

OFFICE OF THE CITY PROSECUTOR

CITY OF PASADENA

MEMORANDUM

TO: City Council
CC: Cynthia Kurtz
FROM: Alison Weissman
Deputy City Prosecutor
RE: 943 North Marengo
DATE: April 22, 1999

The following is a brief summary of the chronological history of our dealing with the property at 943 Marengo. The case was originally referred to the C.R.A.S.H. team based on a Complaint letter in July 1997. The ownership of the property is in question but we have been working with Don Follett, the property manager, to bring the property up to code. Currently, all code violations have been corrected with the exception of one kitchen that still needs to be removed. The issue regarding the number of units has been investigated by Andre Temurian from Code Compliance and he has determined that the property has four legally allowable units.

7/97 Complaint letter received from Aprile Boetcher.

8/19/97 Inspection received from Fire Department. Member of C.R.A.S.H. team sent to do visual inspection. Determination made that no further action necessary at this time.

10/7/97 Following new Complaint, Bill Kimura completes inside inspection and report issued. Attempts begun to locate owners.

2/98 Preliminary information found on owners but attempts to contact them telephonically unsuccessful.

3/98 Office hearing scheduled; notice sent to listed owners, Glenn & Ana Erlich. Mail returned undelivered by Post Office.

4/98 to 6/98 Calls received from local Neighborhood Association. Attempts to locate correct owners continue. Property Profile obtained showing additional possible addresses for owner.

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- 6/30/98 Based on this data and data obtained from earlier inspection and Neighborhood Associations, Inspection Warrant signed by Judge Phillip Argento, with execution date of July 7, 1998. C.R.A.S.H. team notified. Notices posted at property and mailed to Erlich's at four possible addresses in and out of California. Based on information received from Neighborhood Association, notices also sent to Olga Duarte at two possible addresses. All notices sent certified mail; most returned by Post Office.
- 7/7/98 Warrant served, inspection carried out; Don Follett appears at property at time of inspection and identified himself to be the Property Manager. Report generated listing numerous violation. Copy of report left with Don Follett.
- 7/8/98 Office Hearing scheduled for 7/15/98, and notice of same along with Notice of Violations sent to Erlich's by mailing same to a post office box, attention Don Follett.
- 7/15/98 Office Hearing held; Follett and C.R.A.S.H. team present. Follett brings in documentation on inspections and permits issued for last 50 years, showing front house authorized as rooming house 35 years ago, and more recently listed in all documents as a four unit structure. Follett told corrections to make, including returning house to four units; given 60 days to a progress inspection.
- 9/2/98 Neighborhood Association calls re problems. C.R.A.S.H. team notified and Follett calls. Both go to property to check; no problems noted. Follett provides exterior pictures.
- 9/13/98 Follow-up office hearing held. Follett advised that four units agreeable; updates C.R.A.S.H. on progress. Based on good progress, more time allowed.
- 10/12/98 Notice of Reinspection sent out, setting reinspection date of 10/20/98.
- 10/20/98 Reinspection done; all progressing satisfactorily.
- 11/98 to 3/99 Follow ups show no further problems; property is up to Code. Calls received from Neighborhood Association about problems; each one is checked out by a C.R.A.S.H. team member. Without gaining actual entry to the interior of the apartments, all appears in compliance. Kimura and Temurian note only four units in front house.

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Inspection done by Andre Temurian who gains entry to inside units. One kitchen still needs to be removed, but every thing else is up to Code. New office hearing will be scheduled regarding kitchen.