



**AGENDA  
CODE ENFORCEMENT COMMISSION  
December 5, 2019**

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

**PANEL NO. 3 MEMBERS  
Mary Machado Schammel  
William Francis  
Patrick Cabral**

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

**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.*

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December 5, 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. CTP2019-01831 - 1644 E. WALNUT STREET** **Council District # 2**

**Code Compliance Manager:** Jon Pollard

**Violation of the Pasadena Municipal Code:**

**Section 5.78.030 – Commercial cannabis activities prohibited unless specifically authorized by this Chapter.**

“Except as specifically authorized in this Chapter, the commercial cultivation, processing, manufacturing, testing, sale, delivery, distribution, or the transportation (other than as provided under Bus. & Prof. Code §26090(e)) of cannabis or cannabis products is expressly prohibited in the City of Pasadena.”

**Section 5.78.060 – Commercial cannabis permit required to engage in commercial cannabis activity.**

“No person may operate a commercial cannabis business or engage in commercial cannabis activity within the City of Pasadena including cultivation, processing, manufacturing, testing, sale, delivery, distribution, or transportation of cannabis or a cannabis product unless the person (1) has a valid commercial cannabis permit from the City of Pasadena; (2) has any and all valid state or local permits; and (3) is currently in compliance with all applicable state and local laws and regulations pertaining to the commercial cannabis business and the commercial cannabis activity, including holding the necessary State licenses to engage in commercial cannabis activity.”

**14.50.040(28)(35) - Prohibited activities or conditions. (Operation of illegal marijuana dispensary.)**

“It is declared unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any property in this 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: (28) Any condition or activity recognized in law or equity as constituting a public nuisance, (35) Any violation of any provision of any city, state or federal regulation, ordinance or statute.”

**B. Case No. CTP2011-01085 567 PEPPER STREET**

**Council District # 1**

**Code Enforcement Officer:** Jon Pollard

**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)(5)(6)(11)(17)(23)(27)(30)(32)(33) – Prohibited activities or conditions**

"It is declared unlawful and a public nuisance for any person owning, leasing, occupying, or having charge or possession of any property in this 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: [1] The accumulation of dirt, litter, junk, salvage materials, lumber or other debris visible from a street, sidewalk, alley or neighboring property, or verified through other lawful means, [5] broken or discarded furniture, household or business equipment, shopping carts or similar items placed outdoors for more than 24 hours, [6] attractive nuisances dangerous to children, including but not limited to: abandoned, broken or neglected equipment, machinery, dilapidated structures, refrigerators and freezers, excavations and hazardous pools, whether or not they contain any water or liquid, (11) gross lack of maintenance of grounds on which a structure exists where the grounds are visible from a public street, sidewalk, or from neighboring properties, and where such condition would have a tendency to substantially depreciate the aesthetic environment or property value of surrounding properties, [17] dirt, sand, gravel, concrete, scrap metal, wood, building materials or other similar materials kept, stored, deposited or accumulated on property for a period of 30 days (excluding such time when work is in progress pursuant to a building or other construction permit, [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, [27] any dangerous, unsanitary, blighted or unsightly condition which is detrimental to the health, safety or welfare of the public, [30] storage of abandoned, wrecked, dismantled, unregistered, inoperative automobile, trailer, camper, recreational vehicle, boat or other such vehicles or equipment on residential property, [32] any condition or activity which adversely affects the health, peace or safety of persons residing or working on the premises or in the surrounding area, [33] any condition or activity which jeopardizes or endangers the public health or safety of persons residing or working the premises or in the surrounding area."

5. **REPORTS AND COMMENTS FROM COMMITTEES**
6. **REPORTS AND COMMENTS FROM STAFF**
7. **REPORTS AND COMMENTS FROM COMMISSION**

**8. 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 27<sup>th</sup> day of November 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