

# Agenda Report

**DATE:** July 13, 1998

**TO:** CITY COUNCIL

**FROM:** CITY MANAGER

**SUBJECT:** **APPEAL OF CHARGES ASSESSED BY THE CITY OF PASADENA UNDER CHAPTER 8.48 OF THE PASADENA MUNICIPAL CODE AGAINST THE PROPERTY LOCATED AT 1665 SAN PASQUAL.**

## **RECOMMENDATION**

It is recommended that the City Council uphold the City charges assessed against the property located at 1665 San Pasqual for the clean-up of the unmaintained vacant lot.

## **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. Chapter 8.48 of the Pasadena Municipal Code enables the City to abate weeds and overgrown vegetation on vacant lots when an owner fails to do so after receiving notification.

## **CHRONOLOGY OF EVENTS:**

1. March 10, 1998, a complaint was filed with the City's Code Compliance section regarding the abundance of weeds, overgrown vegetation and stagnant water located at the vacant lot at 1665 San Pasqual. The complaint also alleged that the lot was being used by "squatters".

2. March 18, 1998, Andre Temurian, Senior Code Compliance Officer, conducted an inspection of the vacant lot which revealed an abundance of weeds and overgrown vegetation. Officer Temurian also identified a large hole in the ground that appeared to be an old basement area, which was filled with stagnant water (a mosquito breeding ground).
3. March 23, 1998, Officer Temurian posted a Notice to Clean Premises on the vacant lot. In addition, Officer Temurian sent a Notice of Violation to the property owners of record in the office of the county tax assessor, Shin Wei Chang & Kau Y. The Notice required that the owners abate the conditions on the property by April 7, 1998, or the City would abate the conditions and charge the owners for the abatement cost, estimated to be \$3,528.60. The notice also advised the owners of their right to appeal.
4. April 6, 1998, George Chapjian, Neighborhood Services Administrator received a phone call from Mr. Daniel Lee, who said he represented the property owner. During the phone conversation, Mr. Lee requested and was granted an extension until April 8, 1998 to abate the conditions.
5. April 9, 1998, Officer Temurian conducted a reinspection of the vacant lot to verify compliance and found that the lot was only partially cleared of weeds and overgrowth. Officer Temurian observed that weeds and overgrown vegetation had been cleared from the front section of the lot, but there was still left a substantial amount of weeds and overgrown vegetation in the middle and rear sections of the lot that needed to be cut and removed. Officer Temurian assumed that the job was left unfinished and decided to return another day to verify its completion.
6. April 13, 1998, Officer Temurian conducted a reinspection of the site which revealed no change or improvement from the conditions noted at his inspection on April 9, 1998.
7. April 16, 1998, Officer Temurian received a phone message to call Mr. Lee. Officer Temurian returned Mr. Lee's phone call and advised Mr. Lee that his inspections of the vacant lot conducted on April 9, and April 13, 1998 revealed insufficient compliance, and additional removal of weeds and overgrown vegetation at the rear of the property was required.
8. May 6, 1998, Officer Temurian conducted a reinspection of the vacant lot and observed, again, that there was no change or improvement in the conditions noted in his last two inspections.
9. May 7, 1998, Officer Temurian contacted MASH and requested that they complete the removal of the weeds and overgrown vegetation remaining at the sides and rear of the property.

10. The MASH crew worked at the vacant lot for 5 days between May 8 through 17, and proceeded to cut and remove the weeds and overgrown vegetation, requiring numerous loads to be taken to the local dump.

It should be noted that this is not the first time Code Compliance has cited this property for weeds and overgrown vegetation. Records indicate that there were two other cases against this property since 1995.

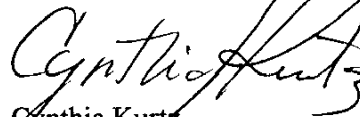
#### **STAFFING IMPACT**

There is no staffing impact associated with this report.

#### **FISCAL IMPACT**

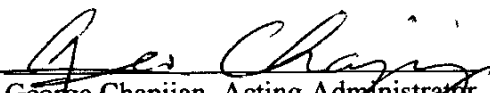
Failure of the property owner to reimburse the City for the cost incurred in removing the weeds and overgrown vegetation from the vacant lot will result in a loss of \$4,534.04 from the General Fund.

Respectfully Submitted,



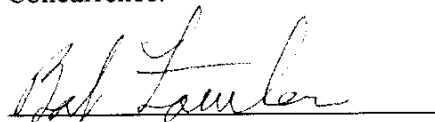
Cynthia Kurtz  
City Manager

Prepared by:



George Chapjian, Acting Administrator  
Neighborhood Services Division

Concurrence:



Bob Fowler, Acting Director  
Planning and Permitting