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Attorneys for Petitioner, CITY OF WHITTIER

SUPERIOR COURT OF THE STATE OF CALIFORNIA
COUNTY OF LOS ANGELES, SOUTHEAST DISTRICT

CITY OF WHITTER, a California Municipal
Corporation,

Petitioner,

vs.

ROSE A. NEDROW, an individual;
AMERICAN ADVISORS GROUP, a
California corporation;
U.S. DEPARTMENT OF HOUSING AND
URBAN DEVELOPMENT, a federal
agency; and
DOES 1-25,

Respondents.

Case No.

Hon.
Department

**DECLARATION OF CODE
ENFORCEMENT OFFICER KAREN
VALENZUELA IN SUPPORT OF CITY'S
PETITION FOR ORDER TO ABATE
SUBSTANDARD BUILDING AND
APPOINTMENT OF RECEIVER**

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1 **DECLARATION OF CODE ENFORCEMENT OFFICER KAREN VALENZUELA**

2 I, Karen Valenzuela, hereby declare as follows:

3 1. I am currently employed as a Code Enforcement Officer for the City of Whittier
4 ("City"). I have been in code enforcement for three (3) years and have been employed by the City
5 for 15 years. My general responsibilities for the City include inspecting residential and commercial
6 buildings, structures, and properties throughout the City, and enforcing State housing laws, the
7 California Health and Safety Code, local building codes, and the Whittier Municipal Code
8 ("WMC"), along with the various codes adopted by the City.

9 2. I have personal knowledge of the facts pertaining to this matter with respect to the
10 property located at 12336 Pasadena Street, Whittier, California, 90601, identified by Assessor's
11 Parcel Number 8140-019-017 ("Subject Property"). I am the Code Enforcement Officer assigned
12 to the Subject Property. I have reviewed the City's records regarding the Subject Property and am
13 readily familiar with them. If called to do so, I could and would competently testify to these facts
14 stated in this declaration.

15 3. I am informed and believe that the Subject Property is owned by Rose Nedrow
16 ("Owner"). The Owner currently resides in an assisted living facility and the Subject Property is
17 occupied by Ulysses and Marta Guzman, who identify themselves as her "caretakers," but have no
18 legal claim to the Subject Property. They do little more than squat at the Subject Property and,
19 until recently, allowed Domingo Phillip De La Cruz, a homeless individual, to reside in the
20 backyard, garage and/or in a vehicle abandoned on the Subject Property. The City has received
21 over 80 calls for service regarding the substandard condition of the Subject Property and to date, it
22 still remains littered with junk, trash and debris.

23 4. Most recently, the Subject Property was the scene of a homicide. The investigation
24 is still active, but what is known is that on Saturday May 15, 2021, at approximately 7:30 a.m., the
25 City received a call for service from Ulysses Guzman claiming he found Domingo Phillip De La
26 Cruz deceased in the garage from a gunshot wound. At this time, detectives believe the gunshot
27 wound was not self-inflicted and have ruled out suicide. Ulysses Guzman initially walked away
28 from the Subject Property when officers arrived and then fought with responding police officers

1 and assaulted one officer resulting in injury. He was arrested and has since been released from
2 custody.

3 5. Due to this killing, there is now increased problems with the Subject Property. More
4 people have been observed coming and going from the garage and backyard and a makeshift vigil
5 has been erected in the back alley area on the car once belonging to Mr. De La Cruz. The Subject
6 Property is attracting unwanted attention from people believed to be associated with him, which
7 only increases the substantial danger the Subject Property poses to the surrounding neighbors and
8 community.

9 6. The City has been diligently attempting to gain compliance on the Subject Property
10 since at least 2018. Based on my investigation and review of the City's records regarding the
11 Subject Property, I know that these efforts include numerous inspections, the issuance of multiple
12 notices and letters ordering the abatement of the unlawful conditions on the Subject Property, and
13 a hearing declaring the Subject Property a Public Nuisance in January of 2021. True and correct
14 copies of all previous notices issued for the Subject Property are attached hereto as **Exhibit A** and
15 are incorporated herein.

16 7. The Subject Property is a single-family residential structure with two bedrooms and
17 two bathrooms built in 1922 with approximately 1,000 square feet. The interior of the main
18 residence is substandard and riddled with various violations of law. The exterior of the Subject
19 Property is littered with junk, trash, debris and discarded items that often spill over into the public
20 alleyway, creating a nuisance for the community and surrounding neighbors. Over time, these
21 discarded items have included a mattress, ice chest, a TV, plastic bins, boxes, tools, ladders,
22 discarded machinery, trash, etc. The garage on the Subject Property was often illegally occupied
23 by Mr. De La Cruz who maintains the Subject Property in violation and who was so aggressive
24 towards me and code enforcement officers that we could only inspect the Subject Property if police
25 officers were present.

26 8. I most recently conducted a full inspection of the entire Subject Property on
27 February 10, 2021, along with other code enforcement inspectors, members of our mental health
28 team, City police officers and a City Building Inspector. The inspection revealed several violations

1 of State and local law on the Subject Property including: an opening in the exterior wall of the
2 home in/around mailbox slot; unprotected electrical outlets in bathroom, hazardous exterior gas
3 water heater with an enclosure full of weeds and debris, clogged waste line plumbing in/at bathroom
4 sink and standing water in some rooms, lack of proper required source of heating, missing smoke
5 and carbon monoxide detectors throughout the Subject Property, dangerously exposed wiring at
6 smoke detector and/or light fixtures, light fixtures with missing globes/covers and wires hanging
7 from the ceiling, improper or lacking sealing of sinks, toilets and tubs to counter tops/floors, leaking
8 plumbing under kitchen sink, missing glazing at front entry door, missing/rotted floorboards in the
9 bathrooms and kitchen, a cut wall/door (unusable) between the back bathroom and laundry room,
10 an extension (back room) of the house that may not have been permitted, unpermitted overhead
11 storage of materials in garage roof framing, missing or damaged underfloor venting/access door
12 screening, missing waterproof exterior outlet boxes/covers for exterior outlets, the electrical service
13 panel was missing hinges for the panel, the electrical disconnect cover for air conditioning
14 condenser was missing, electrical circuits at rear yard mounted along block wall are not supported
15 properly, there was unpermitted electrical in the garage and the garage contained deteriorated
16 framing and foundation, scorch marks on the east side of the house indicating a previous electrical
17 fire, miscellaneous wiring under the eaves of the house, the outside walls of the unpermitted
18 extension meet the ground (lack of proper foundation), the back porch is crumbling where the hand
19 rail is embedded into the back porch, there is improper piping or wiring running along the
20 cinderblock wall in the backyard, there are still large piles of junk and debris in the backyard, there
21 are extension cords running from the house to the garage, the garage itself is completely full of junk
22 and other items stored from the top to the bottom, storage of junk, trash and debris throughout the
23 exterior of the Subject Property is visible from the public right-of-way, there is possibly someone
24 living in the garage, the rear fence is broken in numerous places, and an abandoned vehicle is still
25 parked to the rear of the Subject Property on jacks with a tarp on top of it. Photographs taken
26 during that inspection that accurately depict the condition of the Subject Property that day are
27 attached hereto as **Exhibit B**.

28 ///

1 9. **All of the violations observed during the February 10, 2021, inspection still exist**
2 **and constitute extremely dangerous substandard building violations and other illegal**
3 **conditions that pose an immediate and serious risk to the health and safety of the residents**
4 **and the public.**

5 10. Based upon my training and experience, I have identified the following violations
6 of law upon the Subject Property that still exist as of the date of this declaration:

7 **City of Whittier Municipal Codes**

- 8 (1) § 8.08.022 - Unlawful To Maintain Substandard Property Conditions Substandard
9 Property Conditions Designated
10 (2) § 8.08.030 - Nuisances Designated
11 (3) § 8.12.170 - Accumulations Of Solid Waste Prohibited
12 (4) § 18.10.030 - Limitations On Use

13 **California Building Code**

- 14 (5) § 116 - Unsafe Structures and Equipment
15 (6) § 116.1 - Conditions
16 (7) § 915 - Carbon Monoxide Detection
17 (8) § 915.1 – General

18 **California Electric Code**

- 19 (9) § 110.3(B) - Installation and Use
20 (10) § 110.12 - Mechanical Execution of Work
21 (11) § 250.4 - General Requirements for Grounding and Bonding
22 (12) § 604.1 - Abatement of Electrical Hazards
23 (13) § 604.5 - Extension Cords
24 (14) § 604.6 - Unapproved Conditions

25 **California Fire Code**

- 26 (15) § 111.1.1 - Unsafe Conditions

27 **California Mechanical Code**

- 28 (16) § 504.3 - Water Heater - Clearance

29 **California Residential Code**

- 30 (17) § R303.10 - Required Heating
31 (18) § R314.3 - Location

32 **Health & Safety Code**

- 33 (19) § 17920.3 - Substandard Building

34 ///

11. Based on these violations, on April 15, 2021, I issued a Notice to Abate ordering the Owner to abate the violations of law. The Notice to Abate specifically stated that failure to comply by the compliance deadline set forth in the Notice to Abate would result in the City taking action to ensure the Subject Property is brought into compliance with the law, including the appointment of a receiver.

12. On April 15, 2021, I posted the Notice to Abate on the Subject Property ordering that the Subject Property be brought into compliance with the law by April 19, 2021. Attached hereto as **Exhibit C** are true and correct copies of the photographs evidencing the posting of the Notice to Abate.

13. As of the date of this declaration, no one responsible for the Subject Property has taken any action to abate any of the violations of law cited in the Notice to Abate. In addition, no one has applied for any permits with the City to bring the Subject Property into compliance with the law. The backyard and alleyway have not even been cleaned, which requires no plans or permits for compliance. There is no one with a legal claim to the Subject Property taking responsibility for its substandard condition.

14. Based on my professional experience and training as a Code Enforcement Officer, the nuisance and substandard conditions on the Subject Property are so extensive and of such a nature so as to pose an immediate and substantial danger to the health and safety of any occupants and the surrounding residents. The City has used all reasonable efforts to gain voluntary compliance, but the dangerous conditions remain unabated. Given this, and the recent death upon the Subject Property, it is clear it will remain substandard and in violation of law until a receiver is appointed.

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Executed this 18th day of May, 2021 in Whittier, California.

KAREN VALENZUELA
Code Enforcement Officer
City of Whittier

EXHIBIT A



Whittier Police Department

Quality People - Quality Service

Serving the Communities of Whittier and Santa Fe Springs

February 11, 2020

Nedrow, Rose A
12336 Pasadena St
Whittier, CA 906013310

Re: First Notice of Violation, CE-20-00153

Dear Nedrow, Rose A:

A recent field inspection of your property located at 12336 PASADENA ST, Whittier CA, the following Whittier Municipal Code Violations were observed:

1. WMC 18.10.030 (A): Vehicle Storage prohibited
2. WMC 8.08.022 (A, 5): Substandard Property Conditions - Broken and Discarded Furniture, Trash and Debris

Please correct the situation by completing the following actions:

1. Please remove the white 2002 Cadillac from the rear of the property in the alley. This vehicle does not have license plates and has expired registration as of 12/20/02. If you choose to continue to store the vehicle in a driveway or to the rear of the property, you will need to register the vehicle and/or make it operational. Another option you have to bring the vehicle into compliance is to store the vehicle in an enclosed garage or remove the vehicle from the property. Staff will reinspect the property on March 12, 2020.
2. Please remove all items to the rear of the property that are visible from the alley. This includes, mattresses, furniture, lockers, file cabinets, tools, trash and any other debris. Domingo De La Cruz has been contacted regarding this issue. Staff will reinspect the property on February 26, 2020.

If you have any questions or require additional information, please feel free to contact Code Enforcement Officer Karen Valenzuela at 562-567-9199.

Sincerely,

Karen Valenzuela

Code Enforcement Officer



Whittier Police Department

Quality People - Quality Service

Serving the Communities of Whittier and Santa Fe Springs

February 27, 2020

Nedrow, Rose A
12336 Pasadena St
Whittier, CA 906013310

Re: Second Notice of Violation, CE-20-00153

Dear Nedrow, Rose A:

A recent field inspection of your property located at 12336 PASADENA ST, Whittier CA, the following Whittier Municipal Code Violations were observed:

1. WMC 8.08.022 (A, 5): Substandard Property Conditions - Broken and Discarded Furniture, Trash and Debris

Please correct the situation by completing the following actions:

1. Please remove ALL the items to the rear of the property that are visible from the alley. This includes the mattress, tools, ice chest, TV, storage bins, boxes, ladders, etc. If the items are not removed by my next inspection date, I will be forced to issue a \$100 citation. Staff will reinspect the property on March 12, 2020.

If you have any questions or require additional information, please feel free to contact Code Enforcement Officer Karen Valenzuela at 562-567-9199.

Sincerely,

Karen Valenzuela

Code Enforcement Officer

ADMINISTRATIVE CITATION NO. **C** 1 9933

DATE <u>2/13/20</u>	TIME: <u>0730 AM</u>	PM
NAME (First, Middle, Last) <u>Rose Nedrow</u>		DOB <u>3/18/26</u>
ADDRESS <u>12336 Pasadena St.</u>		
CITY <u>Whittier</u>	STATE <u>CA</u>	ZIP CODE <u>90601</u>
LOCATION OF VIOLATION: <u>12336 Pasadena St.</u>		
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Other <input type="checkbox"/> Business Owner		
The following conditions below exist at the property under "Location of Violation" above.		PENALTY AMOUNT
Whittier Municipal Code Violation Or Other Code Violation	1st Penalty \$100	2nd Penalty \$200
WMC 8.08.022 (A.5) SUBSTANDARD PROPERTY CONDITIONS Outside Storage	X	
WMC 8.08.022 SUBSTANDARD PROPERTY CONDITIONS		
WMC 8.08.022 SUBSTANDARD PROPERTY CONDITIONS		
WMC 18.10.030 (A) VEHICLE STORAGE PROHIBITED With car. Uae to the rear of the property	X	
		Total Penalty \$ <u>200.00</u>
Citing Officer's Name <u>Valeznwey</u>	Signature: <u>K. Valez</u>	Badge No. <u>212</u>
Payment Information: Payment of penalty must be made within thirty (30) Calendar Days. By mail, make your check or money order payable to: City of Whittier. DO NOT SEND CASH. Please write the Citation No. on your check or money order. Penalty and bank charges will be assessed for checks returned, "not honored", by your bank. LATE PAYMENT FEE - If the payment is not received within 30 calendar days, an additional late fee of 100% of the total amount will be added to the amount owed. Mail your payment to:		
City of Whittier c/o Citation Processing Center P.O. Box 7273, Newport Beach, CA 92658-7273	Note: To Pay This Citation Electronically, please go to www.citationinfo.com or call (800) 989-2058. SEE REVERSE SIDE for information concerning your rights to appeal this citation and the consequences of failing to pay penalty.	
The above violation(s) continue to exist and need to be corrected by <u>03/24/20</u> (7:00 am) in order to avoid future citations. If you have any questions regarding how to correct the violation(s), contact the citing Officer at (562) 567-9190.		
I Hereby Acknowledge Receipt of This Citation		Date: <u>3/13/20</u>
<u>Regular & Certified US Mail</u>		
White (Defendant)	Canary (Processing Company)	Pink (Officer)

7018 2290 0001 9293 6456

U.S. Postal Service™ PD-CE-RN CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com	
OFFICIAL USE	
Certified Mail Fee	\$ 3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$.50
Total Postage and Fees	\$ 6.90
Sent To <u>Rose Nedrow</u>	
Street and Apt. No., or PO Box No. <u>12336 Pasadena St</u>	
City, State, ZIP+4® <u>Whittier, CA 90601</u>	
PS Form 3800, April 2015 PSN 7530-02-900-9047 See Reverse for Instructions	



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. *PD-CE-KV*
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Rose Nedrow
12336 Pasadena St
Whittier, CA 90601



9590 9402 2542 6306 7819 74

2. Article Number (Transfer from service label)

7018 2290 0001 9293 6456

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X Martha G. Nedrow ☒ Agent ☐ Addressee

B. Received by (Printed Name)

Martha G. Nedrow *C* *03-18*

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☒ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®

- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery

- ☐ Collect on Delivery Restricted Delivery

d Mail

d Mail Restricted Delivery

(500)

- ☐ Priority Mail Express®

- ☐ Registered Mail™

- ☐ Registered Mail Restricted Delivery

- ☐ Return Receipt for Merchandise

- ☐ Signature Confirmation™

- ☐ Signature Confirmation Restricted Delivery

ADMINISTRATIVE CITATION NO. **C** 109935

DATE <u>4/01/20</u>		TIME: <u>3:51</u> AM PM	
NAME (First, Middle, Last) <u>Rose Nedrow</u>		DOB <u>3/18/26</u>	
ADDRESS <u>12334 Pasadena St.</u>			
CITY <u>Whittier</u>	STATE <u>CA</u>	ZIP CODE <u>90601</u>	
LOCATION OF VIOLATION: <u>12334 Pasadena St.</u>			
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Other <input type="checkbox"/> Business Owner			
The following conditions below exist at the property under "Location of Violation" above.			PENALTY AMOUNT
Whittier Municipal Code Violation Or Other Code Violation	1st Penalty \$100	2nd Penalty \$200	3rd Penalty \$500
WMC 8.08.022(A) SUBSTANDARD PROPERTY CONDITIONS <u>Outside Storage</u>		X	
WMC 8.08.022 SUBSTANDARD PROPERTY CONDITIONS			
WMC 8.08.022 SUBSTANDARD PROPERTY CONDITIONS			
WMC 18.10.030(A) VEHICLE STORAGE PROHIBITED <u>White Cadillac - to rear of the property.</u>		X	
		Total Penalty \$ <u>400.00</u>	
Citing Officer's Name <u>Venizuela</u>	Signature: <u>[Signature]</u>	Badge No. <u>212</u>	
Payment Information: Payment of penalty must be made within thirty (30) Calendar Days. By mail, make your check or money order payable to : City of Whittier. DO NOT SEND CASH. Please write the Citation No. on your check or money order. Penalty and bank charges will be assessed for checks returned, "not honored", by your bank. LATE PAYMENT FEE - If the payment is not received within 30 calendar days, an additional late fee of 100% of the total amount will be added to the amount owed. Mail your payment to:			
City of Whittier c/o Citation Processing Center P.O. Box 7275, Newport Beach, CA 92658-7275	Note: To Pay This Citation Electronically, please go to www.citationinfo.com or call (800) 989-2058. SEE REVERSE SIDE for information concerning your rights to appeal this citation and the consequences of failing to pay penalty.		
The above violation(s) continue to exist and need to be corrected by <u>05/01/20</u> (7:00 am) in order to avoid future citations. If you have any questions regarding how to correct the violation(s) contact the citing Officer at (562) 567-9190.			
I Hereby Acknowledge Receipt of This Citation <u>Regular & certified mail</u>		Date: <u>4/01/20</u>	
White (Defendant)	Canary (Processing Company)	Pink (Officer)	

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OFFICIAL USE

Certified Mail Fee

\$ **3.55**

Extra Services & Fees (check box, add fees as appropriate)

☐ Return Receipt (hardcopy) \$ **2.85**

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery

☐ Adult Signature Required

☐ Adult Signature Restricted Delivery \$

Postage

\$ **.50**

Total Postage and Fees

\$ **6.90**

Sent To

Nedrow, Rose A

Street and Apt. No., or PO Box No.

12336 Pasadena St

City, State, ZIP+4®

Whittier, CA 90601

PS Form 3800, April 2015 PSN 7530-02-000-0047

See Reverse for Instructions

7018 2290 0001 9293 6326



ADMINISTRATIVE CITATION NO. **C** 109936

DATE <u>5/7/20</u>		TIME: <u>2:38</u> AM (PM)	
NAME (First, Middle, Last) <u>ROSE Nedrow</u>		DOB <u>3/18/26</u>	
ADDRESS <u>12336 Pasadena St.</u>			
CITY <u>Whittier</u>		STATE <u>CA</u>	ZIP CODE <u>90601</u>
LOCATION OF VIOLATION: <u>12336 Pasadena St.</u>			
<input checked="" type="checkbox"/> Property Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Contractor <input type="checkbox"/> Other <input type="checkbox"/> Business Owner			
The following conditions below exist at the property under "Location of Violation" above.		PENALTY AMOUNT	
Whittier Municipal Code Violation Or Other Code Violation		1st Penalty \$100	2nd Penalty \$200
		3rd Penalty \$500	Subsequent Penalty \$500
WMC 8.08.022 (A-5)	SUBSTANDARD PROPERTY CONDITIONS <u>OUTSIDE STORAGE</u>		
WMC 8.08.022	SUBSTANDARD PROPERTY CONDITIONS		
WMC 8.08.022	SUBSTANDARD PROPERTY CONDITIONS		
WMC 18.10.030 (A)	VEHICLE STORAGE PROHIBITED <u>WHITE CADILLAC TO REAR</u>		
	<u>OF THE PROPERTY</u>		
		Total Penalty \$ <u>1000.00</u>	
Citing Officer's Name <u>V. Martinez</u>		Signature: <u>[Signature]</u> Badge No. <u>212</u>	
Payment Information: Payment of penalty must be made within thirty (30) Calendar Days. By mail, make your check or money order payable to: City of Whittier. DO NOT SEND CASH. Please write the Citation No. on your check or money order. Penalty and bank charges will be assessed for checks returned, "not honored", by your bank. LATE PAYMENT FEE - If the payment is not received within 30 calendar days, an additional late fee of 100% of the total amount will be added to the amount owed. Mail your payment to:			
City of Whittier c/o Citation Processing Center P.O. Box 7275, Newport Beach, CA 92658-7275		Note: To Pay This Citation Electronically, please go to www.citationinfo.com or call (800) 988-2058. SEE REVERSE SIDE for information concerning your rights to appeal this citation and the consequences of failing to pay penalty.	
The above violation(s) continue to exist and need to be corrected by <u>05/28/20</u> (7:00 am) in order to avoid future citations. If you have any questions regarding how to correct the violation(s) contact the citing Officer at (562) 567-9190.			
I Hereby Acknowledge Receipt of This Citation <u>Regular & Certified Mail</u>		Date: <u>5/07/20</u>	
White (Defendant)		Canary (Processing Company)	
		Pink (Officer)	

7018 2290 0001 9293 6388

U.S. Postal Service™ *PD-EE KV*
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee	\$	3.55
Extra Services & Fees (check box, add fee as appropriate)		
<input checked="" type="checkbox"/> Return Receipt (hardcopy)	x	\$ 2.85
<input type="checkbox"/> Return Receipt (electronic)		\$
<input type="checkbox"/> Certified Mail Restricted Delivery		\$
<input type="checkbox"/> Adult Signature Required		\$
<input type="checkbox"/> Adult Signature Restricted Delivery		\$
Postage	\$.50
Total Postage and Fees	\$	6.90
Sent To <i>Medrow, ROSE A</i>		
Street and Apt. No., or PO Box No. <i>12336 Pasadena St</i>		
City, State, ZIP+4® <i>Whittier, CA 90601</i>		

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. *PDCE-KV*
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Nedrow, ROSE A
12336 Pasadena St
Whittier, CA 90601



9590 9401 0049 5168 5247 48

2. Article Number (Transfer from service label)

7018 2290 0001 9293 6388

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Serwin Rt. 128 L19* ☐ Agent
☒ Addressee

B. Received by (Printed Name)

C. Date of Delivery

*Rose, Nedrow**05-11*D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☒ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery



Whittier Police Department

Quality People - Quality Service

Serving the Communities of Whittier and Santa Fe Springs

June 23, 2020

Nedrow, Rose A
12336 Pasadena St
Whittier, CA 90601-3310

Re: CE-20-00153, 12336 PASADENA ST

Dear Nedrow, Rose A:

On June 23, 2020, Code Enforcement staff inspected your property and observed the following code violations still exist on your property:

1. WMC 18.10.030 (A): Vehicle Storage prohibited
2. WMC 8.08.022 (A, 5): Substandard Property Conditions - Broken and Discarded Furniture, Trash and Debris

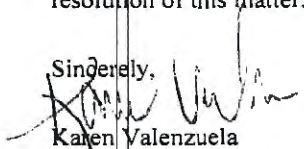
Please remove the white 02 Cadillac from the rear of the property. This vehicle does not have license plates and has expired registration as of 12/20/02. If you choose to store the vehicle in a driveway or to the rear of the property, you will need to register the vehicle and/or make it operational. Another option you have to bring the vehicle into compliance is to store the vehicle in an enclosed garage or remove it from the property. Staff will reinspect the property on July 29, 2020.

Please continue to remove all items from the rear of the property that are visible to the public from the alley including: wood, portable fencing, machinery, workout equipment, etc. No items can be stored in this area. Although progress has been made, this area must be kept clear of all stored items. Staff will reinspect the property on July 29, 2020.

In order to complete the corrections for the conditions on your property an extension is being granted. The new correction date is **7/14/2020**.

If you have any questions or require additional information, please feel free to contact me at 562-567-9199 or kvalenzuela@cityofwhittier.org. Thank you for your cooperation and timely resolution of this matter.

Sincerely,


Karen Valenzuela

Code Enforcement Officer

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. **AD-CE-KV**
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Nedrow, Rose A
12336 Pasadena St
Whittier, CA 90601



9590 9402 2542 6306 7819 67

2. Article Number (Transfer from service label)

7018 2290 0001 9293 6326

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

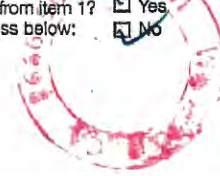
☐ Agent☒ Addressee

B. Received by (Printed Name)

RT. 128619

C. Date of Delivery

04-07

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☒ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Mail☐ Mail Restricted Delivery

(00)

☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. **PD-CE-KV**
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Nedrow, Rose A
12336 Pasadena St
Whittier, CA 90601



9590 9402 2542 6306 7819 67

2. Article Number (Transfer from service label)

7018 2290 0001 9293 6326

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☒ Addressee

B. Received by (Printed Name)

BT 128614

C. Date of Delivery

04-07

D. Is delivery address different from item 1? ☐ YesIf YES, enter delivery address below: ☒ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Mail Restricted Delivery☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted Delivery☐ Return Receipt for Merchandise☐ Signature Confirmation™☐ Signature Confirmation Restricted Delivery



City of Whittier

13230 Penn Street, Whittier, California 90602-1772
(562) 567-9320 Fax (562) 567-2872

September 23, 2020

Rose A. Nedrow
12336 Pasadena Street
Whittier, California 90601

Re: 12336 Pasadena Street, Whittier, California

Dear Ms. Nedrow:

It has come to the attention of the Office of the City Prosecutor that you are in violation of the Whittier Municipal Code Sections 8.08.022(A)(5) and 18.10.030(A) in that you are unlawfully maintaining broken, discarded, abandoned or unused furniture, household furnishings such as stoves, refrigerators, freezers; cans or containers, lumber, junk, trash, salvaged materials, packing boxes or other debris stored in yard areas so as to be visible at ground level from public streets, alleys or adjoining properties; and unlawfully storing a vehicle that is not currently registered. Despite attempts by the City to secure your cooperation, this problem still exists.

Prior to the possible filing of a criminal complaint against you for your failure to comply with these ordinances (which may result in the payment of a fine and/or a term of summary probation), an **office conference** has been arranged to discuss the matter. The time chosen **for either you or a representative on your behalf to be present is October 13, 2020 at 1:30 p.m.** in my office located at 13200 Penn Street, Whittier, California. Thank you for your attention to this matter.

If this time is inconvenient for you, please contact either me at 714-446-1400 or Karen Valenzuela at 562-567-9199 since your non-appearance will compel us to assume that the charges are correct, and we will proceed with the appropriate legal action. Thank you for your attention to this matter.

Very truly yours,

Michael Q. Do
Deputy City Prosecutor

MQD/rj

cc: Karen Valenzuela, Code Enforcement Officer
Nicole Van Capelle, Code Enforcement Secretary

**NOTICE OF PUBLIC NUISANCE HEARING
PROPERTY MAINTENANCE PUBLIC HEARING**

Property Owner:

Rose A. Nedrow
12336 Pasadena St
Whittier, California 90601

Property Address:

12336 Pasadena St
Whittier, California 90601

Assessor's Parcel Number:

8140-019-017

Notice is hereby given that a public nuisance hearing shall be held on: **Thursday, November 19, 2020 at 2:00pm**

Location: City of Whittier, Council Chamber, - (not open to public see below)
13230 E. Penn Street
Whittier, California 90602

for the purposes of determining if the following condition(s) constitute(s) a Public Nuisance as defined in the Whittier Municipal Code and, if so, what corrective measures must be taken to abate such conditions:

WMC 18.10.030(A)
WMC 08.08.022(A,5)

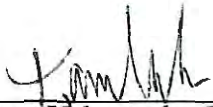
Vehicle Storage Prohibited
Substandard Property Conditions - Broken, Discarded Furniture,
Trash and Debris

Property Conditions: Vehicle Storage, Substandard property conditions – broken, discarded furniture, trash and debris.

Consistent with the mandates of Executive Order No. N-29-20 (COVID-19), a physical location from which members of the public may observe the meeting or offer public comment will not be made available. For the time being, City Hall will not be open to the public for public meetings; however, viewing and public comment options are provided below.

View live meetings remotely:

- Video and Audio: <https://zoom.us/j/97489530766> Passcode 12336
- Audio Only: (669) 900-6833 Meeting ID: 97489530766 Passcode 12336
- If you are unable to attend and wish to comment, you may send an email to codenforcement@cityofwhittier.org or call 562-567-9190 before the scheduled hearing.



Karen Valenzuela, Code Enforcement Officer

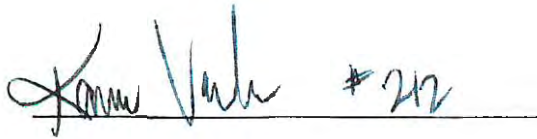
11/16/20

Date

AFFIDAVIT OF POSTING

I, Karen Valenzuela, being first duly sworn, deposes and says:

Acting in my official capacity as Code Enforcement Officer for the City of Whittier, California, on 11/06/2020 posted in a conspicuous place at 12336 Pasadena St, Whittier CA 90601, a "Notice of Public Hearing", a copy of which Notice is attached hereto and made a part hereof.

A handwritten signature in blue ink, reading "Karen Valenzuela #212", is written over a horizontal line.

Karen Valenzuela #212
Code Enforcement Officer

U.S. Postal Service™ PD-CE-KV
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$ 3.55

Extra Services & Fees (check box, add fee as appropriate)

☐ Return Receipt (hardcopy) ☒ \$ 2.85

☐ Return Receipt (electronic) \$

☐ Certified Mail Restricted Delivery \$

☐ Adult Signature Required \$ 1-

☐ Adult Signature Restricted Delivery \$

Postage

\$.50

Total Postage and Fees

\$ 6.90

Sent To

Rose A. Nedrow

Street and Apt. No., or PO Box No.

12336 Pasadena St

City, State, ZIP+4®

Whittier CA 90601

PS Form 3800, April 2015 PSN 7530-02-000-9047

See Reverse for Instructions

BAILEY STATION

NOV 20 2015

WHITTIER CA 90601

AFFIDAVIT OF POSTING

I, David Ball, being first duly sworn, deposes and says:

Acting in my official capacity as Code Enforcement Supervisor for the City of Whittier, California, on 11/25/2020, sent in US First Class Mail and Certified US Mail, a copy of "Administrative Hearing Decision and Order" to Rose A. Nedrow, 12336 Pasadena St. Whittier, CA. 90601, a copy of which Notice is attached hereto and made a part hereof.



David Ball
Code Enforcement Supervisor
City of Whittier

ADMINISTRATIVE HEARING DECISION AND ORDER

CITY OF WHITTIER

Case No. 8140-019-017

Agency Address: City of Whittier
13230 E. Penn St.
Whittier CA 90602

Hearing Date: November 19, 2020

Respondent: ROSE NEDROW
12336 Pasadena St.
Whittier CA 90601

Property Address: 12336 Pasadena St., Whittier CA 90601

A administrative hearing ("**Hearing**") was conducted at the request of the City of Whittier ("**City**"). Information submitted by all parties, if any, together with pleadings, evidence, and documents submitted by the City was reviewed by the below-named hearing officer ("**Hearing Officer**") and the following Decision and Order is issued.

PARTIES

Respondent: ROSE NEDROW was not present; notice of the hearing was deemed sufficient.

ULYSSES GUZMAN, the Respondent's caregiver and witness, was present via video conference and testified.

City of Whittier: KAREN VALENZUELA, Code Enforcement Officer, was present via video conference and testified on behalf of the City.

DAVID BALL, Supervisor, was present via video conference and testified on behalf of the City.

NOTICE

The City served a notice of referral to the Hearing Officer on all concerned parties. The notice advised that an administrative hearing would be held on the above hearing date and at such location as designated by the City.

///

EVIDENCE

The evidence submitted by the City and Respondent, if any, was thoroughly reviewed and considered in this matter. Respondent did not submit any evidence or documents. All witnesses present at the Hearing testified under penalty of perjury as summarized following.

Testimony was received from Officer KAREN VALNEZUELA.

Officer Valenzuela recited the facts from the City's file. Officer Valenzuela advised that the City has been conducting enforcement activities concerning the subject property since November of 2018. Over that time, Officer Valenzuela advised further, the City has documented various violations of the City's ordinances regarding outdoor storage of personal property, junk and trash, and inoperative vehicles kept at the property.

Testimony was received from ULYSSES GUZMAN.

Mr. Guzman advised that he resides at the Respondent's property and is the caregiver of the Respondent (who is very elderly and infirm). Mr. Guzman did not contest that the conditions described by the testifying officer existed at the property. Mr. Guzman stated, however, that he tries to do his best to keep the property in compliance.

The above information presented in the Hearing was considered and is incorporated in the following Decision and Order.

The Administrative Hearing was recorded and a copy of the sound audio file is part of the record of this hearing and is maintained by the Hearing Officer.

The legal 'standard of review' of all evidence in such administrative cases is a **preponderance of the evidence** or 'evidence which is of greater weight and more convincing than the evidence which is offered in opposition to it; that is evidence which as a whole shows that the fact sought to be proved is more probable than not.' **Black's Law Dictionary, Fifth Edition.**

FINDINGS AND ORDER

Based on the documented information provided by the City, as well as the information presented by the testifying witnesses or otherwise submitted by the parties, I find that the facts are sufficient to support a finding that the subject property poses a public nuisance. The evidence established that the conditions at the property have existed, to varying degrees, since at least November 2018. Whether the conditions are caused by the occupants of the property or unknown third parties, the Respondent, as property owner, is ultimately responsible for complying with governing ordinances. For these reasons, the City's request to deem the Respondent's property a public nuisance is hereby **GRANTED.**

This ORDER shall commence upon service of this Decision and Order on the Respondent.

APPEAL

The Hearing Order and Decision is final as to the administrative appeal process. Respondent may seek judicial review of the Hearing Officer's Decision and Order pursuant to the provisions set forth in the Whittier Municipal Code. There are strict time limits within which to file a petition for judicial review hereof.

IT IS SO ORDERED:

Date: November 23, 2020

A handwritten signature in blue ink, appearing to read "Elio Palacios", is written over a horizontal line.

Elio Palacios, Esq.
Hearing Officer

7016 2290 0001 9293 7620

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ™.	
OFFICIAL USE	
Certified Mail Fee \$	3.55
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	X \$ 2.85
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage \$.50
Total Postage and Fees \$	6.90
Sent To Rose Nedrow	
Street and Apt. No., or PO Box No. 12336 Pasadena St	
City, State, ZIP+4® Whittier CA 90601	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

EXHIBIT B

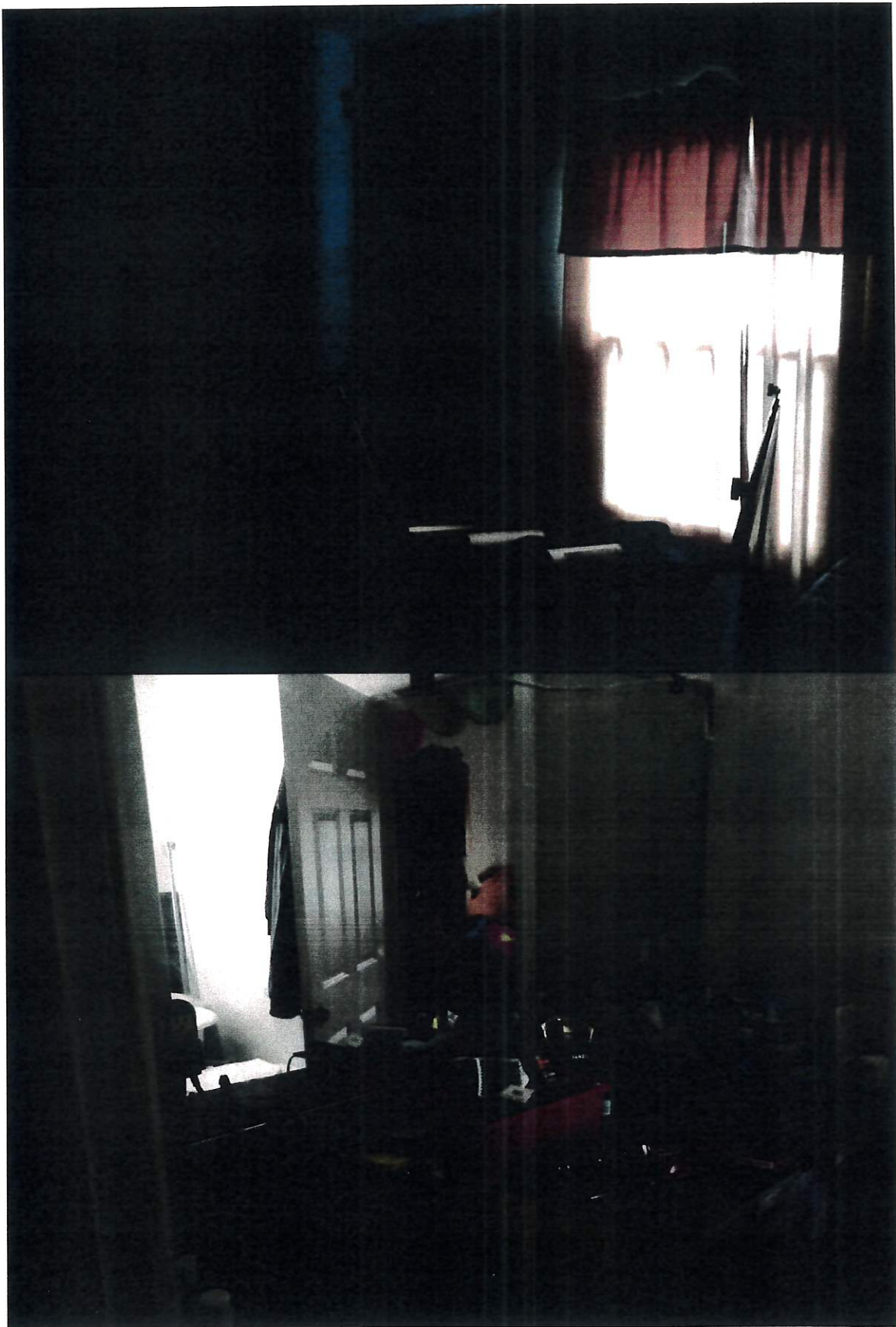
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12336 Pasadena St



12336 Pasadena St

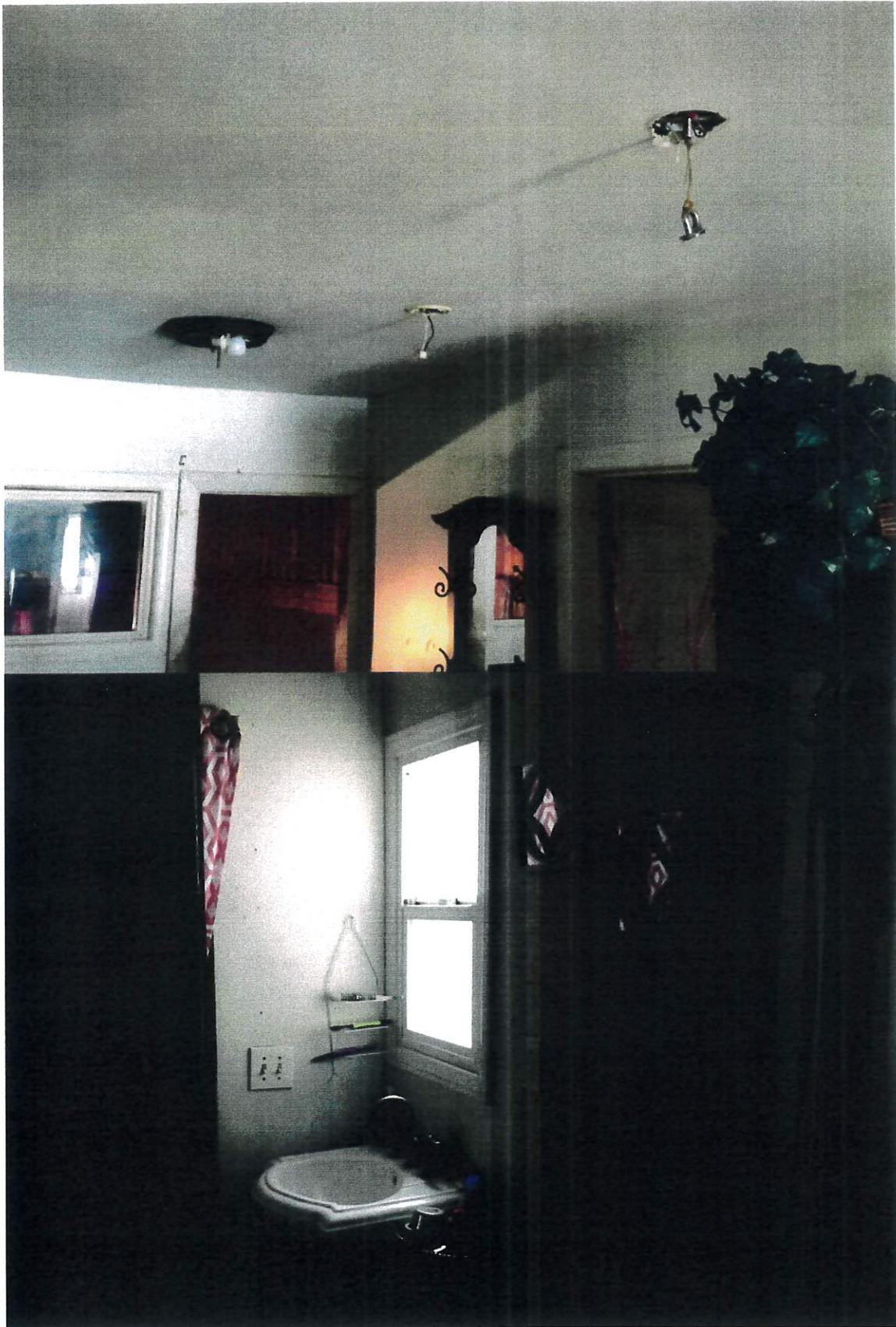


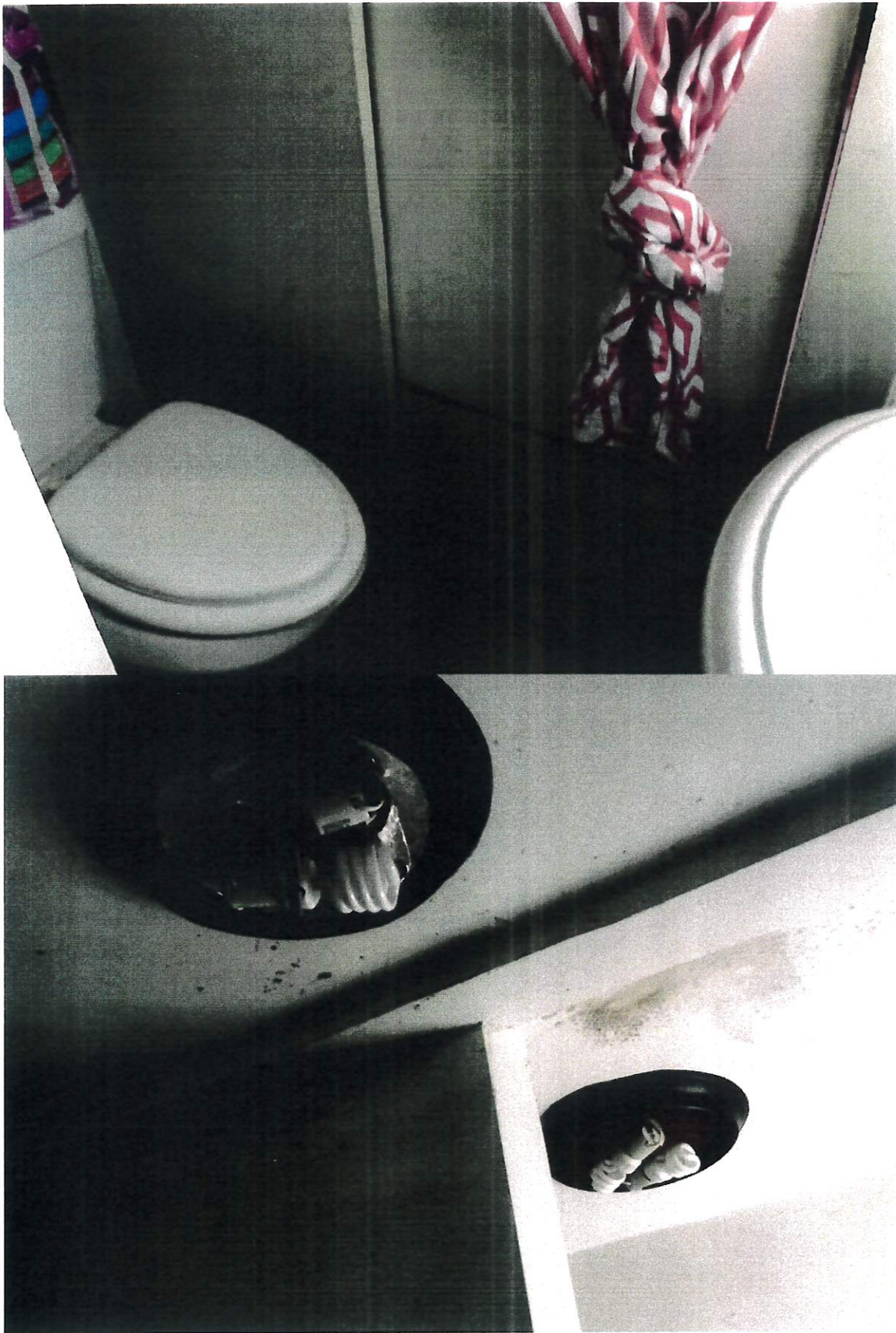
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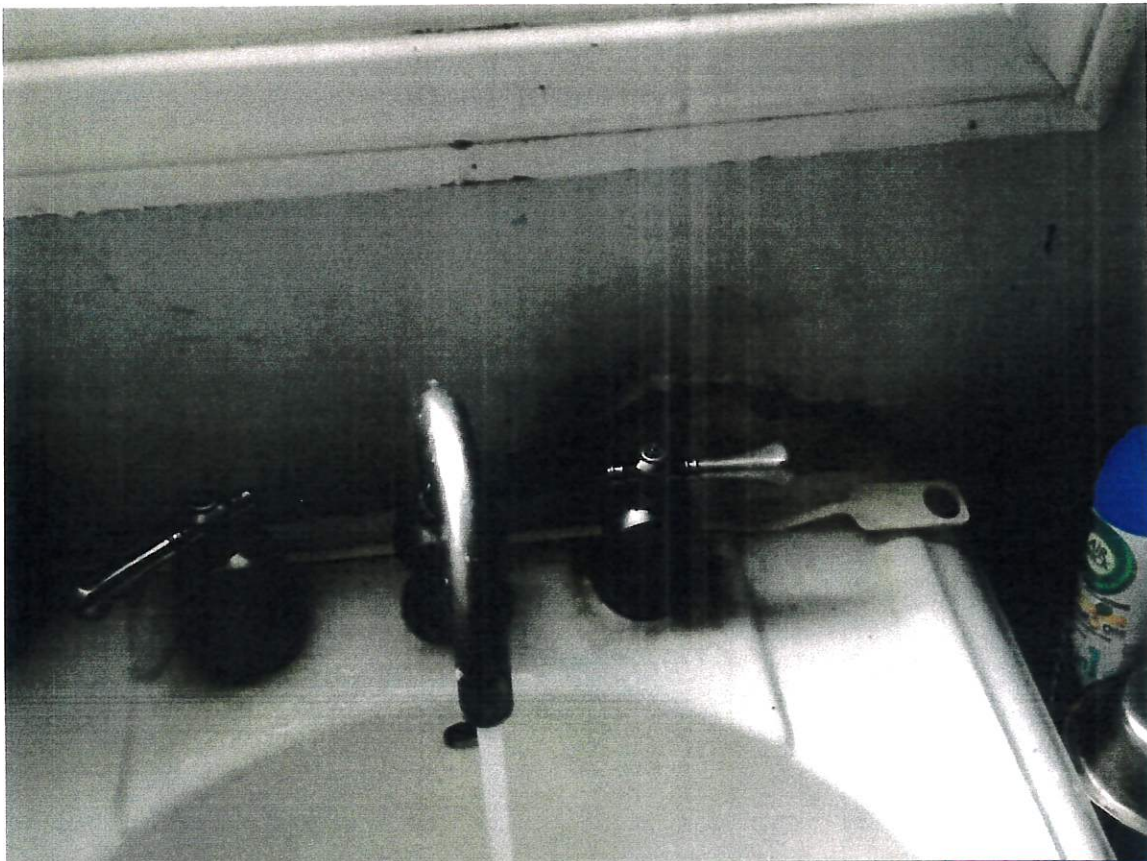


12336 Pasadena St



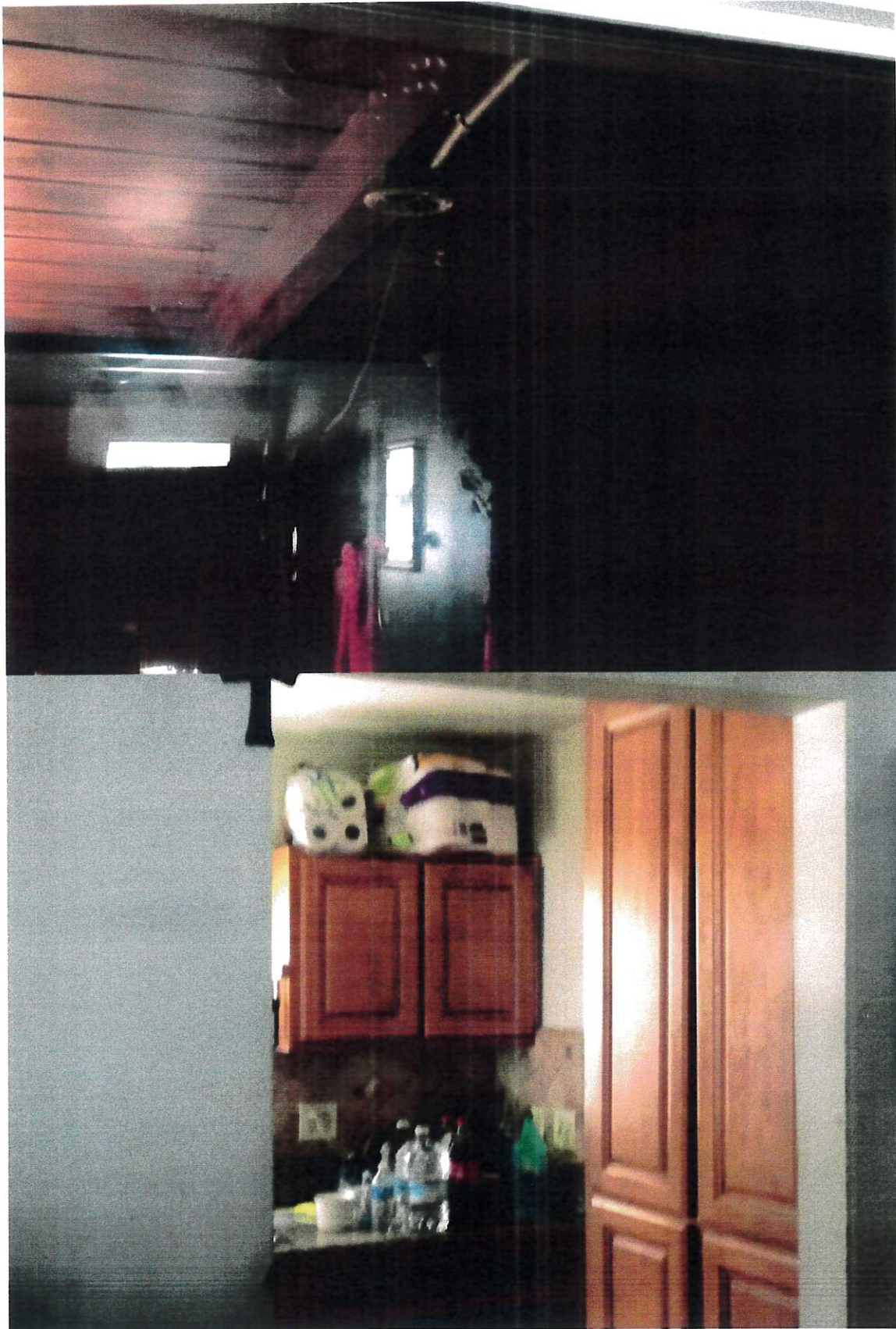






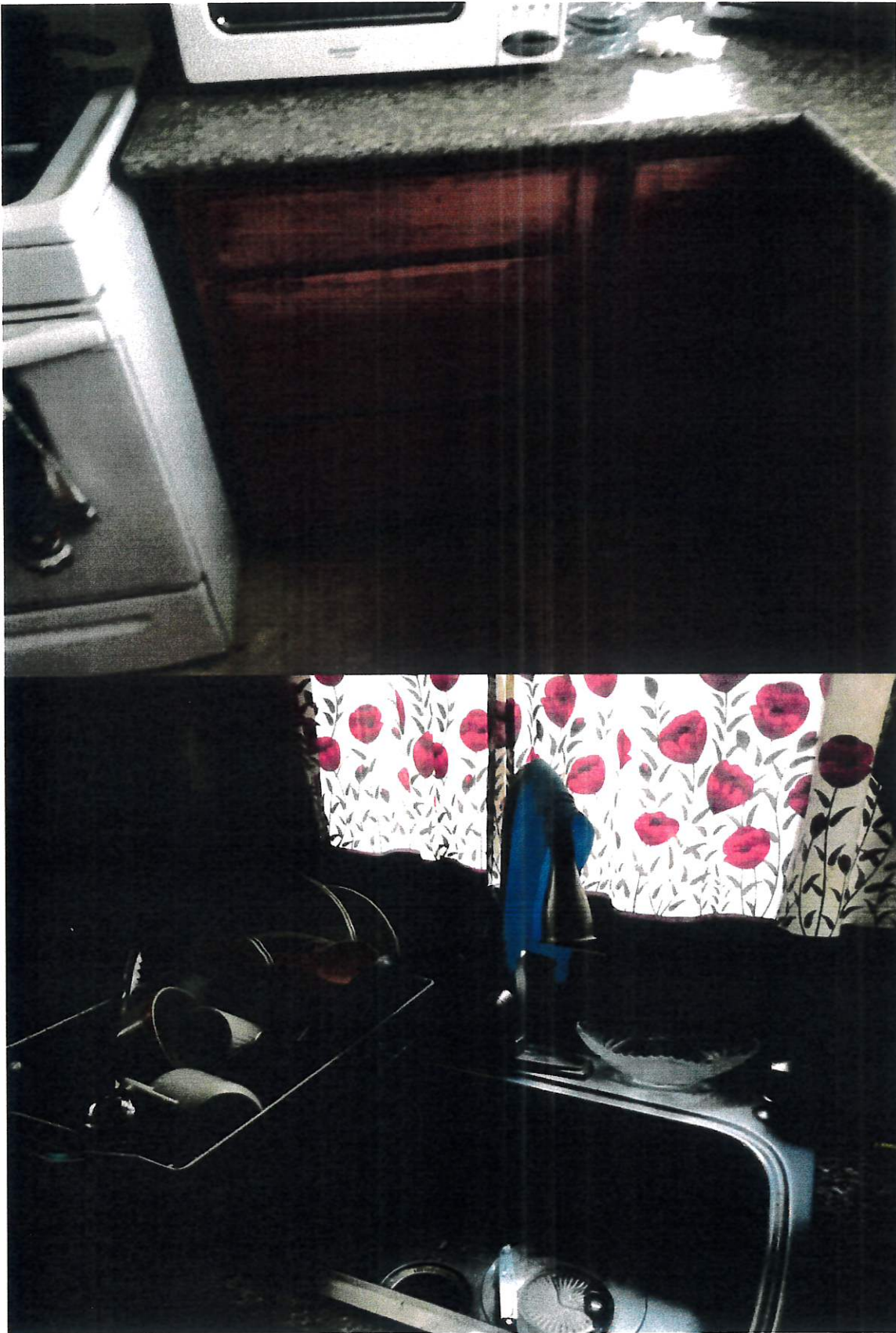
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12336 Pasadena St

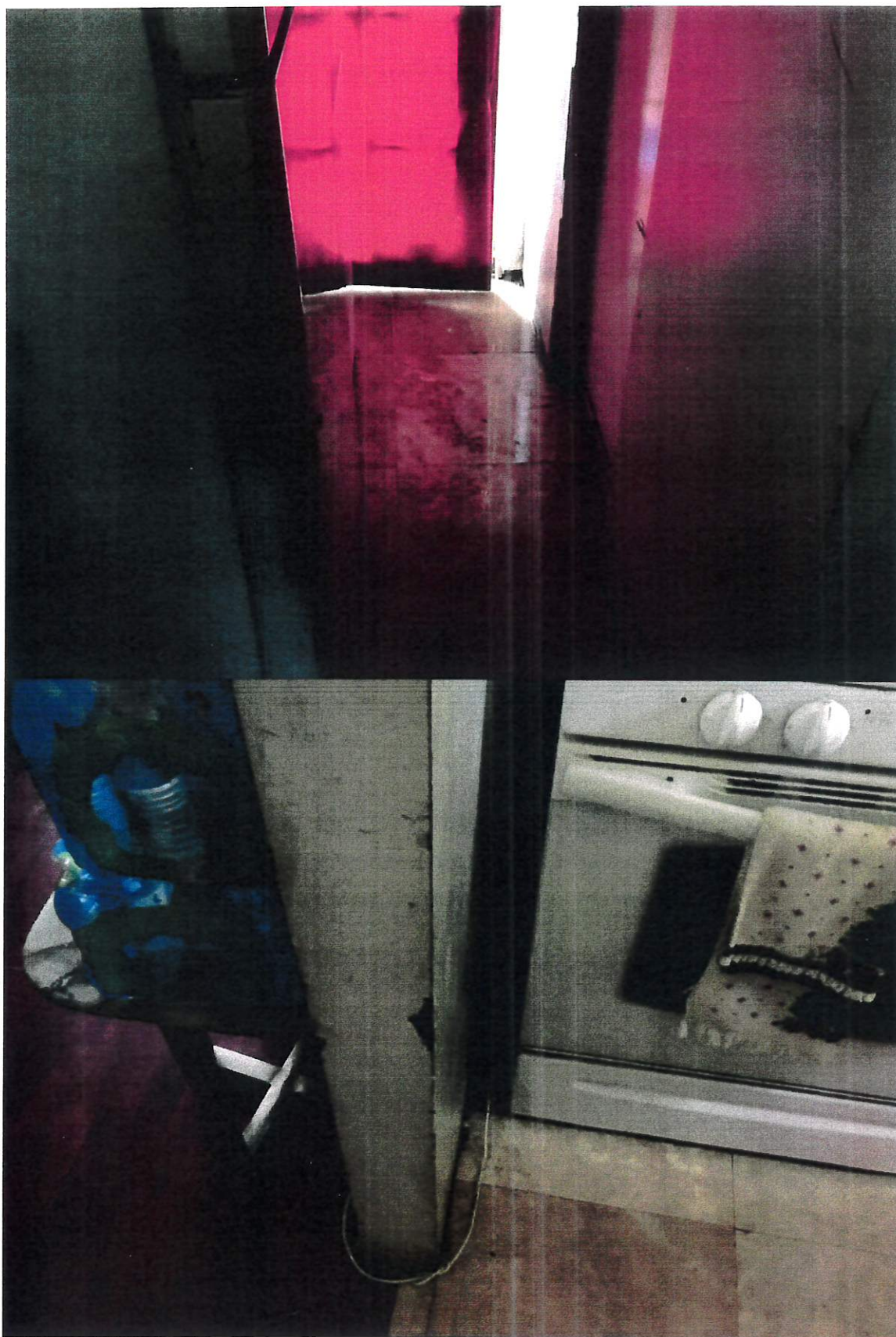


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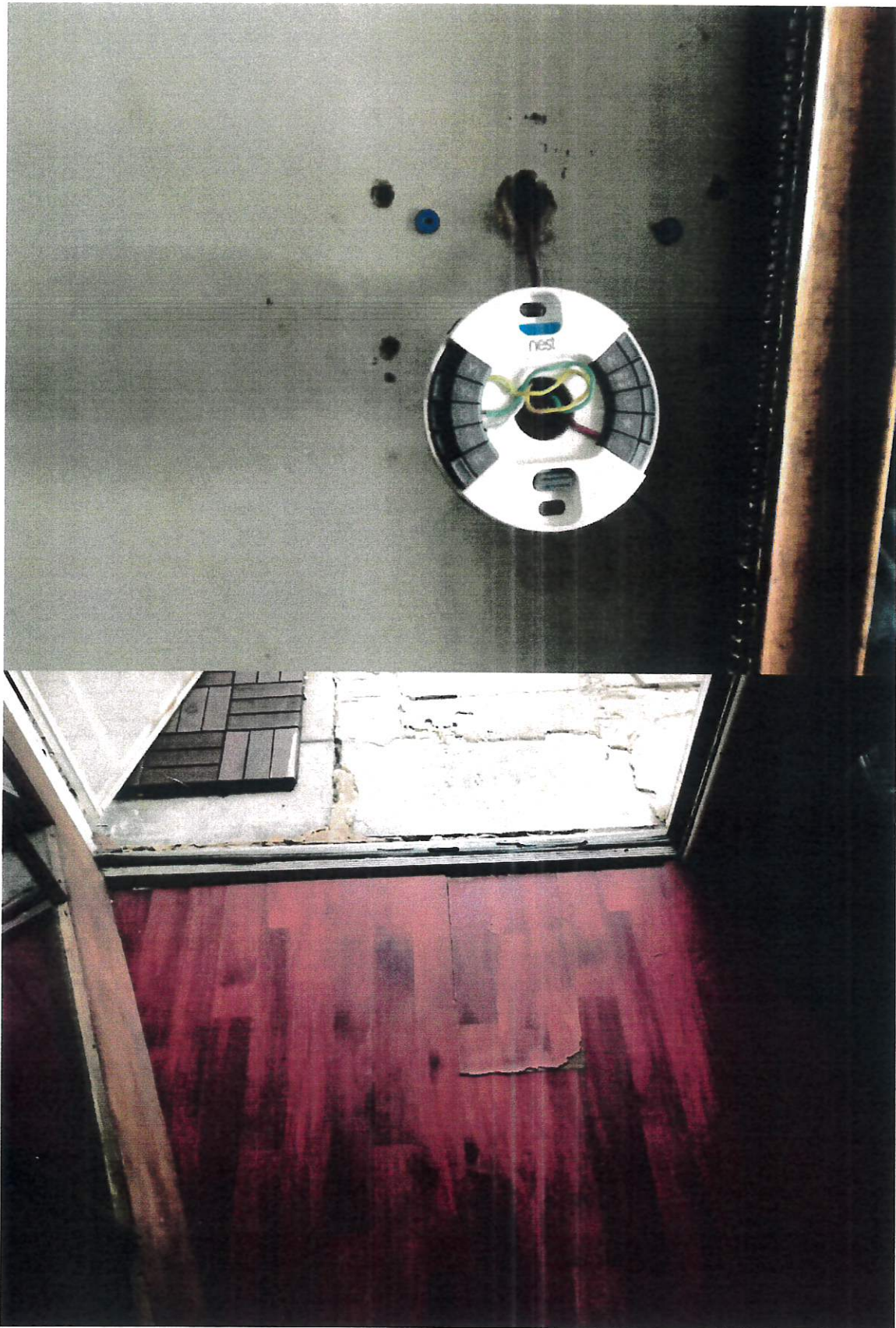
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12336 Pasadena St



12336 Pasadena St

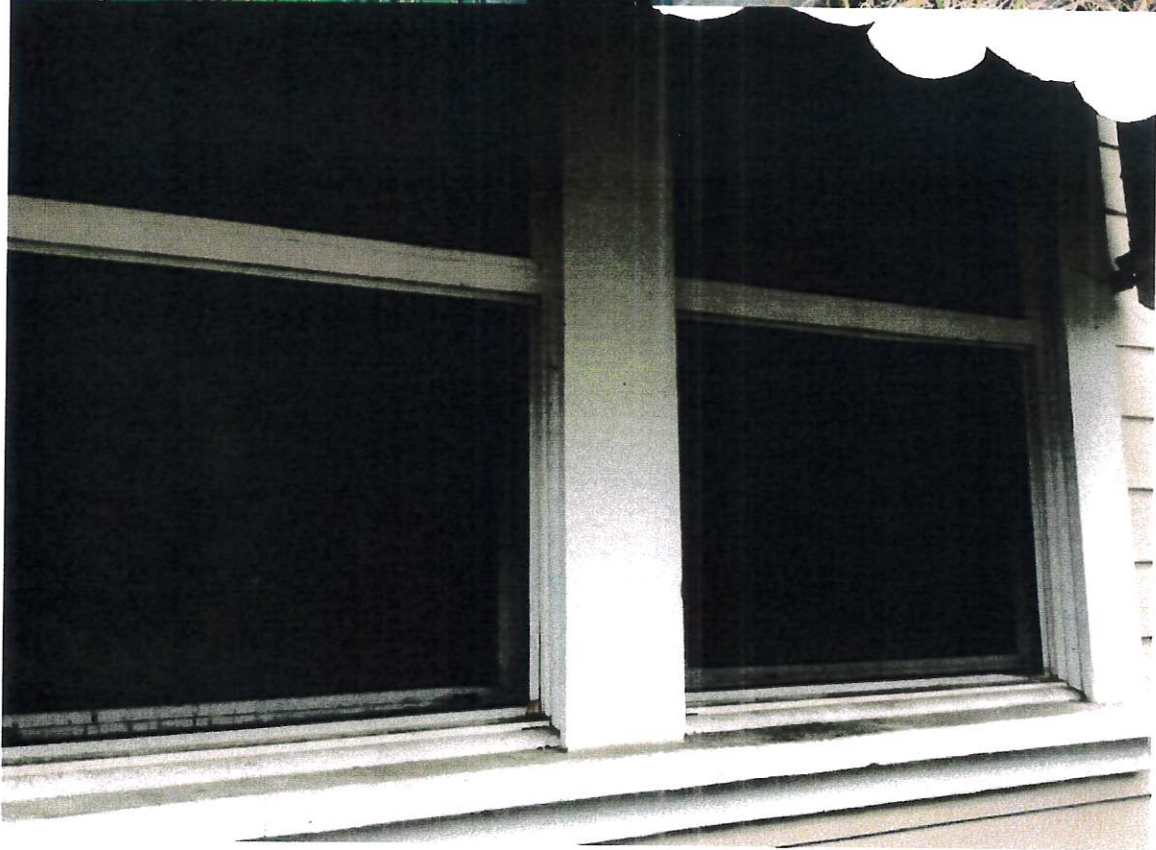




12336 Pasadena St



12336 Pasadena St



12336 Pasadena St





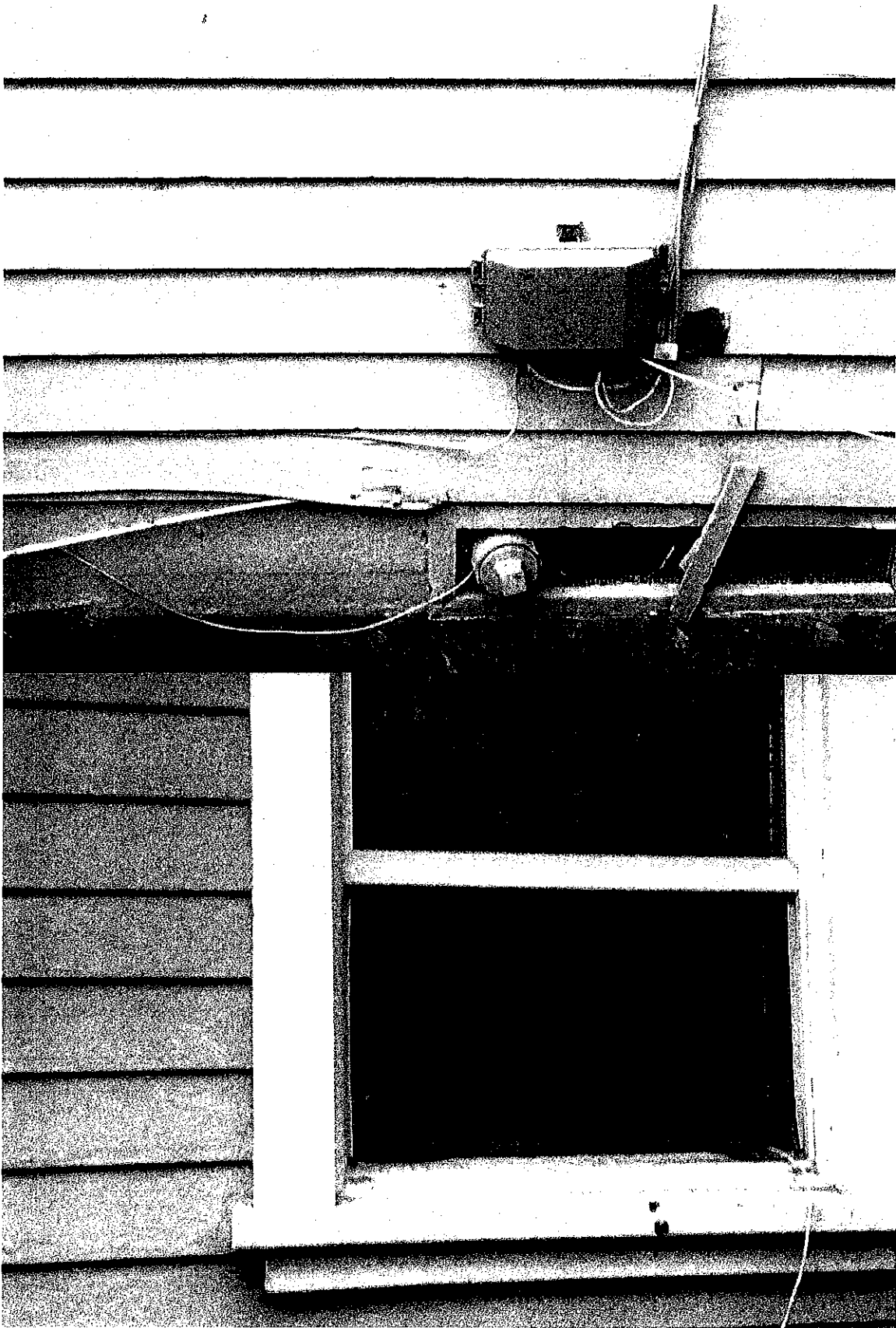
12336 Pasadena St



12336 Pasadena St

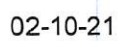


12336 Pasadena St





A photograph of a blue metal door or panel. At the top, there is a yellow handle and a black lock mechanism. The door is set within a frame of light-colored wooden planks. There is a faint, rectangular mark on the door panel.





12336 Pasadena St

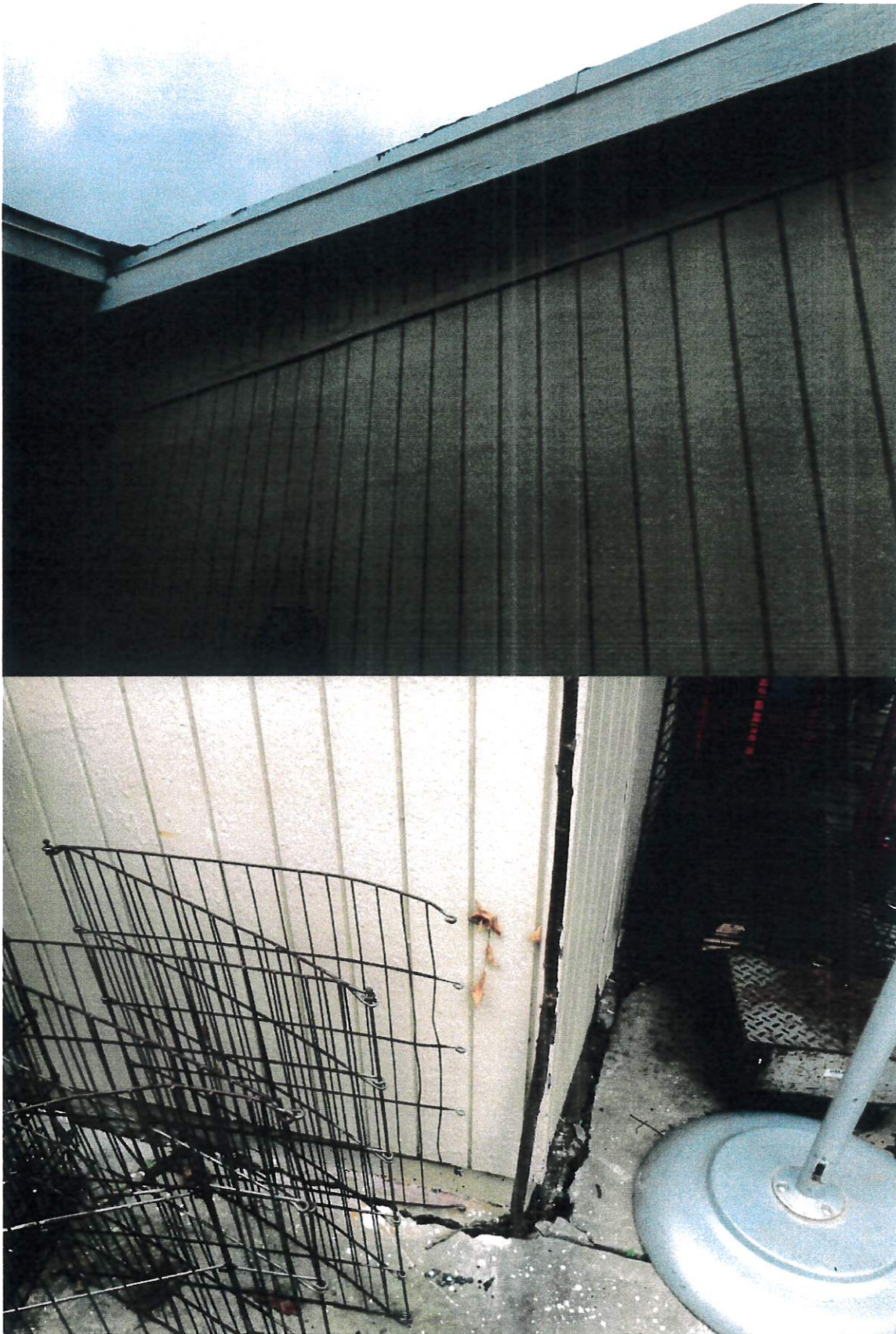


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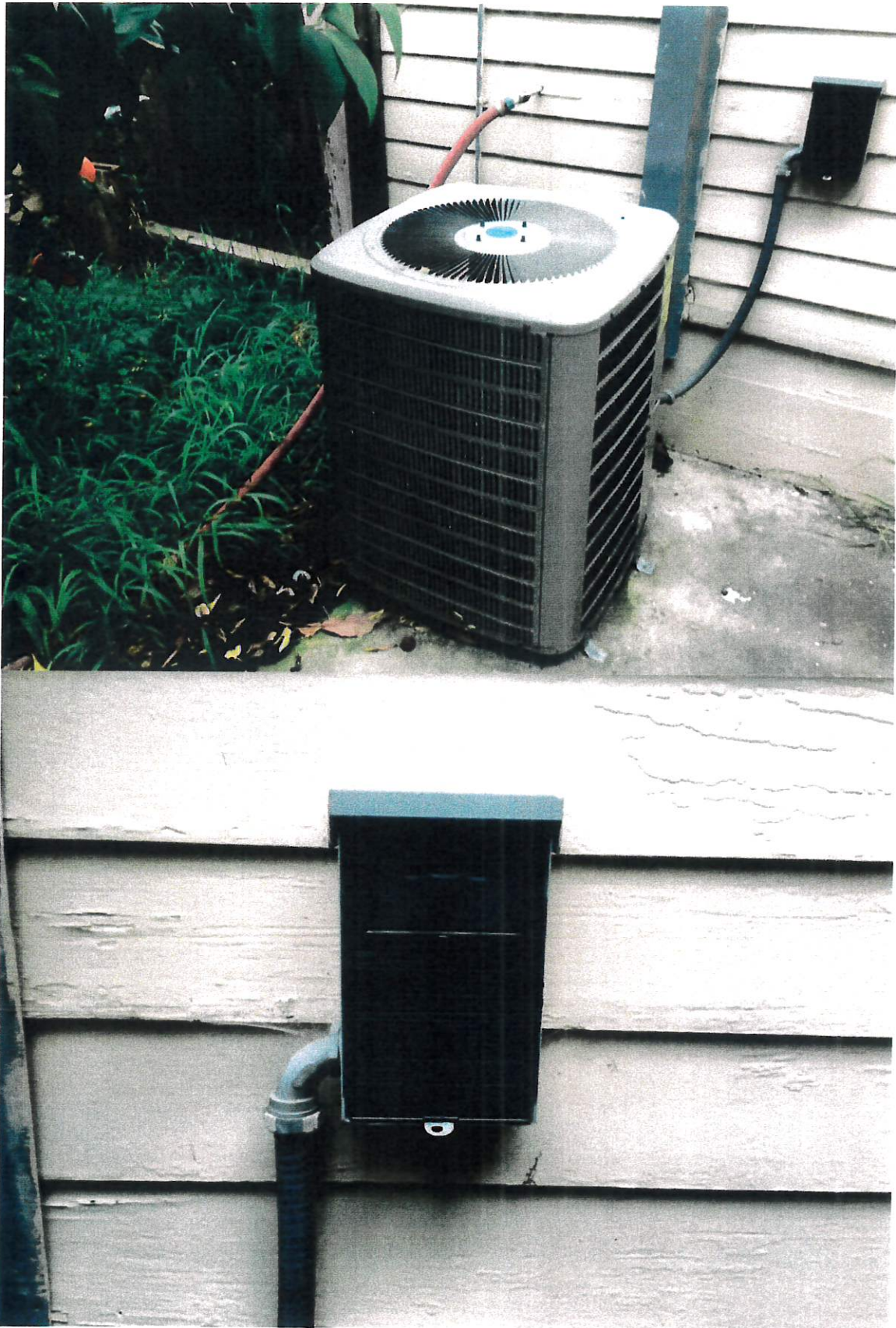


12336 Pasadena St





12336 Pasadena St



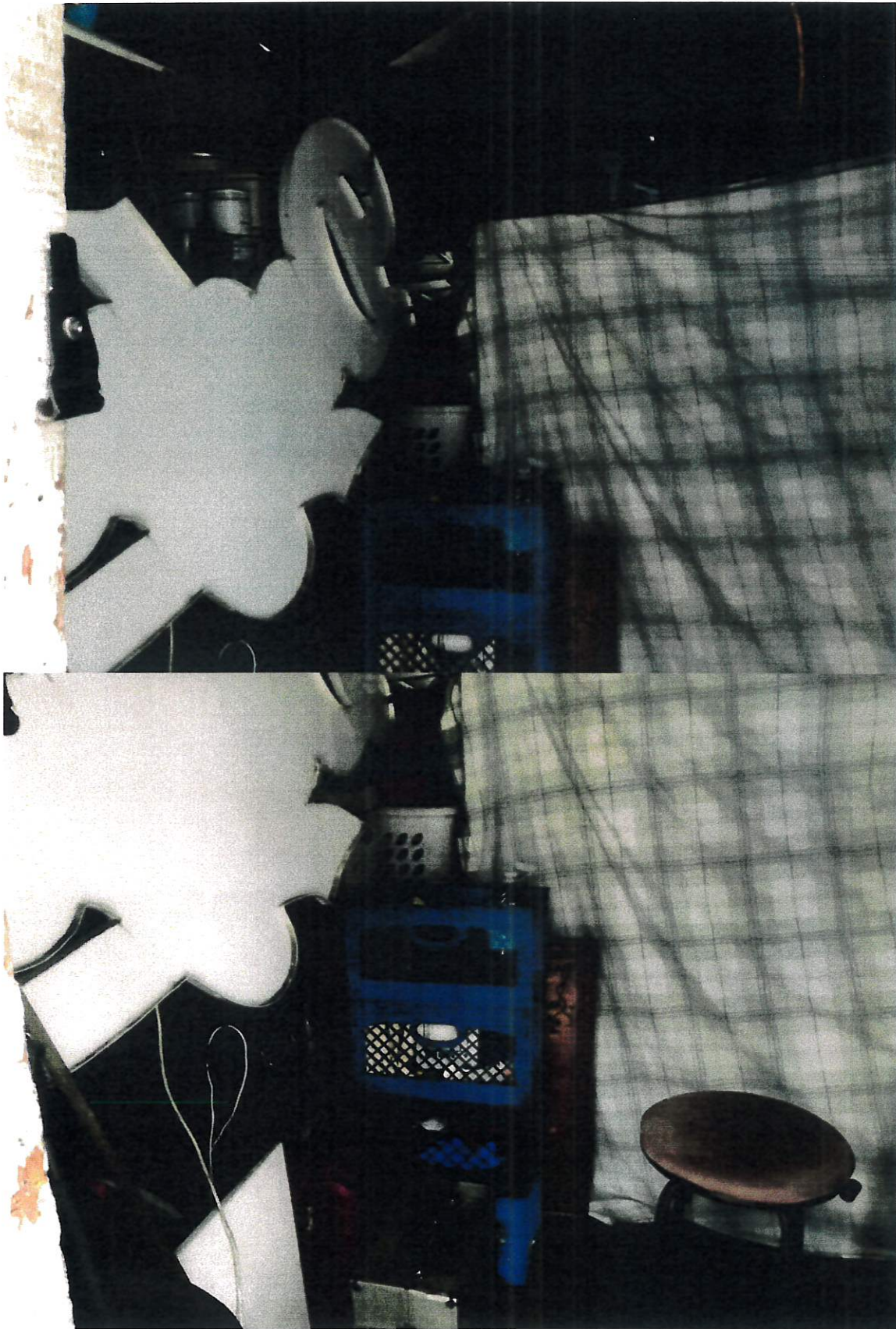


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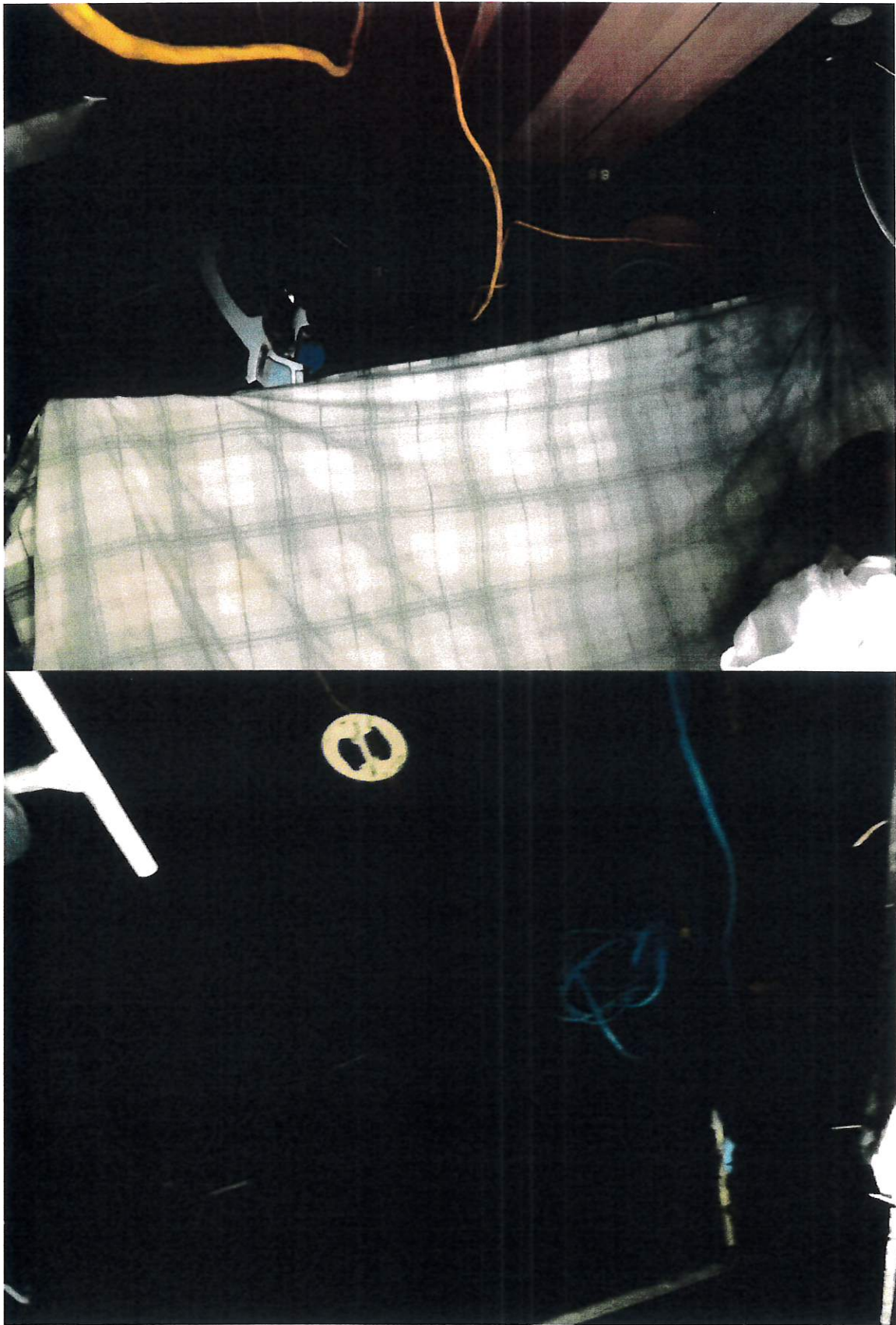


12336 Pasadena St







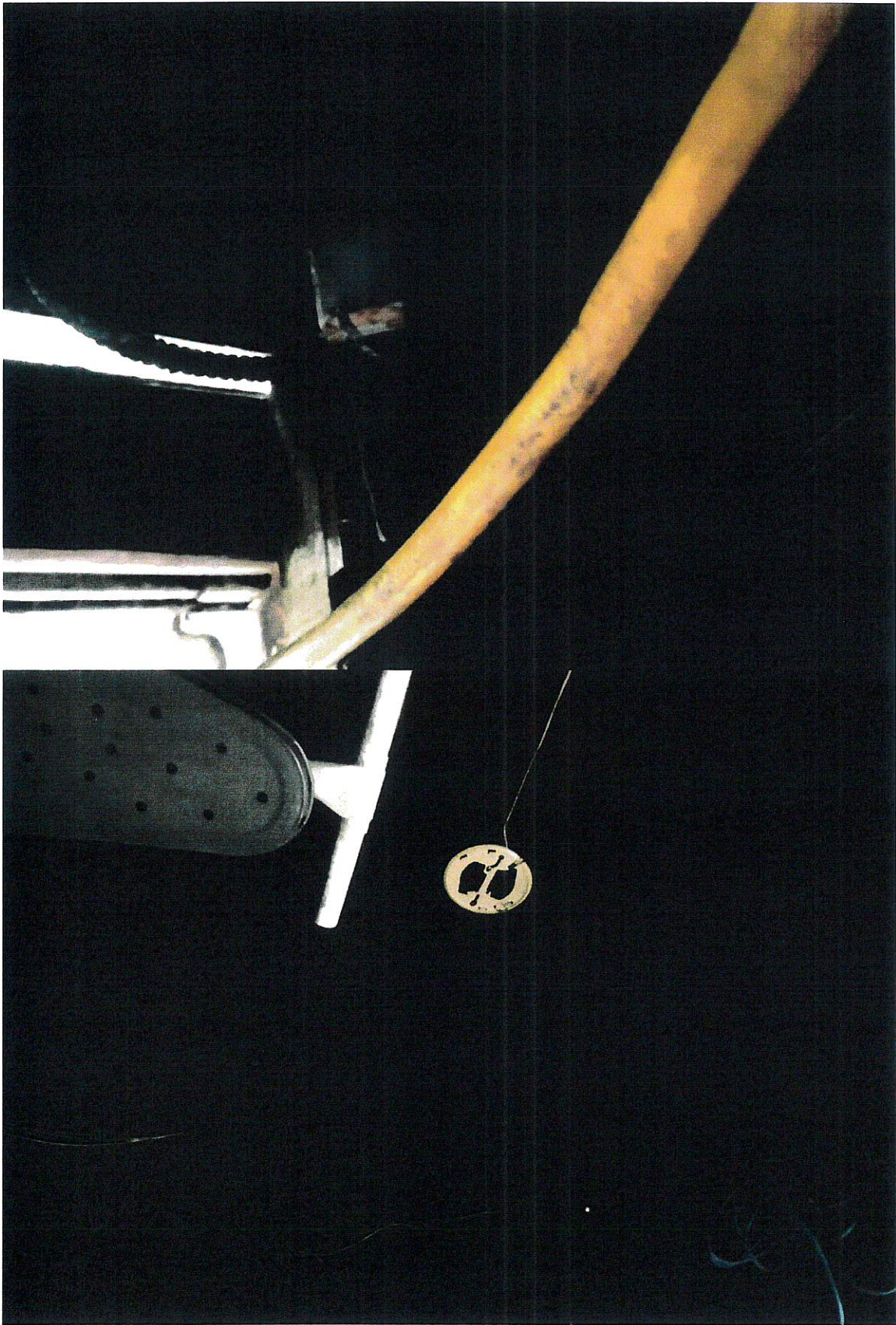


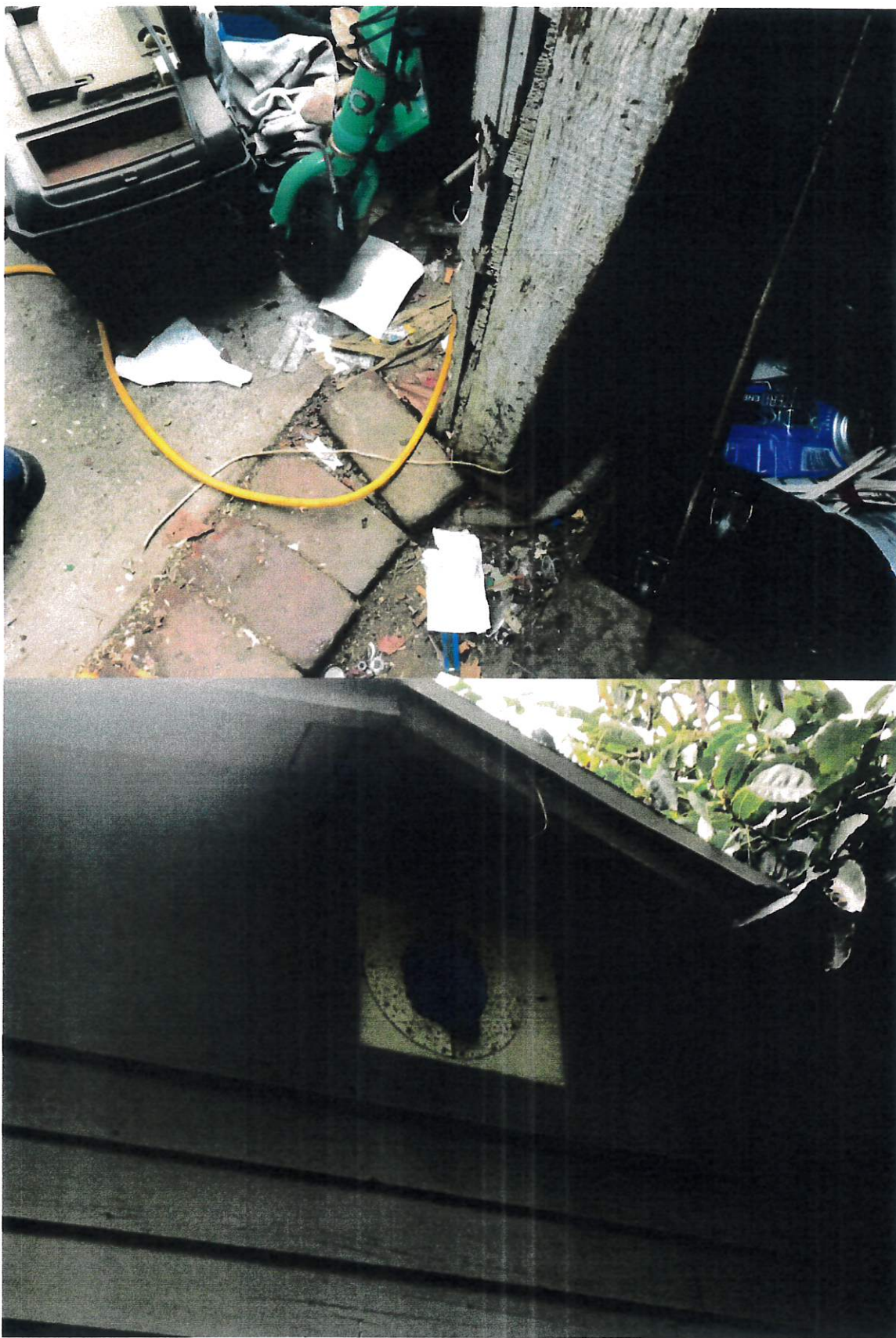
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12336 Pasadena St











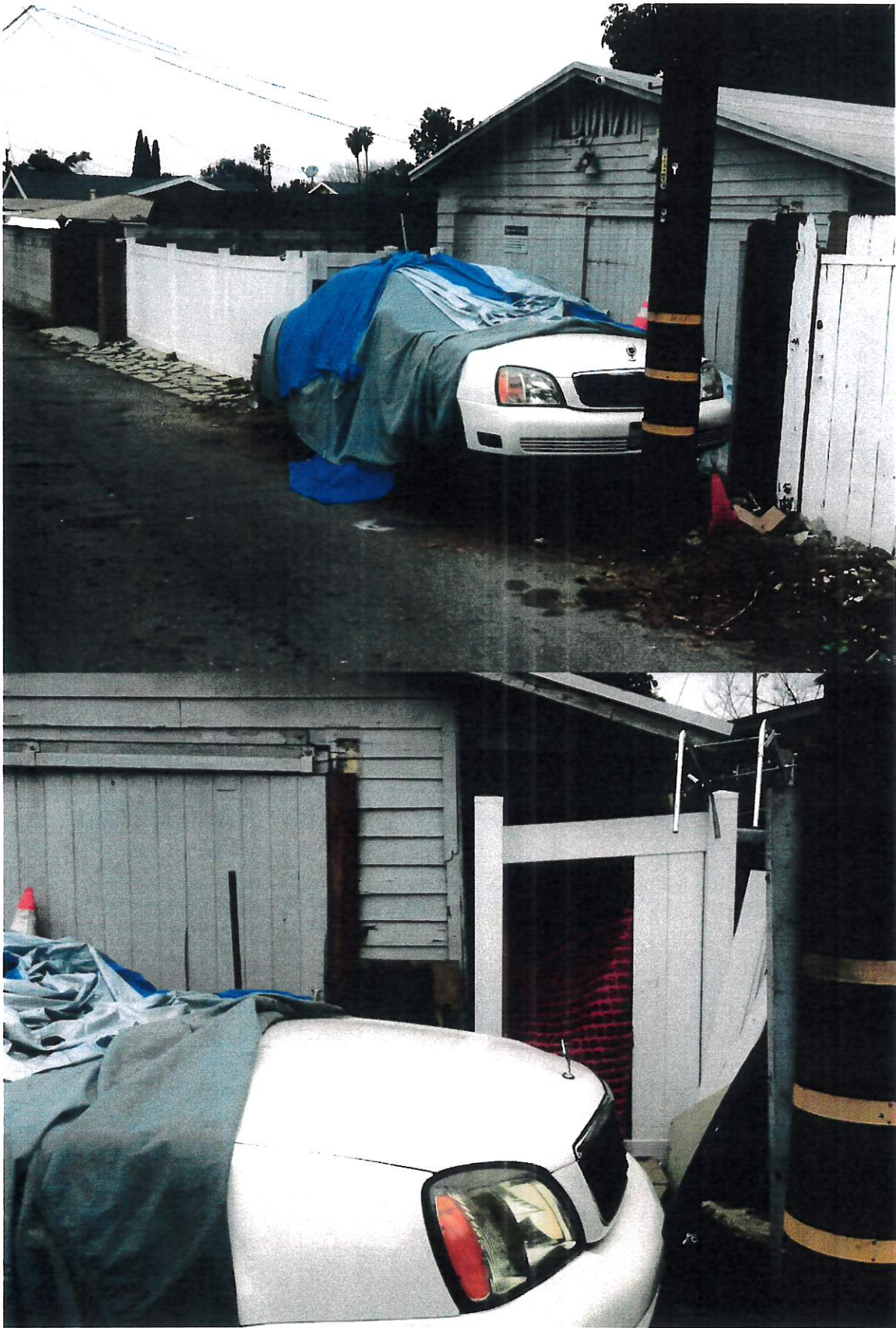


12336 Pasadena St





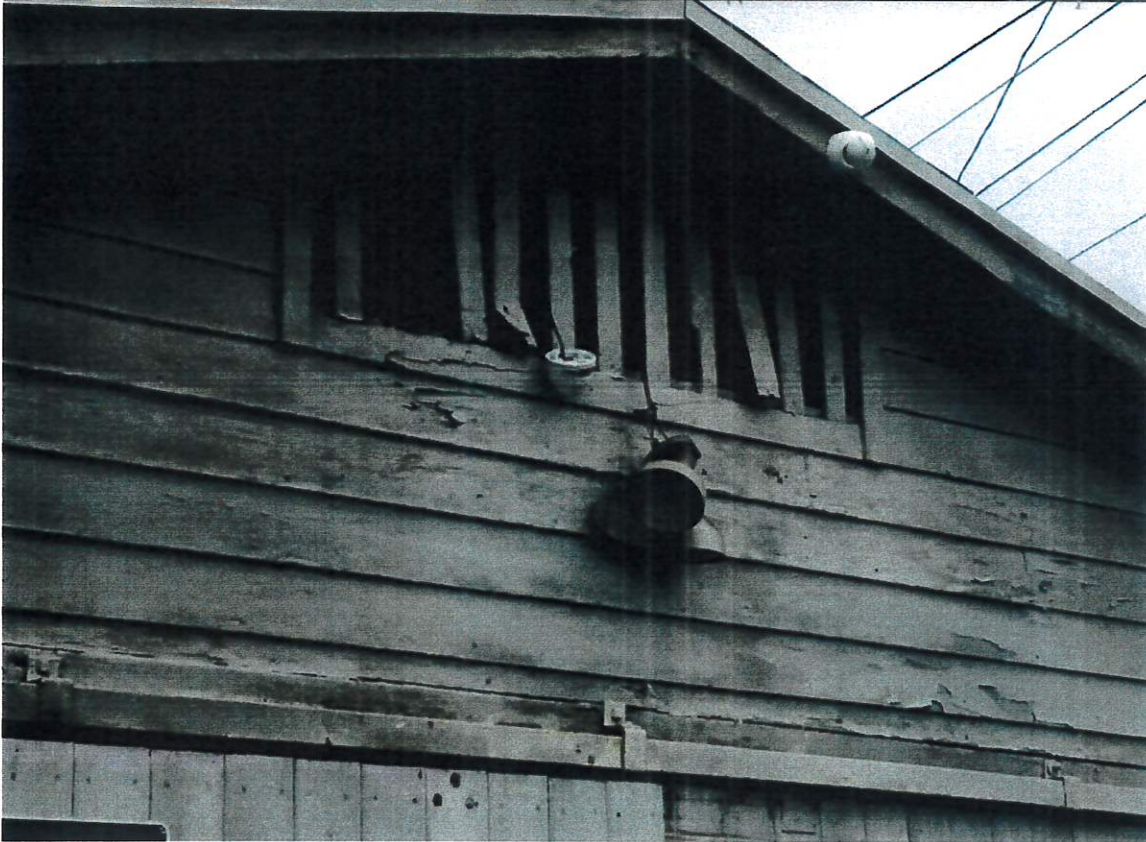
12336 Pasadena St



12336 Pasadena St



12336 Pasadena St







12336 Pasadena St



EXHIBIT C

NOTICE TO ABATE

[California Health & Safety Code §17980.6]

Notice to Abate Property Located at: **12336 Pasadena St., Whittier, CA**
Assessor's Parcel Number: **8140-019-017**

The conditions currently existing on this property constitute a public nuisance that pose an immediate threat to the public health, safety and general welfare to the occupants and surrounding community. Said conditions violate multiple adopted provisions of law including, but not limited to, the City of Whittier Municipal Code, California Building Code, California Electrical Code, California Fire Code, California Mechanical Code, California Residential Code and Section 17920.3 of the California Health and Safety Code. Specifically, the violations identified at the property located at 12336 Pasadena Street, CA are as follows:

Page 1 of 13

04/15/2021 08:51



NOTICE TO
ABATE

04/15/2021 08:51



Reserved Parking

REPUBLIC
SERVICES
(800) 299-4894

9385 7845722

04/15/2021 08:49



04/15/2021 08:48



04/15/2021 08:48



NOTICE TO
ABATE

04/15/2021 08:51

NOTICE TO ABATE

[California Health & Safety Code §17950.6]

Notice to Abate Property Located at: 11736 Pasadena St., Whittier, CA
Assessor's Parcel Number: 8140-019-017

The conditions currently existing on this property constitute a public nuisance that pose an immediate threat to the public health, safety and general welfare in the neighborhood and surrounding community. Such conditions violate multiple adopted provisions of law including, but not limited to, the City of Whittier Municipal Code, California Building Code, California Fire Code, California Fire Code, California Mechanical Code, California Electrical Code and Section 17950.6 of the California Health and Safety Code. Specifically, the violations identified at the property located at 11736 Pasadena Street, CA, are as follows:

Page 1 of 13

04/15/2021 08:47



NOTICE TO
ABATE

NOTICE TO
ABATE

04/15/2021 08:46

[illegible]

04/15/2021 08:46



04/15/2021 08:47