



**AGENDA  
CODE ENFORCEMENT COMMISSION  
November 7, 2019**

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

**PANEL NO. 2 MEMBERS  
Robert, Clinton (Panel Chair)  
Patrick, Cabral  
Ellie, Podway**

**STAFF  
Jon Pollard, Code Compliance Manager  
Nikhil Damle, Colantuono, Highsmith & Whatley, PC for the City of Pasadena  
Valeria Castillo, Recording Secretary  
Thomas Ng Pasadena Humane Society  
Greg Murphy, Pasadena Humane Society**

**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.

*In compliance with the Americans with Disabilities Act of 1990, listening assistive devices are available from the City Clerk's Office with a 24-hour advance notice. Please call (626) 744-4633 or (626) 744-4785 to request use of a listening device at least one week in advance of the meeting.*

*Language translation services are available for this meeting by calling (626) 744-4031 at least 24 hours in advance*

*Habr  servicio de interpretaci n disponible para  stas juntas llamando al (626) 744-4031 por lo menos con 24 horas de anticipaci n*

*Public meeting begins at 4:00 p.m.  
Items on the agenda may not be called in order listed.*

*Agendas and supporting documents are available on the Internet at  
<http://ww2.cityofpasadena.net/planning/meetings/notices.asp>*

*Materials related to an item on this Agenda submitted to the Code Enforcement Commission **after** distribution of the agenda packet are available for public inspection in the Permit Center at 175 N. Garfield Avenue during normal business hours.*

**AGENDA  
CODE ENFORCEMENT COMMISSION  
November 7, 2019**

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

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA**

Please limit comments to three minutes for each speaker.

**4. PUBLIC HEARING: REGULAR CASES**

**A. Case No. CTP2018-01698      1573-1575 E. Walnut Street      Council District # 2**

The City of Pasadena Planning & Community Development Department petitions the Code Enforcement Appeals Commission for issuance of an Order for Abatement directed to respondent property owners John and Evelyn Kefalas and respondent lessee Christopher David Drozd and Kyree Odom Gilliam with regard to the operation of an unlawful cannabis dispensary which is a public nuisance and a violation of the Pasadena Municipal Code.

**Code Compliance Manager:** Jon Pollard

**B. Case No. CTP2018-01450      1034 N. HUDSON AVE      Council District # 5**

**Code Enforcement Officer:** Javier Marquez

**Violation of the Pasadena Municipal Code:**

**Section 1.24.010(A) – General penalty.**

"No person shall violate or fail to comply with any provision of requirement of this code. Any person who violates or fails to comply with any provision or requirement of this code shall be guilty of a misdemeanor, unless (1) such a violation or failure is designated as an infraction or is subsequently prosecuted as an infraction, in which case such person is guilty of an infraction; or (2) such a violation or failure is prosecuted as a civil administrative action pursuant to Chapter 1.25 or Chapter 1.26 of this title."

**14.50.040(1)**

"It is declared unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any property in the city to maintain such property, regardless of whether such property contains a conforming or legal nonconforming use or structure, in a manner that any of the following conditions or activities are found to exist thereon: The accumulation of dirt, litter, junk, salvage materials, lumbar or other debris visible from a street, sidewalk, alley or neighboring property or verified through other lawful means.

**14.50.040(8)**

"It is declared unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any property in the city to maintain such property, regardless of whether such property contains a conforming or legal nonconforming use or structure, in a manner that any of the following conditions or activities are found to exist thereon: [8] Overgrown vegetation likely to harbor rats, or other vermin, or which attain such growth as to become a fire menace when dry or which are otherwise noxious, dangerous or unsightly."

**14.50.040(23)(30)**

"It is declared unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any property in the city to maintain such property, regardless of whether such property contains a conforming or legal nonconforming use or structure, in a manner that any of the following conditions or activities are found to exist thereon: [23] Failure to park or store in a garage inoperative vehicles, or vehicles placed on blocks, or otherwise immobilized which are in a residential zone, (and) [30] Storage of abandoned, wrecked, dismantled, unregistered or inoperative automobile, trailer, camper, recreational vehicle, boat or other such vehicles or equipment on residential property."

**14.50.040(9)**

"It is declared unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any property in the city to maintain such property, regardless of whether such property contains a conforming or legal nonconforming use or structure, in a manner that any of the following conditions or activities are found to exist thereon:[9] Dead, decayed, diseased or hazardous trees which constitute an unsightly appearance, or present a danger to public safety and welfare, or are detrimental to neighboring properties or property values.

**C. Case No. A19-291913      55 S. HILL AVE      Council District # 7**

**Pasadena Humane Society Staff: Animal Control Officer G. Murphy**

**Section 1.24.010(A) – General penalty**

"No person shall violate or fail to comply with any provision of requirement of this code. Any person who violates or fails to comply with any provision or requirement of this code shall be guilty of a misdemeanor, unless (1) such a violation or failure is designated as an infraction or is subsequently prosecuted as an infraction, in which case such person is guilty of an infraction; or (2) such a violation or failure is prosecuted as a civil administrative action pursuant to Chapter 1.25 or Chapter 1.26 of this title."

**Section 6.18.015(1)(2)(3)(7) – (Prohibited Activities)**

"It is unlawful and a public nuisance for any person to own, harbor or keep a vicious dog."<sup>1</sup>

**D. Case No. A19-300766      115 S. GRAND OAKS AVE      Council District # 7**

**Pasadena Humane Society Staff: Lead Animal Control Officer Thomas Ng**

**Violation of the Pasadena Municipal Code:**

**Section 1.24.010(A) – General penalty**

"No person shall violate or fail to comply with any provision of requirement of this code. Any person who violates or fails to comply with any provision or requirement of this code shall be guilty of a misdemeanor, unless (1) such

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<sup>1</sup> Section 6.18.020(A)(1)(2)(3)(7) P.M.C. states: "As used in this chapter, "public nuisance dog" or "vicious dog" means any dog that unreasonably annoys humans, endangers the life or health of other animals or persons, or substantially interferes with the rights of citizens, other than their owners or family members, to the enjoyment of life or property. The term "public nuisance dog" means and includes, but is not limited to, a dog who exhibits any of the following types of behavior: (1) When unprovoked, in a vicious and terrorizing manner, approaches any person and attempts to attack upon private or public property, except inside an owner's home or fenced rear yard to which all gates and other places of general ingress or egress to the fenced area are posted with a warning sign stating that a dog is on the premises. The letters on said sign shall be at least 1 inch in height and said sign shall be visible within 10 feet of the entrances to the fenced area. [2] Has a propensity or disposition to attack unprovoked or to cause injury to human beings or domestic animals and the owner of the dog is aware of said propensity or disposition, [3] Bites, inflicts injury, assaults or otherwise attacks a human being or domestic animal without provocation on public or private property, except inside a home or fenced rear yard to which all gates or other places of general ingress or egress to the fences area are posted with a warning sign stating that a dog is on the premises. The letters on said sign shall be at least 1 inch in height and said sign shall be visible within 10 feet of the entrance to the fence area, [7] Molests or intimidates pedestrians, bicyclists."

a violation or failure is designated as an infraction or is subsequently prosecuted as an infraction, in which case such person is guilty of an infraction; or (2) such a violation or failure is prosecuted as a civil administrative action pursuant to Chapter 1.25 or Chapter 1.26 of this title.”

**Section 6.12.010 (A) – Running at large prohibited**

“No person owning, having an interest in, harboring or having charge, care, control, custody or possession of any dog shall permit such dog to be in or upon any public street, alley or other public place or in or upon any unenclosed lot or premises, unless such dog is securely confined by a strong cord, chain or leash, not exceeding 6 feet, securely and continuously held by a competent person owning, having an interest in, harboring or having charge, care, control, custody or possession of such dog, unless such dog is confined to an automobile.”

**6.16.010 - License and registration required.**

“No person owning, having an interest in, or having control, custody or possession of any dog, shall fail, neglect or refuse to license and register any dog if over 4 months of age.”

**Section 6.18.015(1)(2)(3)(7) – (Prohibited Activities)**

“It is unlawful and a public nuisance for any person to own, harbor or keep a vicious dog.”<sup>2</sup>

6. **REPORTS AND COMMENTS FROM COMMITTEES**
7. **REPORTS AND COMMENTS FROM STAFF**
8. **REPORTS AND COMMENTS FROM COMMISSION**
9. **ADJOURNMENT**

**POSTING STATEMENT:** I HEREBY CERTIFY that this Agenda, in its entirety was posted on the Council Chamber Bulletin Board S249, and the bulletin board in the rotunda area at City Hall, 100 North Garfield Avenue on the 31st day of October 2019, by 4:00 p.m. The agenda will also be posted on the bulletin board outside the front entrance of the Hale Building, 175 N. Garfield Avenue, an electronic copy sent to the Central Library for posting and the agenda may be viewed at the City’s website at: <http://www.ci.pasadena.ca.us/planning/meetings/notices.asp>. Any items on this agenda will be made available at the Permit Center located at 175 N. Garfield Avenue during normal business hours.



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Jon Pollard, Code Compliance Manager

<sup>2</sup> Section 6.18.020(A)(1)(2)(3)(7) P.M.C. states: “As used in this chapter, “public nuisance dog” or “vicious dog” means any dog that unreasonably annoys humans, endangers the life or health of other animals or persons, or substantially interferes with the rights of citizens, other than their owners or family members, to the enjoyment of life or property. The term “public nuisance dog” means and includes, but is not limited to, a dog who exhibits any of the following types of behavior: (1) When unprovoked, in a vicious and terrorizing manner, approaches any person and attempts to attack upon private or public property, except inside an owner’s home or fenced rear yard to which all gates and other places of general ingress or egress to the fenced area are posted with a warning sign stating that a dog is on the premises. The letters on said sign shall be at least 1 inch in height and said sign shall be visible within 10 feet of the entrances to the fenced area. [2] Has a propensity or disposition to attack unprovoked or to cause injury to human beings or domestic animals and the owner of the dog is aware of said propensity or disposition, [3] Bites, inflicts injury, assaults or otherwise attacks a human being or domestic animal without provocation on public or private property, except inside a home or fenced rear yard to which all gates or other places of general ingress or egress to the fenced area are posted with a warning sign stating that a dog is on the premises. The letters on said sign shall be at least 1 inch in height and said sign shall be visible within 10 feet of the entrance to the fence area, [7] Molests or intimidates pedestrians, bicyclists.”