



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
CODE ENFORCEMENT COMMISSION

**CERTIFIED RETURN  
RECEIPT REQUESTED**

Siu Fung Siegfried Lee )  
Lei Yang )  
1372 Edgehill Place )  
Pasadena, CA 91103 )  
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**ORDER OF THE  
CODE ENFORCEMENT  
COMMISSION  
CASE NO. A17-235499**

On February 1, 2018, a public hearing was held by Panel No. 1 regarding violations of the Pasadena Municipal Code at the property located at:

**1372 Edgehill Place  
Pasadena, CA 91103**

As a result of that hearing and based on the testimony and evidence introduced, the Commission made the following factual findings:

1. That "ENZO," "LUCY," and "LUPIN" are adult German Shepherd dogs owned by Siu Fung Sigfried Lee on the dates and times of the incidents described in the undersigned report;
2. That ENZO is no longer owned by Siu Fung Siegfried Lee and is no longer on his property.
3. That LUCY and LUPIN are currently licensed and owned by Siu Fung Siegfried Lee.
4. That Siu Fung Siegfried Lee violated Section 6.16.010 of the Pasadena Municipal Code (License and Registration Required) by keeping the three unlicensed dogs residing in the City of Pasadena;
5. That Siu Fung Siegfried Lee violated Section 6.12.010 of the Pasadena Municipal Code (Running at large prohibited) by allowing the three dogs to be at large within the City of Pasadena on at least five separate occasions;
6. That Siu Fung Siegfried Lee was notified of the alleged violations of the Pasadena Municipal Code with respect to the dogs running at large and prohibited activities, and properly informed of the scheduled date of the hearing before the Code Enforcement Commission;
7. That Attorney Jason Stone appeared and testified on behalf of Siu Fung Siegfried Lee;

8. That the following document was received into evidence at the hearing on February 1, 2018:
  - i. Exhibit "A" – Pasadena Humane Society Staff Report
9. That Lt. Arteaga of the Pasadena Humane Society appeared and testified on behalf of the City of Pasadena;
10. That as required under Section 6.18.040(F), of the Pasadena Municipal Code entitled "Public nuisance dogs – Procedures" the Commission when considering such determination and assessing whether such animal be impounded, destroyed, or released with reasonable terms, conditions or restrictions, shall have considered the presence or absence of the following items as part of the deliberative process:
  - i. Any previous history of the dogs attacking, biting or causing injury to a human being or other animal;
  - ii. The nature and extent of the injuries inflicted and the number of victims involved;
  - iii. The place where the bite, attack or injury occurred;
  - iv. The presence or absence of any provocation for the bite, attack, or injury;
  - v. The extent to which property has been damaged or destroyed;
  - vi. Whether the dogs exhibit any characteristics of being trained for fighting or attack or other evidence to show such training or fighting;
  - vii. The manner in which the dogs have been maintained by their owner;
  - viii. Any other relevant evidence concerning the maintenance of the dogs;
  - ix. Any other relevant evidence regarding the ability of the owner, or the poundmaster, to protect the public safety in the future if the dog is permitted to remain in the city.
11. That the Commission has received competent testimony and that after giving thoughtful and deliberate consideration to the testimony received during the course of this hearing have determined that the dogs constitute a public nuisance as defined by the Pasadena Municipal Code.

**Commission Corrective Action:**

1. It shall be the Order of this Commission that the dogs (Lucy and Lupin) be kept in their kennel at all times unless they are inside the residence or on a leash that is being continuously held by a competent adult person and;
2. The requirements set forth in Condition Number 1 shall be set aside and held in abeyance at such time as Siu Fung Siegfried Lee constructs a fence within the open areas of his parcel that has complete enclosure and is fully capable of resisting the animals attempt to leave the property and;
3. Determination of the adequacy of any fencing installed at a future date used in conjunction with meeting the requirements of Condition Number 2 and its

adequacy to contain LUCY and LUPIN shall be at the complete discretion of the Pasadena Humane Society and;

4. Maintaining LUCY and LUPIN in any fenced area not a fully enclosed kennel absent approval from the Pasadena Humane Society shall be deemed to be violation of this Order and may be subject to prosecution by the Pasadena City Attorney's Office.

  
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Commissioner Michael Warner, Panel Chair

2.9.18  
\_\_\_\_\_  
Mailing Date

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Pursuant to Section 2.55.075 of the Pasadena Municipal Code, the property owner has a right to appeal the panel determination in this case to the full Commission. They may appeal by filing the attached appeal application with the Building & Neighborhood Revitalization Division within ten (10) days following the date this order was mailed.

Section 2.55.075 (B) sets forth the basis for appeal:

The appeal application shall set forth previously unavailable new evidence regarding the matter; or state specifically the manner in which the panel determination was not supported by the record, misinterpreted the Municipal Code, misapplied established city policy, or erred in some other respect.

In order for an appeal application to be accepted for processing, it must be filed in a timely manner, and the property owner must explain how this case meets at least one (1) of the criteria set forth above.

If the property owners do not file an appeal, they must comply with the panel determination in this case. Failure to do so may result in the filing of misdemeanor criminal charges pursuant to Pasadena Municipal Code Section 1.24.010.