



PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT
CODE ENFORCEMENT COMMISSION

**CERTIFIED RETURN
RECEIPT REQUESTED**

Rouzanna Keshishian)
DBA: The Revolution)
752 N. Lake Avenue)
Pasadena, CA 91104)
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**ORDER OF THE
CODE ENFORCEMENT
COMMISSION
CASE NO. CTP2018-00136**

On March 8, 2018, a public hearing was held by Panel No. 2 of the Code Enforcement Commission concerning violations of the Pasadena Municipal Code at the property located at:

**752 N. Lake Avenue
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 Rouzanna Keshishian was the responsible party associated with the operation of the illegal marijuana dispensary known as "The Revolution" at the time of the issuance of the "Cease and Desist" Notice on January 29, 2018;
2. That Rouzanna Keshishian / The Revolution were duly notified of the alleged violation of the Pasadena Municipal Code and properly informed of the hearing date by posting of the notice of public hearing on the front of the building at 752 N. Lake Avenue and by mailing such notice regular and certified U.S. mail to Rouzanna Keshishian at 752 N. Lake Avenue, Pasadena, CA, 91104 and to Rouzanna Keshishian at 612 N. Louise Street, No. 306, Glendale, CA. 91206;
3. That the Commission accepted into the administrative record the following documents at the hearing March 8, 2018:
 - a. Exhibit 1 – City's Photographs 1A
 - b. Exhibit 2 – Staff Report
4. That neither Rouzanna Keshishian nor a representative appeared at the hearing of March 8, 2018;

5. That Code Compliance Manager Jon Pollard appeared and testified regarding operation of the illegal marijuana dispensary at 752 N. Lake Avenue, and that despite the issuance of the Cease and Desist notice and four administrative citations, operation of the illegal marijuana dispensary persists in violation of the Pasadena Municipal Code.
6. That the presently existing condition violates Pasadena Zoning Code sections 17.34.030(B), Pasadena Zoning Code section 17.78.060 subsections (1), (2) and (3) and Pasadena Municipal Code section 14.50.040 subsections (28) and (35) Code as set forth in the Commission staff report.

Commission Corrective Action:

The Commission orders Rouzanna Keshishian to take the following corrective actions:

1. **Within ten (10) calendar days** from the concurrent posting and mailing date of the Order of the Code Enforcement Commission, remove all marijuana in its various and sundry forms and discontinue operating or allowing the operation of any and all marijuana dispensary activities from your leasehold space at 752 N. Lake Avenue; and which discontinuance shall not be limited in scope to precluding others from operating within the lease space associated with The Revolution/Revo during which time The Revolution/Revo maintains stock, commodities, furniture, fixtures, equipment and/or employees, and whether or not The Revolution/Revo may be in operation under a valid, invalid or lapsed lease.
2. Not later than the eleventh calendar day from the posting and mailing date of the Order or the first business day following the eleventh calendar day if the eleventh calendar day is a City non-business day, contact Code Compliance Manager Jon Pollard at (626) 744-6831 to schedule an inspection of the subject lease space.



Commissioner Robert Clinton, Panel Chair

3.15.18

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.

