



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT  
CODE ENFORCEMENT COMMISSION

**CERTIFIED RETURN  
RECEIPT REQUESTED**

Jashin Hasbun  
669 E. Rio Grande Street  
Pasadena, CA. 91104  
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**ORDER OF THE  
CODE ENFORCEMENT  
COMMISSION  
CASE NO. A17-247850**

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:

**669 E. Rio Grande Street  
Pasadena, CA 91104**

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

1. That "BRUNO" was an unaltered male adult Pit Bull Terrier and "CHERRY" was an altered female adult Pit Bull Terrier owned by Jashin Hasbun at the time of the incident described in the undersigned report;
2. That Jashin Hasbun was notified of the alleged violations of the Pasadena Municipal Code with respect to "prohibited activities" as described in Section 6.18.015, subsections 1, 2, 3, and 7, and his failure to license both BRUNO and CHERRY, and that Jashin Hasbun was properly informed of the scheduled date of this hearing before the Code Enforcement Commission;
3. That Jashin Hasbun appeared at the hearing and testified;
4. That the following document was received into evidence at the hearing on February 1, 2018:
  - i. Exhibit "A" – Pasadena Humane Society Staff Report
5. That Lt. Arteaga of the Pasadena Humane Society appeared and testified on behalf of the City of Pasadena;
6. That the Commission has considered the following items as part of the deliberative process:
  - i. Any previous history of the dog 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 exhibits any characteristics of being trained for fighting, 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 dogs are permitted to remain in the city.
7. That this 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 and are a threat to public safety.

**Commission Corrective Action:**

1. The overriding demand for public safety dictates that it shall be the Order of this Commission that the dogs CHERRY and BRUNO remain in the custody of the Pasadena Humane Society until such time that Jashin Hasbun constructs a replacement fence or wall to enclose the rear yard of 669 E. Rio Grande Street; and thereafter complies with each additional corrective action as set forth below.
2. That the new fence or wall consist of either chain-link material, wrought iron-style tubular steel bars or cinder-block material.
3. That the fence or wall measure at least six feet in height on the north, east, and west property lines to prevent the dogs from climbing or jumping over the fence to escape, and that the such wall or fence extend to point no further south than the front façade of the dwelling.
4. That the fence or wall have a six foot high gate(s) which cross the driveway no closer to the front property line than parallel with the front façade of the dwelling and that such gate(s) be equipped with a self-closing mechanism or self-closing hinges to prevent it from being unintentionally left open when someone enters and/or exits the rear yard.
5. That the rolling driveway gate adjacent to the sidewalk be modified such that a horizontal force applied to the gate will not cause it to dislodge from the vertical latching post at the point of closure.

6. That construction of the fence or wall be completed within 30 days from the signing Order of the Code Enforcement Commission and that such construction be conducted pursuant to receipt of permits as required from the Planning and Community Development Department.
7. That at no time shall the rolling driveway gate adjacent to the sidewalk and any other driveway gate installed as part of this Order be open concurrently thereby allowing unimpeded access from the rear yard area to the public right-of-way.
8. That all gates on the property remain in the closed position except during times of ingress or egress by vehicles or pedestrians.
9. That the Pasadena Humane Society not release the dogs until construction of the fence has been completed and reviewed for consistency with this Order by a member of the City of Pasadena Planning and Community Development Department or the Pasadena Humane Society.
10. That prior to the Pasadena Humane Society releasing CHERRY she be spayed and licensed, and prior to releasing BRUNO he be neutered and licensed, as required under the Pasadena City Ordinance.
11. That Jashin Hasbun pay the Pasadena Humane Society for the costs of the dogs' alteration, licensure, and kenneling from the date of impound to the date of their release.
12. That subsequent to the release of the dogs to Jashin Hasbun that the dogs be kept in the rear yard at all times unless they are inside the residence or on a leash that is being continuously held by a competent adult person.
13. In the event of a violation of the above order, the dogs be immediately removed from the property.
14. In addition to the above order dog known, as "BRUNO" and dog known as "CHERRY" be microchipped and registered to the current owner.

  
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Commissioner Michael Warner, Panel Chair

2.9.18  
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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.