

**MINUTES
CODE ENFORCEMENT COMMISSION
February 1, 2018**

**Public Meeting 4:00 P.M.
Permit Center, Hearing Room
175 N. Garfield Avenue, Pasadena**

CODE ENFORCEMENT COMMISSION PANEL 1

**Michael Warner, Chair
Imran Chaudhry
Dr. Angel Medina PhD**

**STAFF
Jon Pollard, Code Compliance Manager
Lt. Nemesio Arteaga, Pasadena Humane Society & SPCA
Nikhil S. Damle, Council from Colantuono, Highsmith & Whatley, PC for the City of Pasadena
Adrienne Burgess, Recording Secretary**

MISSION STATEMENT

The City of Pasadena is dedicated to delivering exemplary municipal services, responsive to our entire community and consistent with our history, culture and unique character.

**MINUTES
CODE ENFORCEMENT COMMISSION
February 1, 2018
Public Meeting
4:00 p.m.**

**City of Pasadena Permit Center
Hearing Room
175 N. Garfield Avenue
Pasadena, California 91101**

1. CALL TO ORDER

On order of Chair Michael Warner the regular meeting of the Code Enforcement Commission was called to order at 4:05 pm

2. ROLL CALL

Commission Members Present:

Michael Warner
Imran Chaudhry
Dr. Angel Medina PhD

Staff Present:

Jon Pollard, Code Compliance Manager
Lt. Nemesio Arteaga, Pasadena Humane Society & SPCA
Nikhil S. Damle, Council from Colantuono, Highsmith & Whatley, PC for the City of Pasadena
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3. PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA - NONE

4. PUBLIC HEARING: REGULAR CASES

A. Case No. A17-247850 – 669 E. Rio Grande Street

Council District # 5

Pasadena Humane Society Staff: Lt. Nemesio Arteaga

Property Owner: Rafael Erazo/Laura Hasbun Tenants: Jashin & Laura Hasbun

Lt. Arteaga from the Pasadena Humane Society & SPCA presented Case No.A17-247850 to the Code Enforcement Commission. This item pertained to public nuisance dogs at 669 E. Rio Grande Street. Lt. Arteaga described the incident on December 30, 2017 regarding the dog attack. Lt. Arteaga reported that Officer Nunez had taken a report regarding an attack by two pit bulls from 669 E. Rio Grande Street against a German Shepherd dog passing by in the company of its' owner. The pit bulls were impounded by the Humane Society. The German Shepherd expired at the location from internal injuries received. The two pit bull terrier dogs remain in the custody of the Pasadena Humane Society pending the Code Enforcement Commission hearing.

The owner Jashin Hasbun appeared and testified with his wife Laura Hasbun regarding their two pit bull terrier dogs. The owners stated that dogs have been exposed to many people over the years and have never had an issue of them being aggressive. The Commission heard testimony from the owners and staff and asked various questions regarding the matter to both

parties. There were many public comments attesting to the excellent behavior and certifications of the deceased German Shepherd "Valor". Valor was stated as a significant loss to his owners, his community, and to everyone he worked with. There were also comments regarding past confrontations with the two pit bull terriers that were not reported to the Humane Society & SPCA.

It was moved by Commissioner Medina with a second by Commissioner Warner to order the owner Jashin Hasbun to construct a replacement fence or wall to enclose the rear yard and appropriate fencing and gates for the front yard of 669 E. Rio Grande Street and thereafter complies with all corrective action for public safety.

The members of Panel No. 1 voted on the motion: The panel voted unanimously, all in favor.

B. Case No. A17-235499 – 1372 Edgehill Place

Council District # 6

Pasadena Humane Society Staff: Lt. Nemesio Arteaga

Property Owner: Siu Fung Siegfried Lee and Lei Yang

Lt. Arteaga from the Pasadena Humane Society & SPCA presented Case No.A17-235499 to the Code Enforcement Commission. This item pertained to public nuisance dogs at the residence. Lt. Arteaga described several incidents regarding three dogs that would get loose and run at large to the neighboring homes. The last incident occurred on December 14, 2017 Officer Nunez of the Pasadena Humane Society SPCA impounded two of the dogs due to reasonable cause that the dogs meet the definition of "Public Nuisance Dog" P.M.C 6.18.040 from the complaint of the reporting party. The caretaker surrendered the dogs to the custody of the Pasadena Humane Society pending the Code Enforcement Commission hearing.

Attorney Jason Stone appeared on behalf of the owners. He submitted to the Pasadena Humane Society's recommendation to the Code Enforcement Commission and had no further statements. Two public comments were made and a typed statement from a neighbor was submitted regarding the dog's behavior and the lack of care that the owners have for their dogs. The Commission asked questions of both parties regarding the matter then spoke amongst themselves regarding the order.

It was moved by Commissioner Warner with a second by Commissioner Medina to order the owner keep their dogs in the kennel at all times unless inside the residence or on a leash continuously held by a competent adult person until such time a fence is constructed within the open areas of his parcel that has complete enclosure and is fully capable of resisting the animals attempt to leave the property.

The members of Panel No. 1 voted on the motion: The panel voted unanimously, all in favor.

C. Case No. CTP2017-01535 – 1291 E. Walnut Street

Council District # 2

Code Compliance Manager: Jon Pollard

Property Owner: Amer and Nabella Hanna

**Tenant: Tai Tan Nguyen
"Rose Bowls" Dispensary**

Code Compliance Manager Jon Pollard presented Code Compliance Case No.CTP2017-01535 to the Code Enforcement Commission. This item pertained to operation of an illegal marijuana dispensary. Code Compliance Manager Jon Pollard described the sequence of code compliance efforts that had been taken in an effort to bring the property into compliance and reported that despite those compliance efforts the property remains in violation of the Pasadena Municipal Code. The property owner is currently going through the eviction process of tenant Tai Tan Nguyen.

Attorney Anthony Sears appeared as a representative for the owner in violation of the Pasadena Municipal Code. The Commission heard testimony from staff and asked various questions regarding the matter. There were no public comments.

It was moved by Commissioner Warner with a second by Commissioner Medina to order Tai Tan Nguyen to remove all of the marijuana and thereafter have the building interior inspected to confirm that all marijuana had been removed from the premises.

The members of Panel No. 1 voted on the motion: The panel voted unanimously, all in favor.

D. Case No. CTP2017-01703 – 1460 E. Walnut Street Council District # 2

Code Compliance Manager: Jon Pollard

Property Owner: Abdo Hanna Tenant: "419 Collective" Dispensary

Code Compliance Manager Jon Pollard presented Code Compliance Case No.CTP2017-0703 to the Code Enforcement Commission. This item pertained to operation of an illegal marijuana dispensary. Code Compliance Manager Jon Pollard described the sequence of code compliance efforts that had been taken in an effort to bring the property into compliance and reported that despite those compliance efforts the property remains in violation of the Pasadena Municipal Code.

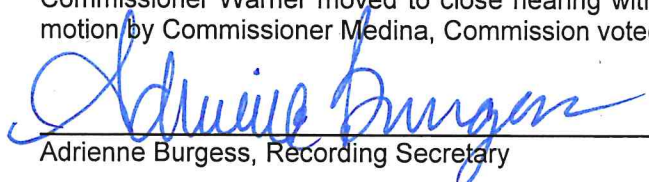
No appearance was made by the owner or representative of the owner in violation of the Pasadena Municipal Code. The Commission heard testimony from staff and asked various questions regarding the matter. In the audience, brother of Abdo Hanna, Amer Hanna was present Jon Pollard had mentioned in previous conversation with Amer that he is willing to help his brother Abdo with the eviction process. The Commission confirmed with Amer Hanna the same that he promises to assist his brother Abdo Hanna with the eviction of the tenant and Amer gave his word to have the situation dissolved as soon as possible utilizing the current attorney that he has with evicting the tenant at 1291 E. Walnut St.

It was moved by Commissioner Chaudhry with a second by Commissioner Warner to order Abdo Hanna to commence and complete with the eviction process as set forth in the Order of the Commission.

The members of Panel No. 1 voted on the motion: The panel voted unanimously, all in favor.

- 5. REPORTS AND COMMENTS FROM COMMITTEES - None**
- 6. REPORTS AND COMMENTS FROM STAFF – None**
- 7. REPORTS AND COMMENTS FROM COMMISSION – None**
- 8. ADJOURNMENT**

Commissioner Warner moved to close hearing with there being no further business, and a second motion by Commissioner Medina, Commission voted all in favor, the meeting adjourned at 7:35 pm.



Adrienne Burgess, Recording Secretary