orders Douglas and Mary Reinholtz to take the following corrective action(s) within ten (10) calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. Bring all vehicles into a state of operability (including current registration) or; remove the inoperable vehicles from the site; or store the vehicles in a fully enclosed, lawfully constructed storage structure.

**Agenda Code Enforcement Commission  
September 7, 2006**

2. Upon bringing the property into code compliance Douglas V. and/or Mary J. Reinholtz shall contact Code Compliance Officer Larry Mills at (626) 744-3756 to schedule a re-inspection of the property.
3. The Commission further recommended that an administrative review for relief on the penalties be performed on condition that compliance is made within 10 days of the mailing date of the order. The Commission further recommended that in the event that compliance is not done within 10 days of the mailing of the order, all fines/penalties should be upheld.

**Compliance Date:** August 18, 2006

**Status:** Abated.

**B. Case No. CTP2006-01371 – 1020 Linda Vista Avenue – Council District #6**

**Violation:** An oversized vehicle shall not be used for storage, living or sleeping while parked in the driveway and shall not be connected to water or sewer lines for more than 72 hours [PMC 14.50.040(29)(i)].

**Senior Code Compliance Officer – Ron Ho**

**Panel Decision:** The commission orders Jennifer Read to take the following corrective action(s) **within ten (10) calendar days** from the mailing date of the Order of the Code Enforcement Commission:

1. Jennifer Read shall: (A) discontinue using the trailer for living purposes and, (B) locate the trailer in a location approved by the Pasadena Municipal Code or, (C) remove the trailer from the site.
2. That Jennifer Read bring the property into compliance with the Pasadena Municipal Code and subsequent to the compliance date contact Senior Code Compliance Officer Ron Ho at (626) 744-4795 to schedule a re-inspection of the property.
3. The Commission further recommended that an administrative review for relief on the penalties be performed on condition that compliance is made within 10 days of the mailing date of the order. The Commission further recommended that in the event that compliance is not done within 10 days of the mailing of the order, all fines/penalties should be upheld.

**Compliance Date:** August 18, 2006

**Status:** Abated.

**C. Case No. CTP2005-02965 – 1031 Bell – Council District # 2**

**Violation:** Installation of replacement aluminum windows without required

**Agenda Code Enforcement Commission  
September 7, 2006**

building permits (PMC 14.12.320).

**Senior Code Compliance Officer – Mariela Escos**

**Panel Decision:** The Commission ordered the following corrections be taken within ten (10) calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. Dianne L. Huwaldt shall submit a completed application and all required fees for the required building permits for the installation of the above referenced windows. The permit application and fees must be submitted to the Pasadena Permit Center located at 175 N. Garfield Avenue.
2. Within 30 days of the mailing date of the Order of the Code Enforcement Commission, Dianne L. Huwaldt is to obtain an approved Building Permit for the above referenced aluminum windows installed on the south side of the property.
3. Upon meeting all building code and building permit requirements, and upon the above referenced aluminum windows receiving a "Final Inspection" by one of the City's Building Inspectors, that Dianne L. Huwaldt contact Senior Code Compliance Officer Mariela Escos at (626) 744-4641, to schedule a re-inspection of the property.
4. The Commission Panel recommended that all civil citation fines be waived after Ms. Huwaldt obtains the approved building permit.

**Compliance Date:** July 27, 2006

**Status:** Referred to the City Prosecutor's office.

**D. Case No. CTP2006-00456 – 356 Ashtabula – Council District # 5**

**Violation:** Permit required to pave an area in the front yard of a residential use (PMC 14.04.020).

**Code Compliance Officer – Jerry Everage**

**Panel Decision:** The Commission ordered the following correction be taken within ten (10) calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. That Fidelina Mejia shall obtain zoning approval and the required building permit to pave an area of the front yard, or remove the front yard paving. Zoning approval and the required building permit may be obtained at the Pasadena Permit Center located at 175 N. Garfield Avenue.

**Compliance Date:** July 27, 2006

**Agenda Code Enforcement Commission  
September 7, 2006**

building permits (PMC 14.12.320).

**Senior Code Compliance Officer – Mariela Escos**

**Panel Decision:** The Commission ordered the following corrections be taken within ten (10) calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. Dianne L. Huwaldt shall submit a completed application and all required fees for the required building permits for the installation of the above referenced windows. The permit application and fees must be submitted to the Pasadena Permit Center located at 175 N. Garfield Avenue.
2. Within 30 days of the mailing date of the Order of the Code Enforcement Commission, Dianne L. Huwaldt is to obtain an approved Building Permit for the above referenced aluminum windows installed on the south side of the property.
3. Upon meeting all building code and building permit requirements, and upon the above referenced aluminum windows receiving a "Final Inspection" by one of the City's Building Inspectors, that Dianne L. Huwaldt contact Senior Code Compliance Officer Mariela Escos at (626) 744-4641, to schedule a re-inspection of the property.
4. The Commission Panel recommended that all civil citation fines be waived after Ms. Huwaldt obtains the approved building permit.

**Compliance Date:** July 27, 2006

**Status:** Referred to the City Prosecutor's office.

**D. Case No. CTP2006-00456 – 356 Ashtabula – Council District # 5**

**Violation:** Permit required to pave an area in the front yard of a residential use (PMC 14.04.020).

**Code Compliance Officer – Jerry Everage**

**Panel Decision:** The Commission ordered the following correction be taken within ten (10) calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. That Fidelina Mejia shall obtain zoning approval and the required building permit to pave an area of the front yard, or remove the front yard paving. Zoning approval and the required building permit may be obtained at the Pasadena Permit Center located at 175 N. Garfield Avenue

**Compliance Date:** July 27, 2006

**Agenda Code Enforcement Commission  
September 7, 2006**

**Status:** This case is being prepared for referral to the City Prosecutor.

**E. Case No. 04-004341 – 765 E. Mountain Street – Council District #5**

**Violation:** Public nuisance dogs (barking dogs) (PMC Section 6.18.020).

**Humane Society Officer –** Derek Hensel

**Panel Decision:** The Commission ordered the following corrections be taken within ten (10) calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. Dog owner to purchase or rent electronic or citronella bark collars and use them on each dog.
2. Pursuant to Section 1.30.030 of the Pasadena Municipal Code, the owner will be charged all costs associated with the abatement of this nuisance.
3. That due to the property sharing a common yard, that the number of dogs on the property must be reduced to 4 dogs, which is the legal limit of dogs allowed or obtain a kennel permit.
4. Ms. Norma Abapo must obtain a license for each dog and renew the license annually.
5. That the address of the property be corrected to reflect that Ms. Norma Abapo owns 763 and 765 E. Mountain Avenue, and that both properties share one common yard.

**Compliance Date:** July 27, 2006

**Status:** Abated

**F. Case No. CTP2005-02214 – 1414 E. Washington Blvd. – Council District #2**

**Violation:** Failure to obtain a conditional use permit for the operation of a recycling center in a limited commercial zoning district (PMC 17.50.220).

**Senior Code Compliance Officer –** Mariela Escos

**Panel Decision:** The Commission ordered the following correction be taken immediately upon receipt of the Order of the Code Enforcement Commission:

1. That should Ashot Galadjian desire to seek approval of a Conditional Use Permit, that he operate and maintain his business in a manner consistent with the thirteen (13) conditions read into the record by the Code Enforcement Commission. (Conditions attached hereto.)

**Status:** This case is being prepared for referral to the City Prosecutor.

**E. Case No. 04-004341 – 765 E. Mountain Street – Council District #5**

**Violation:** Public nuisance dogs (barking dogs) (PMC Section 6.18.020).

**Humane Society Officer –** Derek Hensel

**Panel Decision:** The Commission ordered the following corrections be taken **within ten (10) calendar days from the mailing date of the Order of the Code Enforcement Commission:**

1. Dog owner to purchase or rent electronic or citronella bark collars and use them on each dog.
2. Pursuant to Section 1.30.030 of the Pasadena Municipal Code, the owner will be charged all costs associated with the abatement of this nuisance.
3. That due to the property sharing a common yard, that the number of dogs on the property must be reduced to 4 dogs, which is the legal limit of dogs allowed or obtain a kennel permit.
4. Ms. Norma Abapo must obtain a license for each dog and renew the license annually.
5. That the address of the property be corrected to reflect that Ms. Norma Abapo owns 763 and 765 E. Mountain Avenue, and that both properties share one common yard.

**Compliance Date:** July 27, 2006

**Status:** Abated

**F. Case No. CTP2005-02214 – 1414 E. Washington Blvd. – Council District # 2**

**Violation:** Failure to obtain a conditional use permit for the operation of a recycling center in a limited commercial zoning district (PMC 17.50.220).

**Senior Code Compliance Officer –** Mariela Escos

**Panel Decision:** The Commission ordered the following correction be taken **immediately upon receipt of the Order of the Code Enforcement Commission:**

1. That should Ashot Galadjian desire to seek approval of a Conditional Use Permit, that he operate and maintain his business in a manner consistent with the thirteen (13) conditions read into the record by the Code Enforcement Commission. (Conditions attached hereto.)

**Agenda Code Enforcement Commission  
September 7, 2006**

The Commission ordered the following corrections to be taken within **ten (10) calendar days** from the mailing date of the Order of the Code Enforcement Commission:

1. That Ashot Galadjian submit a complete application for a Conditional Use Permit, business license, and Code Compliance Certificate to operate the recycling center, or discontinue the operation of the recycling center. The applications are to be submitted to the Pasadena Permit Center located at 175 N. Garfield Avenue, and;
2. That Ashot Galadjian obtain an after-the-fact building permit for the fence erected in association with this business.

The Commission ordered the following actions to be taken within **60 calendar days** of the mailing of the date of the Order of the Code Enforcement Commission:

1. Ashot Galadjian is to obtain an approved Conditional Use Permit, business license, and Code Compliance Certificate for operation of the recycling center, or discontinue operation of the recycling center.
2. That Ashot Galadjian request verification of compliance when the above referenced corrective actions have been completed by contacting Senior Code Compliance Officer Mariela Escos at (626) 744-4641.

**Compliance Date:** January 20, 2006

**Status:** Case has been referred to the City Prosecutor's office for prosecution. City Attorney's office has been granted an injunction requiring the business to close. Business has remained closed since granting of injunction.

**G. Case No. CTP2004-01242 – 1070 N Marengo – Council District # 3**

**Violation:** Failure to comply with conditions of approval associated with Conditional Use Permit No. 3612.

**Senior Code Compliance Officer – Ron Ho**

**Panel Decision:** The Commission ordered the following corrections to be taken within **ten (10) calendar days** from the mailing date of the Order of the Code Enforcement Commission:

1. That staff rescind the \$15,000 surety bond Michael O'Brien has deposited with the City of Pasadena and that staff use those monies for completion of unfinished work.

**Agenda Code Enforcement Commission  
September 7, 2006**

2. That the Building and Neighborhood Revitalization Manager begin the process to utilize those funds to cause the abatement of any/all conditions on site that are not in compliance with the conditions of approval set forth in Conditional Use Permit No. 3612 including: (a) the installation of appropriate windows on the south elevation of the dwelling, (b) performance of grading and related finish work around the building foundation, (c) repair of siding on the front façade of the dwelling, (d) completion of the front porch, including completion of the steps, deck and column bases, (e) repair of all windows and panes where needed, (f) completion of installation of the right side front door, (g) removal of the original garage/storage structure, and (h) completion of the garage (apply a protective weatherproof coating, and completion of the driveway and approach).
3. That subsequent to the exhaustion of the \$15,000 surety bond in association with the completion of as many items as possible listed as items "a" to "h" inclusive above, that the Code Enforcement Commission direct Michael O'Brien to finish any uncompleted items listed as "a" through "h" inclusive **within 60 calendar days** of the mailing date of the Order of the Code Enforcement Commission.
4. That the Code Enforcement Commission direct staff to conduct an inspection of the site 61 calendar days from the mailing date of the Order of the Code Enforcement Commission to determine compliance with the requirements of Minor Conditional Use Permit No. 3612, and that absent completion of all outstanding work, direct staff to refer this matter to the City Prosecutor to initiate legal proceeding against the property.
5. For verification of compliance, contact Senior Code Compliance Officer Ron Ho at (626) 744-4795, to schedule a re-inspection of the property after the above corrective actions have been taken.

**Compliance Date:** January 9, 2006

**Status:** Staff has received a bid from a qualified general contractor for window replacement. Staff will be preparing a purchase order to proceed with the project.

**H. Case #CTP2004-00729 – 1355 Lincoln Ave. and 460 W. Washington Blvd.  
– Council District #1**

**Violation(s):** (1) Operation of vehicle tow service without required conditional use permit and without required business license, and (2) operation of vehicle storage facility without required conditional use permit, without required business license, and failure to obtain a building permit.

**Senior Code Compliance Officer:** Ron Ho

**Agenda Code Enforcement Commission  
September 7, 2006**

**Panel Decision 11/10/2005:** The Commission modified the panel's decision of April 1, 2004 and ordered Doug Grossman, Munther Haddad and all principles of "Paul's Auto Service" to take the following corrective actions within **15 calendar days** of the mailing date of the modified order:

1. Discontinue vehicle storage or impounding on the site except that which is ancillary to the auto repair business;
2. Discontinue the storage of inoperable and/or wrecked vehicles on the site in other than a fully enclosed, lawfully constructed structure, unless said vehicles are being stored ancillary to the auto repair business and;
3. Maintain the property in a manner and condition consistent with the Pasadena Municipal Code.

**Compliance Date:** December 7, 2005.

**Status:** Referred to the City Prosecutor's office for prosecution.

**I. Case No. CTP2005-01127 – 1105 Bell Street – Council District # 2**

**Violation:** The accumulation of junk, trash and debris in the front yard and front porch area of the above referenced address, failure to maintain in a viable condition landscaping and/or groundcover, or appropriate hardscape in the front yard setback area of the above referenced address, the keeping and storage of inoperable motor vehicles in the front yard area (both on a non-driveway area and on the paved driveway area encroaching into the sidewalk public right-of-way).

**Senior Code Compliance Officer:** Ron Ho

**Panel Decision:** The Commission ordered Barbara J. Bouldin to take the following corrective action(s) within 30 calendar days from the mailing date of the Order of the Code Enforcement Commission:

1. Install and maintain landscaping, ground cover or lawful areas of hardscape in the front yard.
2. Thereafter, maintain the property in a manner and condition consistent with the City of Pasadena Municipal Code.

If Barbara J. Bouldin fails to take the above corrective actions within 30 calendar days of the mailing date of the Order of the Code Enforcement Commission, the Code Enforcement Manager may then decide to (1) refer the case to the City Prosecutor's office, or (2) arrange for the abatement of the code violations with all abatement costs to be billed to the property owner.

**Compliance Date:** December 16, 2005

**Status:** Property sold. Code Compliance staff to contact new purchaser, describe non-compliant conditions and monitor site for resolution.

**Agenda Code Enforcement Commission  
September 7, 2006**

**6. APPROVAL OF MINUTES**

Approval of the minutes for the special meeting of July 26, 2006.

**7. REPORTS AND COMMENTS FROM COMMITTEES**

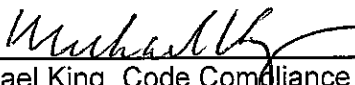
**8. REPORTS AND COMMENTS FROM STAFF**

**9. REPORTS AND COMMENTS FROM COMMISSION**

**10. ADJOURNMENT**

**POSTING STATEMENT:**

I HEREBY CERTIFY that this Agenda was posted in its entirety on the City of Pasadena Chamber Building bulletin boards in the lobby area and north outside entrance at 117 E. Colorado Boulevard, and a copy was distributed to Central Library for posting this August 31, 2006, by 5:30 p.m.

  
\_\_\_\_\_  
Michael King, Code Compliance Manager

  
\_\_\_\_\_  
Jon Pollard, Code Compliance Manager

  
\_\_\_\_\_  
Joseite Pastrana, Recording Secretary