

Walnut Street in lieu of the City of Pasadena engaging Abdo Hanna in civil and criminal proceedings;

5. That Code Compliance Manager Jon Pollard appeared and testified regarding operation of the illegal marijuana dispensary from the retail space at 1460 E. Walnut Street, and Abdo Hanna's ownership of said retail space at which a public nuisance condition in the form of an illegal marijuana dispensary persists, and that despite the issuance of the Cease and Desist notice and four administrative citations, the nuisance condition and violation of law persists in violation of the Pasadena Municipal Code.
6. That the presently existing condition violates Section 17.78.060(1)(2)(3) and 14.50.040 subsections (28) and (35) of the Pasadena Municipal Code as set forth in the Staff Report.

Commission Corrective Action:

The Commission orders Abdo Hanna to take the following corrective actions:

1. **Within seven (7) calendar days** from the mailing date of the Order of the Code Enforcement Commission, competently issue, or cause to be competently issued to the tenant a three-day notice to quit by reason of conducting unlawful activities which are a public nuisance and in violation of the Pasadena Municipal Code.
2. **Within ten (10) calendar days** from the mailing date of the Order of the Code Enforcement Commission file for eviction.
3. **Within fourteen (14) calendar days** from the mailing date of the Order of the Code Enforcement Commission, provide competent evidence to Code Compliance Manager Jon Pollard of the filing of an unlawful detainer action against the tenant and other unknown occupants.
4. **Within thirty (30) calendar days** from the mailing date of the Order of the Code Enforcement Commission file default papers with the Court if tenant doesn't answer or set a trial date with the Court if tenant answered.
5. **Within sixty (60) day calendar days** from the mailing date of the Order of the Code Enforcement Commission, advise Code Compliance Manager Jon Pollard of the trial date.
6. **Within sixty (60) calendar days** from the mailing date of the Order of the Code Enforcement Commission competently pursue the unlawful detainer action in Court.
7. **Within seventy-five calendar days** from the mailing date of the Order of the Code Enforcement Commission forward necessary documents to the Sheriff's Department for lockout of the tenant.
8. **At all times** Abdo Hanna shall respond competently, or engage the services of others who will act competently on his behalf. Accordingly, all matters undertaken in meeting the Order of the Code Enforcement Commission shall be conducted with requisite legal knowledge, skill, thoroughness and preparation reasonably necessary. Similarly, all actions not elsewhere described shall be accomplished

by Abdo Hanna or persons representing him without unnecessary delay or lack of transparency.

9. **At all times** Abdo Hanna shall provide photocopies of court documents and other documents associated with the closure of the illegal marijuana dispensary as requested by City staff and such documents shall be forwarded by regular U.S. mail postmarked no later than 24 hours subsequent to request.
10. Any substantive departure from the individual compliance milestones noted above may result in forfeiture of later compliance milestones. Such determination shall be made at the discretion and determination of Code Compliance Manager Jon Pollard, and should such substantial deviation occur this matter may at any time be referred directly to the City Prosecutor's Office for prosecution.
11. Within 72 hours of the illegal marijuana dispensary vacating the premises, Abdo Hanna shall contact Code Compliance Manager Jon Pollard at (626) 744-6831 to schedule an inspection of the subject lease space.



Commissioner Michael Warner, Panel Chair

2-9-18

Mailing Date

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.