

**MINUTES  
CODE ENFORCEMENT COMMISSION  
June 7, 2018**

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

**CODE ENFORCEMENT COMMISSION PANEL 1**

**Michael Warner, Chair  
Dr. Angel Medina PhD  
Mary Machado Schammel, Alternate Panelist #3**

**STAFF**

**Jon Pollard, Code Compliance Manager  
Nikhil S. Damle, Council from Colantuono, Highsmith & Whatley, PC for the City of Pasadena  
Adrienne Burgess, Recording Secretary**

**MISSION STATEMENT**

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

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**MINUTES  
CODE ENFORCEMENT COMMISSION  
June 7, 2018  
Public Meeting  
4:00pm**

**City of Pasadena Permit Center  
Hearing Room  
175 N. Garfield Avenue  
Pasadena, California 91101**

**1. CALL TO ORDER**

On order of Chair Michael Warner the regular meeting of the Code Enforcement Commission was called to order at 4:05 pm

**2. ROLL CALL**

**Commission Members Present:**

Michael Warner  
Dr. Angel Medina, PhD  
Mary Machado Schammel, Alternate Panelist #3

**Staff Present:**

Jon Pollard, Code Compliance Manager  
Nikhil S. Damle, Council from Colantuono, Highsmith & Whatley, PC for the City of Pasadena  
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**3. PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA - NONE**

**4. PUBLIC HEARING: REGULAR CASE**

**Case No. CTP2018-00548 – 1191 E. Walnut St.**

**Council District # 5**

**Code Compliance Manager: John Pollard**

**Property Owner: Hovhannes Markarian      Tenant: "Pasadena Medical Group"**

Code Compliance Manager Jon Pollard presented Code Compliance Case No.CTP2018-00548 to the Code Enforcement Commission. This item pertained to operation of an illegal marijuana dispensary. Code Compliance Manager Jon Pollard described the sequence of code compliance efforts that had been taken in an effort to bring the property into compliance and reported that despite those compliance efforts the property remains in violation of the Pasadena Municipal Code.

Mr. Markarian, owner of the property at 1191 E. Walnut Street, appeared before the Commission at 4:21 pm. Due to his late arrival he was informed of the information that was presented. After Manager Jon Pollard completed his testimony, the Commission heard testimony from Mr. Markarian. Mr. Markarian stated that he had been out of state and came back into town for this hearing and that his attorney was supposed to be taking care of

everything for him. He was adamant that he didn't want any trouble with the City and will do whatever is needed to bring the property into compliance. There were no public comments.

It was moved by Commissioner Medina with a second by Commissioner Schammel to order the following actions of Mr. Markarian:

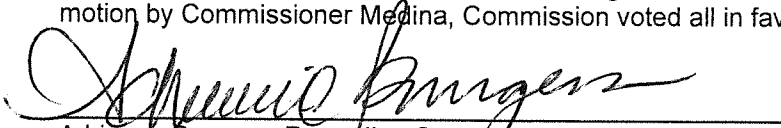
1. **Within seven (7) calendar days** from the mailing date of the Order of the Code Enforcement Commission, competently issue, or cause to be competently issued to the tenant a three-day notice to quit by reason of conducting unlawful activities which are a public nuisance and in violation of the Pasadena 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** Hovhannes Markarian 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 Hovhannes Markarian or persons representing him without unnecessary delay or lack of transparency.
9. **At all times** Hovhannes Markarian 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 Attorney's Office.
11. Within ten (10) calendar days from the date the order is signed by the Code Enforcement Commission, file for eviction, if the Marijuana Dispensary is still in operation this matter will be forwarded directly to the City Prosecutor's Office.

The members of Panel No. 1 voted on the motion: The panel voted unanimously, all in favor.

5. **REPORTS AND COMMENTS FROM COMMITTEES - None**
6. **REPORTS AND COMMENTS FROM STAFF – None**
7. **REPORTS AND COMMENTS FROM COMMISSION – None**

**8. ADJOURNMENT**

Commissioner Warner moved to close hearing with there being no further business, and a second motion by Commissioner Medina, Commission voted all in favor, the meeting adjourned at 4:58 pm.



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Adrienne Burgess, Recording Secretary