

Agenda Report

DATE: April 5, 1999

TO: CITY COUNCIL

FROM: CITY MANAGER

SUBJECT: **APPEAL OF THE NOTICE OF VIOLATION SERVED AGAINST THE PROPERTY LOCATED AT 502 CYPRESS AVENUE UNDER CHAPTER 8.48 OF THE PASADENA MUNICIPAL CODE.**

RECOMMENDATION

It is recommended that the City Council uphold the "Notice of Violation" served on the vacant lot located at 502 Cypress Avenue and authorize the City to clean the lot if the owner fails to do so as required in the Notice.

BACKGROUND

It is the responsibility of property owners to prevent their property from becoming a nuisance to the neighborhood and community as well as a menace to the public health. Unmaintained vacant lots also contribute greatly to blight and crime in a neighborhood.

Chapter 8.48 of the Pasadena Municipal Code enables the City to post a "Notice to Clean Premises" on a vacant lot and serve a "Notice of Violation" to an owner of a vacant lot that is overgrown with vegetation and has an accumulation of rubbish. In addition, Chapter 8.48 enables the City to clean a vacant lot and bill the owner for the clean-up cost, if the owner fails to clean the property after receiving notification.

CHRONOLOGY OF EVENTS:

1. On March 1, 1999, Andre Temurian, Senior Code Compliance Officer, identified a vacant lot located at 502 Cypress that was overgrown with vegetation and had an accumulation of leaves and rubbish (please see attached photographs of property).
2. On March 11, 1999, Officer Temurian posted a "Notice to Clean Premises" at the vacant lot.

3. On March 15, 1999, Officer Temurian mailed a "Notice of Violation" to the property owner of record, Donald Duffy, c/o Duffy Trust.
4. On March 16, 1999, Officer Temurian met with Paul Duffy, representative for the property owner, and discussed the violations existing at the property.
5. On March 24, 1999, Paul Duffy submitted a letter of appeal to the City Clerk's Office.

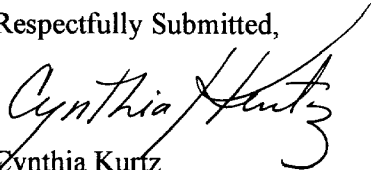
STAFFING IMPACT

If the owner fails to clean and maintain the vacant lot as required, the City will have to clean and maintain the vacant lot.

FISCAL IMPACT

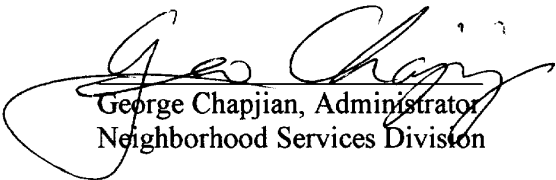
If the owner should fail to clean and maintain the vacant lot as required, the City will incur the clean-up and maintenance cost. The City will, subsequently, bill the property owner for all cost incurred and recover those costs.

Respectfully Submitted,



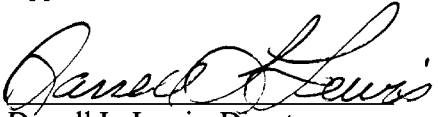
Cynthia Kurtz
City Manager

Prepared by:



George Chapjian, Administrator
Neighborhood Services Division

Approved:



Darrell L. Lewis, Director
Planning and Permitting Department

Attachments