



City of Duarte

1042 Huntington Drive, Duarte, California 91010-2592
Tel. (626) 357-7938 | Fax (626) 303-0694

Notice of Violation

05/14/2021



Subject Location:

The Rancho Inn
1515 HUNTINGTON DR
Duarte, CA 91010
APN: 8530-017-053
Case #: CE21-3898

To Whom It May Concern,

A scheduled property inspection occurred on Wednesday, April 21, 2021 at The Rancho Inn where city staff noted numerous violations of the Duarte Municipal Code and the Duarte Development Code. In addition, the city building inspector created a correction list noting violations of the California Residential Code, California Building Code, California Electrical Code and the California Fire Code. A comprehensive correction list has been attached to this letter that will require Site Plans and building permits prior to commencement of any repairs. The following violation(s) exist and requires the following corrective action.

Codes	Description	Corrective Action
16.04.010	The city adopts by reference, except as otherwise provided in this chapter, the following codes: (1) The 2013 edition of the California Building Code. (2) The 2013 edition of the California Electrical Code. (3) The 2013 edition of the California Plumbing Code. (4) The 2013 edition of the California Mechanical Code. (5) The 2013 edition of the California Residential Code. (6) The 2013 edition of the California Green Building Standards Code. (7) The 2013 edition of the California Building Code, Appendix J as amended by Los Angeles County related to grading. (b) The foregoing laws are hereinafter, for convenience, referred to collectively as the "California Building Code" and shall, except as hereafter provided, be and become the building, plumbing, electrical and mechanical, and residential codes of the city.	Any alterations or improvements to property requires proper permits from City Hall: 1600 Huntington Dr., Duarte CA 91010. <u>Note: Please refer to attached Planning Division and Building Division violations and submit all requested Site Plans and obtain all requested building permits prior to beginning any repairs.</u>
16.04.050	(a) GENERAL (1)No person shall construct, alter, repair, demolish, remove, move, use, occupy or maintain, within the city, any building or structure or any portion thereof, except as provided by this code. (2)No person shall grade, excavate or fill any land except as provided by this code. (3)The permissive provisions of this code shall not be presumed to waive any limitations imposed by other statutes or ordinances of the state or city. (4)All of the provisions of this code shall be limitations for safeguarding life, limb, health, property and public welfare.	Please stop all work and obtain proper permits at Duarte City Hall; Monday- Thursday, 7:30 AM - 6 PM. Duarte City Hall is located at 1600 Huntington Dr., Duarte CA 91767, Phone: 626-357-7931. <u>Note: Please refer to attached Planning Division and Building Division violations and submit all requested Site Plans and obtain all requested building permits prior to beginning any repairs.</u>
19.122.020 (A)	Site plan and design review required. No one shall construct any structure or site improvement, or alter, move, rebuild, relocate, or significantly enlarge or modify any existing structure or site improvement specified in Table 7-2, unless a Site Plan and Design Review application is first reviewed and approved or conditionally approved by the applicable review authority in compliance with this Chapter.	Any alterations or improvements to properties requires proper permits and or approvals from Duarte City Hall: 1600 Huntington Dr., Duarte CA 91010 (Monday- Thursday 7:30AM - 6 PM). <u>Note: Site Plans</u>

		<u>will be required to be submitted to the Building and Safety Division prior to beginning any repairs or improvements.</u>
19.130.100	All permits and approvals shall be implemented in substantial compliance with the approved drawings and plans and any conditions of approval imposed by the review authority, including those specified in Chapter 19.32.060 (Street Improvements).	Your property/location must remain as shown in the approved plans/permits. If changes, additions or alternations are needed, proper approvals/permits must be obtained prior to those changes. <u>Note: Please schedule an appointment date and time with the City of Duarte Planning Division prior to beginning any repairs or improvements.</u>
19.40.100	A. Landscape maintenance. Landscaping and vegetation shall be maintained as follows: 1. All landscaped areas shall be kept and maintained in a manner that does not detract from the appearance of the immediate neighborhood, and that protects the health, safety, and welfare of the user, occupants, and general public. 2. Landscaped areas shall be kept and maintained in a neat and clean condition, free of weeds, debris and dead, diseased, or dying vegetation, and broken or defective decorative elements. 3. Vegetation in landscaped areas shall be mowed, groomed, trimmed, pruned, and watered to maintain a healthy, growing condition. 4. Vegetative overgrowth shall not be permitted in a manner that is likely to harbor rodents, vermin, insects, or other nuisances; or impedes, obstructs, or denies pedestrian or other lawful travel on sidewalks, walkways, or other public rights-of-way. 5. All property owners shall water, prune, weed, and otherwise maintain landscaping in the parkway portions of adjoining streets, including street trees. B. Irrigation systems. Irrigation systems shall be maintained as follows: 1. Irrigation systems shall be kept in good working condition and repair to prevent leaks or public health hazards. 2. Water waste resulting from inefficient landscape irrigation leading to excessive runoff, low-head drainage, overspray, and other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, or structures, shall be minimized. 3. Irrigation systems and their components shall be maintained in a fully functional manner consistent with the originally approved design and the provisions of this Chapter. 4. Landscapes shall be maintained to ensure water efficiency. A regular maintenance schedule should include but not be limited to checking, adjusting and repairing irrigation equipment; resetting the automatic controller; aerating and dethatching turf areas; replenishing mulch; fertilizing; pruning; and weeding in all landscaped areas. C. Artificial turf. Artificial turf shall be maintained as follows: 1. All artificial turf areas shall be kept and maintained in a manner that does not detract from the appearance of the immediate neighborhood, and that protects the health, safety, and welfare of the user, occupants, and general public. 2. Artificial turf areas shall be kept free of animal waste, rubbish, leaves, sand, rocks, algae, mold, fungi, natural grass and/or weeds. 3. Artificial turf seams, joints and edges shall be inconspicuous and not allowed to cause tripping or other hazards. 4. Artificial turf that is discolored, deteriorated, matted, torn, stained, shows excess wear or is otherwise unsightly or neglected shall be repaired or replaced to the satisfaction of the City. 5. Artificial turf infill material shall be maintained at adequate levels to allow proper use of the turf. Infill materials shall not be allowed to accumulate within the artificial turf area or otherwise be visible from the public right-of-way. Sweeping, raking or otherwise redistributing infill material on a regular basis is required.	Landscape maintenance required. <u>Note: Please meet with the City of Duarte Planning Division and submit a landscape and irrigation plan prior to making any improvements. Please review all comments related to landscape and maintenance noted by planning staff that will require corrective action.</u>
19.48.030 (H)	Maintenance responsibility. 1. It shall be the responsibility of any owner of any structure, residence, property, grounds or lots to ensure or compel compliance with the property maintenance standards set forth in this Chapter. 2. It shall be the responsibility of any owner, tenant, lessee, or occupant of any structure, residence, property, grounds or lots to remove debris and remove any vegetation that is in violation of this Chapter that has accumulated on any streets within the City, if such person(s) placed the debris on such private property or streets, or otherwise owns, is occupying, or has custody or control over such private property or streets.	The owner of the indicated property is responsible for all maintenance and cleanup of property. <u>Note: No demolition or improvements may begin until all Site Plan approvals and building permits have been obtained.</u>
19.48.030	General. All properties within the City shall be kept and maintained in a clean, neat, orderly, operable, and usable condition that is safe both to occupants and passersby. This requirement applies to structures, portions of structures, paving, fences, walls, landscaping, water, earth, and any other structure or natural feature. B. Prohibition on attractive nuisances. Any property which can be easily accessed by children must be kept clear of attractive nuisances that create a danger for children and other persons, including but not limited to abandoned, neglected, or broken equipment or vehicles, machinery, appliances, refrigerators or	<u>Please meet with City of Duarte Planning and Building Division staff prior to demolition or improvements of the property. Site Plan approvals and building permits will be required.</u>

	freezers; construction materials and construction equipment; and hazardous pools, ponds, and excavations. C. Structure maintenance. All structures and paved areas shall be kept and maintained in a manner so as to not detract from the appearance of surrounding properties, and that protects the health, safety and welfare of the user, occupant, and the general public. All such structures and paved areas shall be deemed substandard and in violation of this Chapter when such structures or paved areas display evidence of dilapidated conditions including, but not limited to, the following: 1. Faulty, sagging, or leaking roof and roofs, missing roof tiles, or other visible roofing materials; 2. Substantial areas of deteriorated structure siding materials including, but not limited to, dry rot, termite infestation, dented or rusting metal siding, broken or missing pieces of stucco, or other siding materials; 3. Broken or missing windows; 4. Inadequate site drainage and/or standing water adjacent to structure foundations; 5. Broken or inoperable sanitary and plumbing facilities and/or fixtures; 6. Broken or missing foundation; 7. Broken, torn, or missing attic vent screens; 8. Broken, ripped, or torn window screens; 9. Structural defects such as warped, bowed or sagging structural members including, but not limited to, headers, sills, beams, eaves, doorways, door jambs, and similar structural or architectural elements; 10. Holes in siding areas; 11. Weathered or peeling paint.	
5.66.030	No owner or operator of a motel shall allow any person to occupy a motel unit, or a combination of motel units within the same motel complex, for more than thirty consecutive days. Occupancy which is not interrupted by an interval of at least thirty days shall be deemed consecutive.	Abide by established occupancy guidelines. <u>Note: City of Duarte Code Division has been advised several units are being occupied by long-term tenants that exceed (30) day occupancy limit. ALL OCCUPANTS MUST BE IN COMPLIANCE WITH THIS SECTION IMMEDIATELY.</u>
5.66.060	The operator shall allow authorized representatives of the city to inspect the books and records of the motel during reasonable business hours for the purpose of determining compliance with the provisions of this chapter.	<u>Motel operator shall have all guest books available for records inspection.</u>
9.32.010(d)	Unpainted buildings causing dry rot, warping, and lack of weather protection	Building must have paint and or weather protection. <u>Note: Please review City of Duarte Planning Division correction list related to deferred exterior structure maintenance, painting, defective weather protection.</u>
9.32.010(e)	Broken windows, damaged doors, or gates constituting hazardous conditions and inviting trespassers and malicious mischief or constituting a harbor for vagrants, criminal, or immoral persons, or as to enable persons to resort thereto for the purpose of committing unlawful or immoral acts	Repair all Broken and damaged areas of property to discourage trespassers. <u>Note: Inspect and secure any vacant units to prevent trespassers.</u>
9.32.010(g)	Dead, decayed, diseased, or hazardous trees, weeds, and other vegetation: Dangerous or injurious to public safety and welfare, or having a tendency to depreciate the aesthetic and property values of surrounding property;	Remove all dead and decayed vegetation from property. <u>Note: Submit a landscape and irrigation plan prior to beginning any repairs or improvements.</u>
9.32.010(h)	The accumulation and storage of abandoned, wrecked, dismantled, or inoperative automobiles, trailers, campers, boats, and other mobile equipment in yard areas;	Remove or abate all inoperative vehicles and or parts and or equipment. <u>Note: Inspect property and remove all stored vehicles, motorcycles, watercraft.</u>
9.32.010(n)	The maintenance of any structure in a state of substantial deterioration, such as peeling paint on a facade, broken windows, roofs in disrepair, damaged porches or broken steps, or other such deterioration or disrepair not otherwise constituting a violation and which is viewable from a public right-of-way or viewable from the sites of neighboring properties, when such condition would have a tendency to depreciate the aesthetic and property values of surrounding property.	Repair all areas of disrepair related or attached to structure. <u>Note: Please submit required Site Plans and obtain all requested building permits prior to commencing with any improvements.</u>
9.32.020	<u>If not timely abated, all or any part of premises found, as provided herein, to constitute a public nuisance may be abated, including by rehabilitation, demolition, repair, or removal, by the city pursuant to the procedures set forth in this chapter. The procedures set forth herein shall not be exclusive and shall not in any manner limit or restrict the city from enforcing other city ordinances or abating public nuisances in any other manner provided by law.</u>	<u>Abate property nuisance by repair or demolition of building</u> <u>Note: Failure to abate all violations may result in the city moving forward with additional code and/or legal action to abate public nuisances at this property.</u>
9.45.010	The accumulation and storage of abandoned, wrecked, dismantled or	<u>Remove all abandoned, wrecked</u>

	<p>inoperative vehicles or parts thereof on private or public property not including highways is hereby found to create a condition tending to reduce the value of private property, to promote blight and deterioration, to invite plundering, to create fire hazards, to constitute an attractive nuisance creating a hazard to the health and safety of minors, to create a harborage for rodents and insects and to be injurious to the health, safety and general welfare. Therefore, the presence of an abandoned, wrecked, dismantled or inoperative vehicle or part thereof, on private or public property not including highways, except as expressly hereinafter permitted, is hereby declared to constitute a public nuisance which may be abated as such in accordance with the provisions of this chapter.</p>	<p><u>or dismantled vehicles from property.</u></p>
<p>Health and Safety Code: 17920.3</p>	<p>Any building or portion thereof including any dwelling unit, guestroom or suite of rooms, or the premises on which the same is located, in which there exists any of the following listed conditions to an extent that endangers the life, limb, health, property, safety, or welfare of the public or the occupants thereof shall be deemed and hereby is declared to be a substandard building: (a) Inadequate sanitation shall include, but not be limited to, the following: (1) Lack of, or improper water closet, lavatory, or bathtub or shower in a dwelling unit. (2) Lack of, or improper water closets, lavatories, and bathtubs or showers per number of guests in a hotel. (3) Lack of, or improper kitchen sink. (4) Lack of hot and cold running water to plumbing fixtures in a hotel. (5) Lack of hot and cold running water to plumbing fixtures in a dwelling unit. (6) Lack of adequate heating. (7) Lack of, or improper operation of required ventilating equipment. (8) Lack of minimum amounts of natural light and ventilation required by this code. (9) Room and space dimensions less than required by this code. (10) Lack of required electrical lighting. (11) Dampness of habitable rooms. (12) Infestation of insects, vermin, or rodents as determined by a health officer or, if an agreement does not exist with an agency that has a health officer, the infestation can be determined by a code enforcement officer, as defined in Section 829.5 of the Penal Code, upon successful completion of a course of study in the appropriate subject matter as determined by the local jurisdiction. (13) Visible mold growth, as determined by a health officer or a code enforcement officer, as defined in Section 829.5 of the Penal Code, excluding the presence of mold that is minor and found on surfaces that can accumulate moisture as part of their properly functioning and intended use. (14) General dilapidation or improper maintenance. (15) Lack of connection to required sewage disposal system. (16) Lack of adequate garbage and rubbish storage and removal facilities, as determined by a health officer or, if an agreement does not exist with an agency that has a health officer, the lack of adequate garbage and rubbish removal facilities can be determined by a code enforcement officer as defined in Section 829.5 of the Penal Code.</p>	<p><u>Please correct/abate all substandard housing conditions as listed in Planning and Building Division correction lists attached to this letter.</u></p>
<p>19.34.020</p>	<p>The construction and/or relocation of an accessory structure shall require a Building Permit to ensure compliance with the regulations described in this Chapter and may require Site Plan and Design Review pursuant to Chapter 19.122 (Site Plan and Design Review).</p>	<p><u>Accessory buildings and storage sheds are not permitted. Please comply with Planning and Building Division correction list to abate violations.</u></p>
<p>19.48.030 (D)</p>	<p>Fencing and walls. All fences and walls shall be kept and maintained in a manner that does not detract from the appearance of the immediate neighborhood or district, and that protects the health, safety, and welfare of the user, occupant, and general public. Fences and walls shall be deemed substandard and in violation of this Chapter when they display evidence of dilapidation or other conditions, such as any or all of the following: 1. Sagging, broken, rotted, or defective support posts or other structural members; 2. Missing or broken fence boards; 3. Damaged or missing blocks from a block wall; 4. Substantial areas of deterioration including dry rot, broken or missing pieces of stucco, holes, or warped or leaning fence or wall areas; 5. Chain link fence material which is damaged or broken; 6. Portions of the fence or wall which are substantially defaced with graffiti; 7. Any condition of deterioration or any fault resulting in the fence or wall being structurally unsound or otherwise hazardous to property owners, occupants, or passersby; 8. Height extensions of walls or fences in violation of this Development Code.</p>	<p><u>Repair/replace wall/fence. Note: The structural integrity of the block wall at the western property line is currently compromised. The wall will need to be repaired or replaced. Please meet with Planning Division staff prior to making any repairs. Provide a wall plan prior to any demolition.</u></p>
<p>19.38.210</p>	<p>A. All parking facilities, including curbs, directional markings, handicapped symbols, landscaping, irrigation, pavement, signs, striping, and wheel stops, shall be permanently maintained in good repair, free of litter and debris, potholes, obstructions, and stored material. B. It shall be the responsibility of the property owner to ensure that the surface is maintained free from conspicuous cracks or holes. C. Maintenance shall include, but shall not be limited to, necessary weeding, fertilizing and watering of the landscape areas and materials.</p>	<p>All parking facilities require maintenance. Parking area and landscape must be in good repair, free of litter and debris, potholes, obstructions, and stored material. <u>Note: Prior to parking lot striping or asphalt repairs please obtain all necessary approvals through the City of Duarte Planning Division.</u></p>
<p>19.42.040</p>	<p>A sign permit shall be required for all signs as set forth in this Chapter,</p>	<p>Sign permit required. <u>Note: The</u></p>

	including change of copy allowed under the provisions of this Chapter. All signs that require a sign permit shall be subject to approval by the responsible Approving Authority specified in Article 7 (Permit Processing Procedures). Only signs that comply with the provisions of this Chapter shall be approved.	<u>monument sign is cracked and in disrepair. Prior to any repair/replacement please obtain all necessary permits.</u>
19.50.070	<p>A. Purpose. This Section establishes outdoor lighting standards that are intended to be energy efficient and balance safety and security needs for lighting with efforts to ensure that light trespass (spill light), light pollution, and glare have a negligible impact on surrounding properties, particularly residential uses. Minimum requirements are presented here and that additional provisions that support sustainability are provided in Chapter 19.52 (Sustainable Development Practices). B. Exemptions. The following are exempt from the lighting provisions: 1. Outdoor lights associated with a temporary event for which a Temporary Use Permit was granted. 2. Outdoor lights used at public parks and school sites. Outdoor lights for recreational activities and special events shall be turned off between 11:00 p.m. and 6:00 a.m., unless otherwise approved by the Director. 3. Temporary lights used for holiday decorations. 4. Emergency lighting erected for official purposes by a local, State, or federal agency. C. General standards for outdoor lighting. 1. All new outdoor lighting fixtures shall be energy efficient. 2. Lighting shall be shielded or recessed so that direct glare and reflections are confined to the maximum extent feasible within the boundaries of the site, and shall be directed downward and away from adjoining properties and public rights-of-way. 3. No lighting on private property shall produce an illumination level greater than one foot candle on any property within a residential zoning district except on the site of the light source. 4. All lighting fixtures shall be appropriate in scale, intensity, and height to the use they are serving. Use the minimum amount of light necessary and only light areas that require it. 5. No permanently installed lighting shall blink, flash, or be of unusually high intensity or brightness. 6. Design and develop a control scheme, where acceptable, to minimize or turn lighting off during hours when they are not needed. 7. Make use of full-cutoff fixtures to avoid glare and up-light. Note that these are different from cutoff fixtures or semi-cutoff, which still allow some up-light. 8. Light standards within parking lots shall be the minimum height required to effectively illuminate the parking area and eliminate spillover of light and glare onto adjoining properties. To accomplish this, a greater number of shorter light standards may be required as opposed to a lesser number of taller standards. 9. All late night and 24-hour uses, as defined in Article 9 (Definitions), shall comply with all lighting provisions of this Section. D. Outdoor lighting standards for multi-family residential property. 1. Lighting shall represent the minimum level of illumination necessary to meet the aesthetic and security needs of the property. Light sources, intensity of light, and color of light shall be designed and located to achieve security or decorative lighting goals without causing an adverse impact on neighboring properties. Light sources shall be designed and located to minimize spillover of light or glare onto neighboring properties. a. Building-mounted lights shall be installed below the eave line. Pole or fence-mounted lights shall be located no more than eight feet above grade, except in residential parking lots. b. Lighting shall only be installed adjacent to buildings, walkways, driveways, or activity areas (decks, patios, spas and pools, and similar use areas) and focal landscape areas close to the residence or activity area. c. The lighting intensity within parking lots and adjacent areas shall be at least 1.0 foot candle at all points, but shall not exceed an average of 3.0 foot-candles over the entire parking lot. Overall height of light standards shall be no more than 22 feet above finish grade. 2. Lighting plans may be required for common open space or recreation areas in multi-family developments to include a photo analysis demonstrating compliance with these lighting standards. E. Outdoor lighting standards for nonresidential property. Parking lots, driveways, pedestrian walkways, and building entrances/exits shall be illuminated for security and safety purposes during business hours of operation. Except as otherwise exempt, outdoor lighting shall be provided with shielding so that the light emitted from an outdoor light fixture is projected below an imaginary horizontal plane passing through the fixture. Where the light source from an outdoor light fixture is visible beyond the property line, shielding shall be required to reduce glare so that the light source is not visible from within any residential dwelling unit. F. Prohibited lighting. The following outdoor light fixtures shall be prohibited. Existing light fixtures legally permitted or authorized prior to the effective date of this ordinance may be maintained. 1. Uplighted and back-lighted canopies or awnings. 2. Searchlights, except as authorized for a special or temporary event authorized by a Temporary Use Permit. 3. Flashing lights, except as used in conjunction with a security alarm system. 4. Roof-mounted lights. 5. Any light that imitates or causes visual interference with a traffic signal or other necessary safety or emergency light.</p>	Please examine outdoor lighting to ensure that light trespass (spill light), light pollution, and glare have a negligible impact on surrounding properties. <u>Note: Prior to installing or improving the parking lot lighting please obtain all necessary permits.</u>

Pursuant to the DMC, the Code Violations on your property constitute misdemeanors punishable by a \$ 1,000 fine and/or six months in the county jail (DMC §§ 1.04.090-1.04.100, 9.32.150, 19.154.070). Each day the violation continues constitutes a new and separate offense for which the full misdemeanor penalty may be imposed (DMC § 1.04.100). Alternatively, or in addition to criminal action, the City could seek compliance by pursuing an administrative action and or filing a civil action including but not limited to: Administrative Citations being issued with fines ranging from \$100 to \$1000 for each offense, if applicable a revocation of the business and a prohibition on a re-application for a business license for up to a period of five years at the location, the City executing an Abatement and Lien, and or the submitting of a Sub-Standard Lien against the property with the Los Angeles County Recorder (DMC §§ 1.08.040, 9.32.140, 19.154.070, 19.154.080). Finally you should be aware that if the City prevails in any legal action, the City could be awarded attorneys' fees (DMC §§ 9.32.160, 19.154.100).

Furthermore, we are providing you notice that "in accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code, a tax deduction may not be allowed for interest, taxes, depreciation, or amortization paid or incurred in the taxable year" for any property that is deemed a violation of the DMC. (Cal. Health & Saf. Code § 17980(d)). Moreover, as required by law, we are hereby providing you notice that it is unlawful for a lessor to retaliate against a lessee pursuant to Section 1942.5 of the Civil Code for reporting a violation.

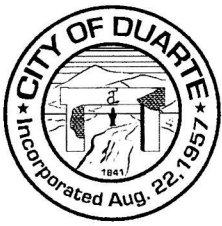
In order to eliminate further code compliance proceedings, it is respectfully requested that the property owner schedule an appointment date/time with the City of Duarte Planning Division on OR before Wednesday, June 30, 2021 to provide initial Site Plans and to obtain initial permits to begin abating violations associated with this location.

If you have any questions related to the attached correction lists please contact the plan checker Monday through Thursday between the hours of 08:00 am to 10:00 am at (626) 357-7931 ext: 236. If you have any questions related to planning improvements please contact (626) 357-7931 ext: 239 and ask to speak with Maia McCurley-Associate Planner.

Respectfully,



Don Vaillancourt
Code Compliance Officer
626-359-5671 Ext. 314



City of Duarte

1600 Huntington Drive | Duarte, CA 91010 | Bus. 626.357.7931 | Fax 626.358.0018 |

May 6, 2021

City of Duarte
Public Safety Department
Attn: Don Vaillancourt, Code Enforcement Officer
1042 Huntington Drive
Duarte, CA 91010

SENT VIA E-MAIL TO DVAILLANCOURT@ACCESSDUARTE.COM

SUBJECT: PLANNING DIVISION LETTER RE: SITE INSPECTION OF THE RANCHO INN AT 1515 HUNTINGTON DRIVE

Dear Mr. Vaillancourt:

On Wednesday, April 21, 2021, Planning Division staff conducted a site inspection of The Rancho Inn at 1515 Huntington Drive in conjunction with staff from the Building & Safety Division and the Public Safety Department. Representatives for The Rancho Inn, Mr. Jerry Krajewski and Mr. David Chai, were both present during the inspection. During the inspection staff observed various violations of both the Duarte Code of Ordinances and the Duarte Development Code. As communicated to Mr. Krajewski and Mr. Chai during the inspection, the violations noted by staff will need to be addressed and any necessary permits are required to be obtained prior to commencing work related to the violations. Following is a list of the violations noted by Planning Division staff during the inspection.

- 1.) Existing front yard landscaping is insufficient and does not meet the Duarte Development Code. Furthermore, it does not appear the landscaping is being watered by an automatic irrigation system. Re-landscaping and a new automatic irrigation system, for the landscaped areas between the front property line and buildings, is required pursuant to Chapter 19.40 of the Duarte Development Code. Landscaping should be designed in a way as to accent the property. Special effort should be given to colorful, creative, and varied planting designs that use native and native-compatible species that provide visual interest and water efficiency. A landscape and irrigation plan shall be prepared by a licensed landscape architect and submitted for review and approval by the Planning Division prior to repair and/or installation.
- 2.) As part of the front yard re-landscaping, the tree stump located in this area shall be removed.
- 3.) Landscaping at all other portions of the property shall be regularly irrigated and maintained.
- 4.) The existing monument sign has a cracked panel that requires repair or replacement. Additionally, the paint on the monument sign is deteriorated and requires repainting.

- 5.) The existing mailbox and payphone box located adjacent to the drive aisle entrance and exit shall be removed.
- 6.) There are several aerial electrical lines that do not appear to be functional. Specifically, the aerial lines running between the structures at Unit 7/Unit 8 to Unit 5/Unit 6, and from Unit 5/Unit 6 to Unit 3/Unit 4. If the aerial lines are no longer in use, then the wires and weather head shall be removed entirely. If the aerial lines are still in use, then the wires and weather head shall be cleaned up and fully repaired.
- 7.) The structural integrity of the block wall at the western property line is currently compromised. The wall is required to be repaired or replaced. Provide a wall plan indicating the materials, colors, and design for the replacement block wall. Planning Division approval is required prior to repairing the wall.
- 8.) The structures on the property have significant paint deterioration, including the exterior walls, trim, fascia, windows, and doors. All buildings require repainting. Planning Division approval of the paint colors is required prior to repainting.
- 9.) The landing and stairs at the entrances of several units are deteriorated and require refurbishing and repainting. Staff noted this circumstance at Units 7, 8, 9, and 10.
- 10.) Deteriorated and damaged stucco on the structures is required to be patched and repaired. Staff noted damaged stucco on the exterior walls of Units 3, 15, and 16, as well as the Office.
- 11.) There are several windows that have been rendered inoperable due to multiple coats of paint that have been applied to the exterior effectively sealing them shut. These windows do not provide adequate egress to occupants in conformance with the Building & Safety Division's requirements and will need to be repaired. Staff noted this circumstance at Units 3, 4, 15, and 16. Please note that any replaced windows will be required to match operating type, materials, colors, and style of existing windows, or alternatively all windows can be removed and replaced by windows of the same type.
- 12.) Windows that are damaged or have cracked glass are required to be replaced. Staff noted cracked glass in the window along the north elevation of Unit 16, as well as cracked glass in the windows at Units 7 and 8.
- 13.) Staff identified a mixture of windows at the site – some of which appeared to be original to the site and others which appeared to be newer aluminum frame windows. Separate Building Permits would have been required at the time any windows were changed. With the exception of a Building Permit issued in 2013 for fire damage repair of Unit 11, which included replacement of one (1) side window, the City has no record of permits for any of the other newer aluminum windows that were observed during the site inspection. Staff noted aluminum windows on Units 5, 6, 7, 8, 9, 10, 11, and 12. Additionally, staff noted new windows have been installed at the front of Units 5 and 6, as well as at the rear of Unit 7, all of which will need to be permitted. Please note that any replaced windows will be required to match operating type, materials, colors, and style of existing windows, or alternatively all windows can be removed and replaced by windows of the same type.

- 14.) Aluminum window screens have been installed on various windows at the site. Staff noted aluminum window screens at Units 2, 3, and 4. Planning review and approval of the aesthetics of the screening is required.
- 15.) The plywood boards that have been installed on the exterior of the buildings shall be removed. Staff noted plywood boards covering windows at Units 7, 8, 9, and 15.
- 16.) Exterior water heaters are required to be located inside an approved enclosure that matches the aesthetics of the building. Staff noted exterior unenclosed water heaters adjacent to the rear of Units 1, 11, 12, 15, and 16, as well as at the rear of the Office. Planning staff shall review and approve water heater enclosures prior to installation.
- 17.) Deteriorated water heater enclosures were identified adjacent to the rear of Units 4, 5, 6, 7, and 8; however, the City has no permit records approving these enclosures. The existing water heater enclosures shall be repaired and permitted.
- 18.) The doors of the house power cabinet located along the south elevation of Unit 16 are deteriorated and shall be replaced.
- 19.) The addition at the rear of Unit 16 located adjacent to the water heater along the east elevation is deteriorated and has missing siding. This addition shall either be re-built (with City approvals and permits) or removed completely.
- 20.) Deteriorated wrought iron railing is required to be repaired and repainted. Staff noted deteriorated wrought iron railing at the stair handrail along the west elevation of Unit 15.
- 21.) Several exterior lights have exposed light bulbs. Globes shall be installed such that the light bulbs are fully covered. Staff noted exposed light bulbs at Units 1, 2, 3, 4, 5, 6, 9, 10, 14, and 15, as well as at the Office.
- 22.) The roofs at Unit 11 and 12, and the Office, are deteriorating and require replacement. The last re-roof permit issued for the property was in 1971. Replacement roofing must match existing "red" roofing used for the majority of the property. The Planning Division shall review and approve the replacement roofing prior to installation. Permits are also required.
- 23.) It is highly recommended that all roofs be replaced.
- 24.) Staff noted an air compressor located at the rear of Unit 10. The City does not have any permits on file related to this mechanical equipment. The air compressor shall be removed entirely, or the owner will need to submit a proposal to the Planning Division for the air compressor, including the purpose of the mechanical unit, site plan showing the placement of the unit, and related screening. Planning Division approval and permits would be needed before the compressor could be finalized.
- 25.) The City has no record of permits for the storage shed adjacent to Unit 7. Permits shall be obtained for this structure, or else it shall be removed. The design and aesthetics of the structure, including colors and materials, will require Planning review and approval prior to issuance of permits.

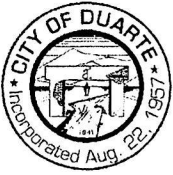
- 26.) The City has no records of permits for the storage shed located directly to the west of Units 5 and 6. The structure shall be removed, or the structure will need to be rehabilitated and permits will need to be obtained. The rehabilitation of the structure shall also include the replacement of the roof and Planning must review and approve the design and aesthetics.
- 27.) The exterior shower at the rear of Unit 1 shall be removed.
- 28.) The attic vents at Units 1, 6, and 9 shall be repaired and re-sealed with stucco. Additionally, the conduit running into the attic vent at Unit 9 shall be removed.
- 29.) Staff identified five (5) wall openings with a mesh cover located beneath the eave of Unit 5. These openings shall be closed and stuccoed over.
- 30.) A piece of wood has been attached to the fascia at the roof of Unit 9 and shall be removed.
- 31.) The fascia on the roof at Unit 4 is deteriorated and shall be replaced.
- 32.) All existing junction boxes, outlets, and conduit are required to be permitted, as directed by the Building Inspector.
- 33.) Existing conduit that does not connect to anything shall be removed. Staff noted this condition along the west elevation of Unit 12
- 34.) All existing exterior rooftop mounted lighting is required to be permitted. Exterior lighting shall be reviewed and approved by Planning prior to issuance of permits. Staff noted exterior lights at the rooftop of Units 1, 5, 6, 7, 8, 15, and 16, as well as the Office.
- 35.) The porch supports adjacent to the Office shall be rehabilitated or replaced. Planning review and approval is required prior to any changes occurring.
- 36.) The weatherhead located at the rooftop of Unit 5 shall be removed along with any cable wiring connected to it.
- 37.) The cable wiring along the south elevation of the Office building shall be cleaned up.
- 38.) The front window of Unit 1 has an AC unit located within the shell of another AC unit. This does not conform to the City's aesthetic standards and the shell shall be removed.

Should you have any questions, please feel free to contact me between the hours of 7:30 a.m. to 6:00 p.m., Monday - Thursday, at (626) 357-7931, ext. 239.

Sincerely,



Maia McCurley
Associate Planner



City of Duarte

COMMUNITY DEVELOPMENT DEPARTMENT: BUILDING DIVISION

1600 Huntington Drive

Duarte, CA 91010

Ph: 626-357-7931 Fax: 626-358-0018

www.accessduarte.com

PLAN CHECK CORRECTION SHEET

JOB ADDRESS: 1515 HUNTINGTON DR.

SITE INSPECTION DATE: 4/21/21

REVIEWED BY: Carlos G.

DATE IN: 05/04/2021

Review corrections noted below and submit the requested information and or documents.

If you have any questions or need clarification, please contact the plan checker Monday through Thursday between 8 a.m. to 10 a.m. at 626-357-7931 ext. 236.

The following items as listed are items that are in violation of the California Residential Code, California Building Code, California Electrical Code and the California Fire Code. The following buildings are listed from the south east corner of the property toward the north/east portion, across to the north/west portion, then down to the south/west corner of the property.

- Please provide a permit and scope of work for the following items and any items that might be triggered through this site inspection. All work shall be in compliance with the 2019 CBC, CRC, CMC, CPC and CEC.

Building No. 1

1. The electrical "Romex" wiring on the front exterior face of the building to the exterior light needs to be properly concealed in EMT, it appears to be coming from an interior wall receptacle.
2. Exterior penetrations around the south west windows, shall be properly patched to match the existing stucco.
3. Windows which have glass separating from its frame shall be properly repaired and sealed from weather and draft.
4. Penetrations at the south west corner shall be properly patched to match the existing stucco.
5. Existing EMT that is becoming detached from the exterior wall shall be properly attached.
6. Exposed wires out of the J-box at the front gable ridge shall be properly covered and concealed.
7. Provide a minimum 36" clearance in front of the water heater for working clearance at the south east corner of the building, and clear tree growth away from the water heater B-vent.
8. Dry rotting and termite damaged fascia at the perimeter of the building needs to be replaced and painted to match.
9. Water heater enclosures need to be repaired of water and termite rot, the access door must be operable and the clearance around the B-vent shall be clear of combustible material.

Building No. 2

1. Penetrations around the existing electrical conduit at the South and south east corner shall be patched to match existing.
2. The removed window on the north side of the building shall be replaced for lighting and ventilation purposes.
3. The penetrations around the gable vents shall be stucco patched and properly sealed to match the existing.



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4. Dry rotting and termite damaged fascia at the perimeter of the building needs to be replaced and painted to match.
5. Windows which have glass separating from its frame shall be properly repaired and sealed from weather and draft.
6. Provide a minimum 36" clearance in front of the water heater for working clearance at the south east corner of the building, and clear tree growth away from the water heater B-vent.
7. Water heater enclosures need to be repaired of water and termite rot, the access door must be operable and the clearance around the B-vent shall be clear of combustible material.

Building No. 3

1. The penetrations around the gable vents shall be stucco patched and properly sealed to match the existing.
2. Dry rotting and termite damaged fascia at the perimeter of the building needs to be replaced and painted to match.
3. Windows which have glass separating from its frame shall be properly repaired and sealed from weather and draft.
4. Penetrations around electrical conduit elbows at the south side of the building shall be sealed properly, by stucco.
5. The window removed from the south side of the building shall be replaced for lighting and ventilation purposes.
6. Water heater enclosures need to be repaired of water and termite rot, the access door must be operable and the clearance around the B-vent shall be clear of combustible material.

Building No. 4

1. Provide a hard cap at the sewer cleanout at the east side of the building.
2. The exposed Romex wiring at the east side of the building shall be in EMT conduit.
3. Provide a Gable vent at the east side of the building, where it has been removed.
4. Water heater enclosures need to be repaired of water and termite rot, the access door must be operable and the clearance around the B-vent shall be clear of combustible material.
5. Windows which have glass separating from its frame shall be properly repaired and sealed from weather and draft.

Building No. 5

1. The penetrations at water lines on the north/east side of the building need to be sealed properly with stucco to match.
2. Dry rotting and termite damaged fascia at the perimeter of the building needs to be replaced and painted to match.
3. Stucco cracking and separation at the front entry door shall be patched with stucco to match.
4. Provide a cover at the J-box at the south/east corner.
5. Windows which have glass separating from its frame shall be properly repaired and sealed from weather and draft.
6. Water heater enclosures need to be repaired of water and termite rot, the access door must be operable and the clearance around the B-vent shall be clear of combustible material.



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Building No. 6

1. Dry rotting and termite damaged fascia at the perimeter of the building needs to be replaced and painted to match.
2. Windows which have glass separating from its frame shall be properly repaired and sealed from weather and draft.
3. Water heater enclosures need to be repaired of water and termite rot, the access door must be operable and the clearance around the B-vent shall be clear of combustible material.

Building No. 7

1. Dry rotting and termite damaged fascia at the perimeter of the building needs to be replaced and painted to match.
2. Windows which have glass separating from its frame shall be properly repaired and sealed from weather and draft.
3. Water heater enclosures need to be repaired of water and termite rot, the access door must be operable and the clearance around the B-vent shall be clear of combustible material.
4. Open wires at the sign and light at the front entry shall be in EMT conduit and sealed.
5. The improper conduit connection at the south/east corner, high.

Building NO. 8

1. The exterior shower at the west side of the building shall be removed along with all piping to it, and all exterior wall penetrations patched properly.
2. The penetrations at the west of the building at the gas pipe shall be patched and sealed properly.
3. Dry rotting and termite damaged fascia at the perimeter of the building needs to be replaced and painted to match.
4. Windows which have glass separating from its frame shall be properly repaired and sealed from weather and draft.
5. Water heater enclosures need to be repaired of water and termite rot, the access door must be operable and the clearance around the B-vent shall be clear of combustible material.
6. Provide the proper electrical connection to the window A/C at the exterior of the building.

Laundry

1. Provide a hard cap at the open drain line at the rear of the building.
2. Exposed ABS drains above ground, if they can't be buried they shall be pointed.
3. Provide a J-box at the ceiling of the building.
4. Dry rotting and termite damaged fascia at the perimeter of the building needs to be replaced and painted to match.
5. Water heater enclosures need to be repaired of water and termite rot, the access door must be operable and the clearance around the B-vent shall be clear of combustible material.

Carlos Grider
City Building Inspector