CODE ENFORCEMENT APPEALS BOARD REGULAR MEETING

JANUARY 23, 2025

6:00 PM

HYBRID MEETING
www.Cityofvallejo.net

Council Chambers
555 Santa Clara Street
Vallejo, CA 94590

BOARD MEMBERS
VACANT (Chair)
VACANT (Vice-Chair)
Fred Cavalli, Jr.
Loretta Gaddies
Nikia Schultz
Edward Taylor
Kevin Tennyson

NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom	City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.
PUBLIC COMMENT: Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (https://ZoomRegular.Cityofvallejo.net), or via phone, by dialing (669) 900-6833.	**For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment**

VIEW THE MEETING:
There are four different ways you can view this public meeting:

- **In Person**
- **Watch Vallejo local channel 28**
- **Stream from the City website: www.cityofvallejo.net/Streaming**
- **Join the Zoom webinar: https://ZoomRegular.Cityofvallejo.net**

Hybrid Options are available for members of the public to participate. To participate remotely

Option to Join by Computer From your browser go to https://ZoomRegular.CityofVallejo.net to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313	**Option to Join by Phone** Dial (669) 900-6833 Enter Meeting ID: 914 0075 0676# Meeting Password: 131313 Press *9 to digitally raise your hand from the phone. Press *6 to unmute/mute

Any supplemental writing related to an agenda item for an open session of a regular meeting that is distributed to all or a majority of all members of the City Council less than 72 hours before the meeting will be posted concurrently on the City's website at www.cityofvallejo.net/agendas Written material distributed during the meeting, will be available at the meeting if prepared by the City or after the meeting if prepared by someone else. Such materials may be obtained from the City Clerk

	Vallejo City Council Chambers ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof

AGENDA

1 CALL TO ORDER

2 PLEDGE OF ALLEGIANCE

3 ROLL CALL

4 ELECTION OF NEW CHAIRPERSON AND VICE CHAIRPERSON

5 CONSENT CALENDAR AND APPROVAL OF AGENDA

A **APPROVAL OF THE AGENDA**
Recommendation: By Motion approve agenda for the Code Enforcement Appeals Board Regular Meeting January 23rd, 2025.
Contact: Kristin Pollot, Staff Secretary (707) 648-4832
Kristin.Pollot@cityofvallejo.net

B **APPROVAL OF MINUTES JUNE 27th, 2024 AND OCTOBER 24TH, 2024 REGULAR MEETINGS.**
Recommendation: By motion approve meeting minutes from June 27th, 2024 and October 24th, 2024 Regular Meetings.
Contact: Kristin Pollot, Staff Secretary (707) 648-4832
Kristin.Pollot@cityofvallejo.net

6 REPORT OF THE CITY COUNCIL LIAISON

7 COMMUNITY FORUM

Anyone wishing to address the Board on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Board to resolve, is requested to submit a completed speaker card to the staff secretary. When called upon, each speaker should step to the podium, state his /her name, and address for the record. Each speaker is limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300.

8 PRESENTATIONS AND COMMENDATIONS (NONE)

9 OLD BUSINESS

A **CODE ENFORCEMENT APPEALS HEARING (I. MAGALLANES C/O ATTORNEY THOMAS L. GILL) HEARING ON FIRST ADMINISTRATIVE**

CITATION FOR CASE #VA24-0102 VACANT LOT ON ILLINOIS STREET, APN 0056026120

Recommendation: Uphold the First Administrative Citation and direct continued enforcement until the appellant fullycomplies with Vallejo Municipal Code Section 8.24.010 R. within 30 days from the date of this hearing.

Contact: Kristin Pollot, Staff Secretary (707) 648-4832
Kristin.Pollot@cityofvallejo.net

B **CODE ENFORCEMENT APPEALS HEARING (I. MAGALLANES C/O ATTORNEY THOMAS L. GILL) HEARING ON FIRST ADMINISTRATIVE CITATION FOR CASE #VA24-0103 VACANT LOT ON ILLINOIS STREET, APN 0056026130**

Recommendation: Uphold the First Administrative Citation and direct continued enforcement until the appellant fully complies with Vallejo Municipal Code Section 8.24.010 R. within 30 days from the date of this hearing.

Contact: Kristin Pollot, Staff Secretary (707) 648-4832
Kristin.Pollot@cityofvallejo.net

C **CODE ENFORCEMENT APPEALS HEARING (W.P. HUNT) HEARING ON FIRST ADMINISTRATIVE CITATION FOR CASE #CE24-0603 CITY OF VALLEJO CODE ENFORCEMENT APPEALS BOARD 1109 KENTUCKY STREET, APN 0056151010**

Recommendation: Based upon the evidence presented, staff recommends that the Board uphold the First Administrative Citation for violations of Vallejo Municipal Code Section 7.54.030 D and S.

Contact: Kristin Pollot, Staff Secretary (707) 648-4832
Kristin.Pollot@cityofvallejo.net

D **CODE ENFORCEMENT APPEALS HEARING (W.P. HUNT) HEARING ON FIRST ADMINISTRATIVE CITATION FOR CASE #VA24-0206 1109 KENTUCKY STREET, APN 0056151010**

Recommendation: Based upon the evidence presented, staff recommends that the Board uphold the First Administrative Citation for violation of Vallejo Municipal Code Section 7.64.010.

Contact: Kristin Pollot, Staff Secretary (707) 648-4832
Kristin.Pollot@cityofvallejo.net

10 NEW BUSINESS

11 REGULAR REPORTS

A **SECRETARY'S REPORT**

Recommendation: The Secretary may, from time to time, report on items that may be of interest to the Commission andgeneral public.

B **CITY ATTORNEY'S REPORT**

Recommendation: The City Attorney may, from time to time, report on items that may be of interest to the Commission andgeneral public.

C **REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CODE ENFORCEMENT APPEALSBOARD**

Recommendation: The Presiding Officer and any Board member may, from time to time, wish to make certainannouncements, request information from staff, and to report on items of activity that may be of interest tothe Commission and the general public.

D **REPORT OF THE SUBCOMMITTEES**

12 FUTURE AGENDA ITEMS

A **NEXT REGULAR MEETING: FEBRUARY 27, 2025**

13 ADJOURNMENT

ADDITIONAL CITY INFORMATION

Members of the public can:

- Like us on Facebook and Instagram (@cityofvallejo)
- Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)
- Sign up for emergency alerts at: alertsolano.com

I, Kristin Pollot, Board staff do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to

VACANT (Chair)
VACANT (Vice-Chair)
Fred Cavalli, Jr.
Loretta Gaddies
Nikia Schultz
Edward Taylor
Kevin Tennyson,

at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 P.M., January 17, 2025.

Dated: January 17, 2025	*Kristin Pollot* Kristin Pollot, Board Staff

CONSENT CALENDAR 5.B.

DATE: January 23, 2025
TO: Code Enforcement Appeals Board Chair & Members of the Board
FROM: Kristin Pollot, Staff Secretary
SUBJECT: **APPROVAL OF MINUTES JUNE 27th, 2024 AND OCTOBER 24TH, 2024 REGULAR MEETINGS.**

RECOMMENDATION

By motion approve meeting minutes from June 27th, 2024 and October 24th, 2024 Regular Meetings.

ATTACHMENTS

1.	CEAB-Minutes-6-27-2024
2.	CESB-MInutes-10-24-2025

CONTACT

Kristin Pollot, Staff Secretary (707) 648-4832
Kristin.Pollot@cityofvallejo.net

Docusign Envelope ID: 64F9706A-F08B-40C9-9D71-B07B60FF746A

CITY OF VALLEJO
CODE ENFORCEMENT APPEALS BOARD
MINUTES
Thursday, June 27, 2024
6:00 p.m.

CITY COUNCIL CHAMBERS
555 Santa Clara Street, Vallejo, California

L. Alexander Matias, Chair
Dr. Carey Hawkins Ash, Vice Chair
Fred Cavalli, Jr.
Loretta Gaddies
Nikia Schultz
Edward Taylor
Kevin Tennyson

1. CALL TO ORDER

The meeting was called to order at 6:07 p.m. by Chairperson Matias

2. PLEDGE OF ALLEGIANCE – Led by Chairperson Matias

3. ROLL CALL:

Present: Chairperson L. Alexander Matias
Vice-Chairperson Dr. Carey Hawkins Ash
Board Members: Fred Cavalli, Jr., Loretta Gaddies, Nikia Schultz, Ed Taylor, Kevin Tennyson

Absent: None

Staff: Director Kristin Pollot, Code Enforcement Manager Yoo, Assistant City Attorney Laura Zagaroli, Senior Code Enforcement Officer Burciaga, Code Enforcement Officer Tarver, Code Enforcement Officer Valenti (virtual), Fire Inspector Christopher Balmer, Administrative Analyst Ang

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

Upon motion of any Board member, all items placed upon the consent calendar may be acted upon collectively, and each shall be deemed to have received the action recommended by the Secretary or City Attorney; except that if any Board member objects to the placement of an item on the consent calendar, or if any member of the public wishes to address the Commission on any such item, the item shall be removed from the consent calendar and shall be heard and acted upon in its proper place on the agenda as designated by the Presiding Officer.

A. APPROVAL OF AGENDA AND MINUTES: Vice Chairperson Ash motioned to approve the June 27, 2024 Regular Meeting agenda, seconded by Board Member Gaddies, and was carried unanimously. Board Member Taylor motioned to approve April 25, 2024 Regular Meeting Minutes, seconded by Board Member Schultz. It was carried unanimously with an abstention for Board Member Tennyson.

B. OTHER CONSENT ITEMS - None

5. REPORT OF THE CITY COUNCIL LIASION Councilmember Matulac briefly reminded the Board about their available workplan with a $1,000 budget every fiscal year and invited Staff as well as the Board to join him in walking in the City's annual July 4th Independence Day parade.
The City Council Liaison may, from time to time, wish to make announcements and report on items of activity that may be of interest to the Commission and the general public.

6. COMMUNITY FORUM None

*Any interested members of the public desiring to communicate with the Code Enforcement Appeals Board as part of the Community Forum may do so in person by signing in to the Public Speaker's kiosk located in the back of the Council Chambers or via ZOOM: https://zoomregular.cityofvallejo.net Option to join by phone, dial: (669) 900-6833, enter Meeting ID 914 0075 0676#. Press *9 to digitally raise your hand from the phone. For additional instructions on how to speak during public comment, please visit www.cityofvallejo.net/publiccomment. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three (3) minutes pursuant to Vallejo Municipal Code Section 2.02.300. In person speakers will be recognized first.*

Docusign Envelope ID: 64F9706A-F08B-40C9-9D71-B07B60FF746A

7. PRESENTATIONS: None

8. OLD BUSINESS: None

9. NEW BUSINESS:

A. Public Hearing
Special Assessments Hearing to Confirm and Levy Special Assessment Liens with the Solano County Auditor-Controller's Office for Unpaid Fees, Administrative Charges, Citation Fines, and Abatement Costs after Considering all Objections – Code Enforcement and Fire Prevention
Recommendation: After hearing objections, approve the levying of the assessments for unpaid fees, administrative charges, citation fines, and abatement costs in the amounts listed for each property on the Unpaid Fees, Citation Fines, and Abatement Costs/Special Assessments Report, as may be modified by the Board, to be placed on the fiscal year 2024-2025 tax roll.
Action: Vice Chairperson Ash motioned to approve the **$137,972.18** total amount of Code Enforcement and Fire Prevention's Special Assessments, along with the special conditions such as payment plans, exceptions, etc. provided by the Board to several appellants. The motion was seconded by Board Member Gaddies and was carried unanimously.
Contact: Dong Yoo, Code Enforcement Manager
707-648-4389 dong.yoo@cityofvallejo.net

10. WRITTEN COMMUNICATIONS
Written communications from the public will be received and filed. Written communications regarding items on the agenda will be noted at the time the item is considered.

11. REGULAR REPORTS

A. SECRETARY'S REPORT
The Secretary may, from time to time, report on items that may be of interest to the Commission and general public.

I. Introduction of Kristin Pollot, the new Planning and Development Services Director

B. CITY ATTORNEY'S REPORT
The City Attorney may, from time to time, report on items that may be of interest to the Commission and general public.

C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CODE ENFORCEMENT APPEALS BOARD
The Presiding Officer and any Board member may, from time to time, wish to make certain announcements, request information from staff, and to report on items of activity that may be of interest to the Commission and the general public.

Vice Chairperson Ash announced his resignation from the Board.

D. REPORT OF THE SUBCOMMITTEES

12. FUTURE AGENDA ITEMS
A. Next Regular Meeting: July 25, 2024

13. ADJOURNMENT

Chair Matias adjourned the meeting at 8:24 p.m.

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Code Enforcement Special Assessment Report FY 2024-2025
(Unpaid Fees for Administrative Charges/Citation Fines/Monitoring Fees/Abatement Costs

	SITE_APN	SITE_ADDR	FEES_CHARGED	OWNER_NAME	CASE_NO	ASSIGNED_TO
1	0067140050	VLOT MINI AT BROADWAY	$7,839.00	Elements Petroleum Inc.	CE22-0120	TED TARVER
2	0057212010	25 MADIGAN AVENUE	$2,169.00	GWIN AARON DAVID	CE22-0389	DONG M. YOO
3	0074182230	164 DENTON COURT	$1,009.00	XIE JIANTAO/YANG FAN	CE22-0606	DONG M. YOO
4	0067113250	154 SPENCER STREET	$136.00	TAYLOR LOUVENIA	CE22-0718	ANGELA HODGINS
5	0052196070	114 PALO VERDE WAY	$1,690.00	GUITAS ELIZABETH SUSAN	CE22-0737	TED TARVER
6	0071103140	874 OAKWOOD AVENUE	$1,009.00	TAH 2018-1 BORROWER LLC	CE22-0877	NICOLE RIGGINS
7	0069441110	330 AVIAN DRIVE	$1,478.00	FOUR SQUARE GOSPEL CHURCH	CE22-0948	NICOLE RIGGINS
8	0051030010	VLOT WHITE SLOUGH SACRAMENTO	$3,962.00	SACRAMENTO STREET PROP	CE22-0957	TED TARVER
9	0057082210	VLOT TUOLUMNE AT LOUISIANA	$1,009.00	SANCHEZ ORLANDO R/VELEZQUEZ ANA L	CE22-0994	DONG M. YOO
10	0067113140	413 DIANA DRIVE	$1,761.00	SMITH JOHNIE JR & FAY R JT	CE22-0999	TED TARVER
11	0081612260	2171 GARNET CIRCLE	$243.00	NAKHONCHAIKUL LEILANI J	CE22-1018	NICOLE RIGGINS
12	0071061520	40 SPRINGSTOWNE CENTER	$4,907.00	2143 SPRINGSTOWNE LLC	CE23-0002	NICOLE RIGGINS
13	0071061490	58 SPRINGS ROAD	$409.00	PANLILIO ANTONIO-REY S JT	CE23-0003	NICOLE RIGGINS
14	0074033200	217 WOODROW AVENUE	$1,478.00	LUSBY DONNA TR	CE23-0014	NICOLE RIGGINS
15	0056224120	306 PENNSYLVANIA STREET	$1,478.00	CHAVIS DARRICK TR	CE23-0073	DONG M. YOO
16	0056226110	433 MAINE ST	$409.00	DUBLIN INVESTMENT GROUP LLC	CE23-0074	DONG M. YOO
17	0057114140	1714 OHIO STREET	$409.51	CARTER FRED M SR	CE23-0098	SOPHIA VALENTI
18	0051100040	829 WILSON AVENUE	$409.00	SHA PETRO INC	CE23-0099	DONG M. YOO
19	0068100270	119 COLLEGE AVENUE	$409.00	MEJIA MELQUI N LOPEZ	CE23-0102	TED TARVER
20	0071246080	946 BENICIA ROAD	$7,519.00	ZHOU YING	CE23-0118	NICOLE RIGGINS
21	0056111100	1321 NAPA STREET	$409.00	DELACRUZ CARLOS A JT	CE23-0146	TED TARVER
22	0069070270	2278 TENNESSEE STREET	$409.00	LAVEZZO ALBERT M & ANN M TR	CE23-0149	TED TARVER
23	0062062010	1001 PINE STREET	$786.00	BARRAGAN PEDRO A	CE23-0179	DONG M. YOO
24	0057112110	1627 OHIO STREET	$409.00	MONTERO MARCEL	CE23-0220	TED TARVER
25	0051020470	2402 SACRAMENTO STREET	$1,070.45	TOWN & COUNTRY WEST LLC	CE23-0249	DONG M. YOO
26	0071051310	1054 THELMA AVENUE	$409.00	TOMPKINS TROY D	CE23-0250	NICOLE RIGGINS
27	0071061540	78 SPRINGS ROAD	$1,478.00	78 SPRINGS ROAD LLC	CE23-0268	NICOLE RIGGINS
28	0056046060	1729 SUTTER STREET	$409.00	WANG CHANG	CE23-0281	TED TARVER
29	0056053320	712 TENNESSEE STREET	$1,479.96	712 TENNESSEE ST LLC	CE23-0301	TED TARVER
30	0069191010	101 LOCUST DRIVE	$409.51	ONG WILLIE E	CE23-0359	SOPHIA VALENTI
31	0075133140	128 JORDAN STREET	$1,478.00	COVEY JOHN A	CE23-0382	NICOLE RIGGINS
32	0075133150	126 JORDAN STREET	$3,962.00	COVEY JACK	CE23-0384	NICOLE RIGGINS
33	0056116150	1006 KENTUCKY STREET	$409.51	BOLDEN JAMES W JR	CE23-0396	DONG M. YOO
34	0075021170	238 LA CANYADA DRIVE	$409.00	ZHANG WEI	CE23-0443	NICOLE RIGGINS
35	0052402120	519 HOLLY STREET	$409.51	ROMAN WILLIAMS	CE23-0444	TED TARVER
36	0082261020	6 FLEET COURT	$409.00	RIVERA EMMANUEL O & HELEN T	CE23-0455	NICOLE RIGGINS
37	0067436120	101 ALBATROSSE WAY	$1,479.45	LAGARET CHAZ	CE23-0530	TED TARVER
38	0052052310	1986 BROADWAY	$2,046.48	LEWIS RALPH	CE23-0541	TED TARVER
39	0054132160	1520 AMADOR STREET	$1,763.22	CRUZ JEYNDI M	CE23-0566	TED TARVER
40	0056121080	1159 LOUISIANA STREET	$409.51	THOMPSON FAY & AUDREY M	CE23-0612	DONG M. YOO
41	0057075060	1443 ALABAMA STREET	$7,023.16	DILSAVER LYNNE	CE23-0616	SOPHIA VALENTI
42	0061065010	303 LEMON STREET	$3,459.00	OCTOBUS P & L INVESTMENT LLC	CE23-0625	SOPHIA VALENTI
43	0051010530	VLOT WHITE SLOUGH	$1,763.22	GUADALUPE MENDEZ/LUVIN LIFE LLC	CE23-0626	TED TARVER
44	0081315100	196 SUNRISE WAY	$409.00	ESTRELLA DENISE JT	CE23-0653	NICOLE RIGGINS
45	0061072030	615 GRANT STREET	$3,966.71	NORMAN WOODROW	CE23-0677	SOPHIA VALENTI
46	0056129150	816 COLUSA STREET	$4,816.49	NOBIL BRIANNA NICHOLE	CE23-0695	SOPHIA VALENTI
47	0057086130	1724 LOUISIANA STREET	$283.26	SUNRISE INVESTMENT LLC	CE23-0699	SOPHIA VALENTI
48	0051171140	158 BAXTER STREET	$409.51	GILLIAM JUDY M	CE23-0733	DONG M. YOO
49	0067381360	199 VOLCANO COURT	$409.51	WANG YEN LING	CE23-0743	TED TARVER
50	0051182200	436 CARTER STREET	$409.51	PEEK DANNY	CE23-0758	SOPHIA VALENTI
51	0051181150	FRISBIE STREET VACANT LOT	$3,116.93	MEKANO INC	CE23-0759	SOPHIA VALENTI
52	0059053090	1408 RYDER STREET	$787.19	PHYSICIANS REALTY FUND LLC	CE23-0777	DONG M. YOO
53	0071035110	410 SHELDON AVENUE	$409.51	COLONY STARWOOD HOMES	CE23-0792	NICOLE RIGGINS
54	0071282170	1017 WESTERN AVENUE	$409.00	TAH MS BORROWER LLC	CE23-0793	NICOLE RIGGINS
55	0069441110	330 AVIAN DRIVE	$409.51	FOUR SQUARE GOSPEL CHURCH	CE23-0802	NICOLE RIGGINS
56	0056051130	754 INDIANA STREET	$409.51	POON ELOCK	CE23-0811	TED TARVER
57	0081391020	145 PARKHAVEN DRIVE	$409.51	HOI BERTIE Q LIVING TRUST	CE23-0840	SOPHIA VALENTI
58	0061065330	657 PORTER STREET	$5,322.54	JUNG EDMUND LEE TR	CE23-0855	SOPHIA VALENTI
59	0056076080	1529 SUTTER STREET	$979.96	HERBERT SHANNON D	CE23-0902	SOPHIA VALENTI
60	0067242090	190 LARSEN CIRCLE	$1,279.96	SILVA WINDSOR P & L L JT	CE23-0957	TED TARVER
61	0056191110	625 MARIN STREET	$1,479.96	INGERSOLL KEN & KELLI JT	CE23-0972	SOPHIA VALENTI
62	0051223210	13 BUCKLES STREET	$409.51	OCON CESAR	CE23-0976	SOPHIA VALENTI
63	0072042010	215 GREENWOOD STREET	$409.51	ANDERSON WILLIAM R & G JT	CE23-1058	NICOLE RIGGINS
64	0051010600	3585 SONOMA BOULEVARD	$409.51	DO TKNN LLC	CE23-1095	SOPHIA VALENTI
65	0061065330	657 PORTER STREET	$1,479.96	JUNG EDMUND LEE TR	CE23-1097	SOPHIA VALENTI

Code Enforcement Special Assessment Report FY 2024-2025
(Unpaid Fees for Administrative Charges/Citation Fines/Monitoring Fees/Abatement Costs

66	0052021360	VLOT BROADWAY	$409.51	JOHAL GURDEEP/KAUR MANPREET	CE23-1187	TED TARVER
67	0067381360	199 VOLCANO COURT	$409.51	WANG YEN LING	CE23-1199	TED TARVER
68	0055123190	208 CAROLINA STREET	$1,763.22	KEENE THOMAS J 2023 TRUST	CE23-1209	SOPHIA VALENTI
69	0057082210	TUOLUMNE STREET	$409.51	SANCHEZ ORLANDO R/VELEZQUEZ ANA L	CE23-1294	SOPHIA VALENTI
70	0057111020	1505 LOUISIANA STREET	$409.51	SOLANO JOSE FRANCISCO	CE23-1300	SOPHIA VALENTI
71	0054142260	1332 TUOLUMNE STREET	$409.51	YAMANOOR SRIHARI	CE23-1303	SOPHIA VALENTI
72	0071014120	516 MILLER AVENUE	$409.51	LESKY SHELLY	CE23-1311	NICOLE RIGGINS
73	0054043020	309 NEVADA STREET	$409.51	HO ALICE	CE23-1317	SOPHIA VALENTI
74	0071061540	78 SPRINGS ROAD	$1,479.96	78 SPRINGS ROAD LLC	CE23-1407	NICOLE RIGGINS
75	0056046080	1715 SUTTER STREET	$409.51	ROJAS IVAN J	CE23-1427	SOPHIA VALENTI
76	0051181150	FRISBIE STREET VACANT LOT	$409.51	MEKANO INC	CE23-1434	SOPHIA VALENTI
77	0075133150	126 JORDAN STREET	$409.51	COVEY JACK	CE23-1466	NICOLE RIGGINS
78	0074201150	157 GARY CIRCLE	$409.51	BIXBY WENONA	CE23-1501	SOPHIA VALENTI
79	0057164110	1238 GEORGIA STREET	$409.51	ANTONELLI DESIREE	CE23-1588	SOPHIA VALENTI
80	0061181030	1005 ATHERTON STREET	$409.51	MAGUIRE PAUL J	CE23-1606	SOPHIA VALENTI
81	0061181130	1027 ATHERTON STREET	$409.51	DELEON JULIE ANN & JUAN C M	CE23-1607	SOPHIA VALENTI
82	0068272090	1350 CORCORAN STREET	$409.51	RAVELAZ HENRY F & LOLITA S JT	CE23-1613	TED TARVER
83	0067113250	154 SPENCER STREET	$445.20	TAYLOR LOUVENIA	VA22-0601	TED TARVER
84	0081612260	2171 GARNET CIRCLE	$742.00	NAKHONCHAIKUL LEILANI J	VA22-0644	NICOLE RIGGINS
85	0052402120	519 HOLLY STREET	$1,807.00	ROMAN WILLIAMS	VA23-0005	TED TARVER
86	0067392130	329 OLD RIVER DRIVE	$3,208.00	TRICON AMERICAN HOMES LLC	VA23-0069	TED TARVER
87	0082052120	776 KNIGHTS CIRCLE	$786.00	SLUSHER JASON R	VA23-0086	NICOLE RIGGINS
88	0056121080	1159 LOUISIANA STREET	$787.19	THOMPSON FAY & AUDREY M	VA23-0095	DONG M. YOO
89	0061065010	303 LEMON STREET	$2,705.00	OCTOBUS P & L INVESTMENT LLC	VA23-0096	SOPHIA VALENTI
90	0081301020	181 HILLVIEW DRIVE	$787.19	MCKNIGHT KARL	VA23-0099	NICOLE RIGGINS
91	0081121150	189 WELSH COURT	$3,212.41	QUEZADA ANA PAULA	VA23-0118	SOPHIA VALENTI
92	0051223210	13 BUCKLES STREET	$787.19	OCON CESAR	VA23-0139	SOPHIA VALENTI
93	0068052450	139 MARQUETTE AVENUE	$1,070.45	OCONNELL RONALD	VA23-0148	TED TARVER
94	0061072030	615 GRANT STREET	$3,212.41	NORMAN WOODROW	VA23-0149	SOPHIA VALENTI
95	0056032090	622 PIERCE STREET	$1,857.64	JONES JENNIFER J L HUDSON	VA23-0150	SOPHIA VALENTI
96	0056124060	1136 KENTUCKY STREET	$787.19	LUSBY DONNA TR	VA23-0170	SOPHIA VALENTI
97	0074281150	102 INCA COURT	$787.19	RUIZ VICTOR STEVE	VA23-0171	SOPHIA VALENTI
98	0057075060	1443 ALABAMA STREET	$787.19	DILSAVER LYNNE	VA23-0180	SOPHIA VALENTI
99	0079401250	180 WINTER HARBOR PLACE	$0.00	WATSON NORMA R	VA23-0241	SOPHIA VALENTI
100	0056063150	1017 INDIANA STREET	$2,424.16	PAULETICH DWAYNE M SR	ZV23-0007	SOPHIA VALENTI
101	0056105140	730 OHIO ST	$787.19	BNP JOINT FAMILY TRUST	ZV23-0015	SOPHIA VALENTI
			$136,814.98	CODE ENFORCEMENT		

. $1,157.20 FIRE PREVENTION

137,972.18 TOTAL (CODE ENF & FIRE PREVENTION)

Docusign Envelope ID: 64F9706A-F08B-40C9-9D71-B07B60FF746A

Fire Prevention's Special Assessment List FY 2024-2025
(Unpaid Fees for Administrative Charges/Citation Fines/Monitoring Fees/Abatement Costs)

	Parcel No	Address	Fees Charged	Owner	Case No
1	0072281420	211 TOLEDO COURT	$1,157.20	HAHN DAVID S	FP23-0023
		FP TOTAL GOING TO TAX ROLL:	**$1,157.20**		

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CITY OF VALLEJO
CODE ENFORCEMENT APPEALS BOARD
MINUTES
Thursday, October 24, 2024
6:00 p.m.

CITY COUNCIL CHAMBERS
555 Santa Clara Street, Vallejo, California

L. Alexander Matias, Chair
VACANT, Vice Chair
Fred Cavalli, Jr.
Loretta Gaddies
Nikia Schultz
Edward Taylor
Kevin Tennyson

1. **CALL TO ORDER:** The meeting was called to order at 6:23 p.m., by Board Member Tennyson

2. **PLEDGE OF ALLEGIANCE:** Led by Board Member Tennyson

3. **ROLL CALL:**

Present:	Chairperson Matias (Late – 6:26 PM) Board Members: Cavalli, Gaddies, Schultz, Taylor, and Tennyson
Absent:	None
Staff:	Planning & Development Services Director Pollot, Senior Code Enforcement Officer Burciaga, Assistant City Attorney Zagaroli, Code Enforcement Officer Herndon

4. **CONSENT CALENDAR AND APPROVAL OF AGENDA**

   A. **APPROVAL OF AGENDA AND MINUTES:** Board Member Schulz motioned to approve the October 24, 2024, Regular Meeting agenda with the modification that the minutes from the previous meeting held on June 27th, 2024, be included on the next agenda. The motion was seconded by Board Member Gaddies and was carried unanimously.

   B. **OTHER CONSENT ITEMS:** None

5. **REPORT OF THE CITY COUNCIL LIASION:**

   Councilmember Matulac briefly reminded the Board about their ability to generate revenue for the city and commended them for doing so in a compassionate way.

6. **COMMUNITY FORUM:**

   A. Natalia Clarke, owner of Dance Unlimited, 510 Georgia Street, raised issues with neighbors parking/moving trash cans to obstruct her property
   B. Roz Roberts, asked questions about how quick Code Enforcement supposed to respond to SeeClickFix complaints

7. **PRESENTATIONS:**

   a) Introduction of New Hire Staff

   Tanja Radinovich, Secretary
   Glenmeka Cathey, Accounting Clerk II
   Scott Herndon, Code Enforcement Officer
   James O'Brien, Code Enforcement Officer
   Lorena Burciaga, Senior Code Enforcement Officer

8. **OLD BUSINESS:** None

Docusign Envelope ID: 64F9706A-F08B-40C9-9D71-B07B60FF746A

9. NEW BUSINESS:

Action: Board Member Schultz motioned to move Items A – D (below) to the agenda of the next regular meeting scheduled for January 23, 2025, at 6:00 PM, seconded by Board Member Tennyson. The motion carried unanimously, with the exception of Board Member Cavalli who recused himself.

a) Code Enforcement Appeals Hearing (I. Magallanes c/o Attorney Thomas L. Gill)
Hearing on First Administrative Citation for Case #VA24-0102
Vacant Lot on Illinois Street, APN 0056026120

b) Code Enforcement Appeals Hearing (I. Magallanes c/o Attorney Thomas L. Gill)
Hearing on First Administrative Citation for Case #VA24-0103
Vacant Lot on Illinois Street, APN 0056026130

c) Code Enforcement Appeals Hearing (W.P. Hunt)
Hearing on First Administrative Citation for Case #CE24-0603
1109 Kentucky Street, APN 0056151010

d) Code Enforcement Appeals Hearing (W.P. Hunt)
Hearing on First Administrative Citation for Case #VA24-0206
1109 Kentucky Street, APN 0056151010

10. WRITTEN COMMUNICATIONS: None

11. REGULAR REPORTS:

A. SECRETARY'S REPORT: Status of recruitments were noted, including that staffing levels are almost filled, with two Code Enforcement Officer vacancies remaining

B. CITY ATTORNEY'S REPORT: None

C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CODE ENFORCEMENT APPEALS BOARD: None

12. REPORT OF THE SUBCOMMITTEES: None

13. FUTURE AGENDA ITEMS

A. Election of Chairperson and Vice Chairperson
B. Next Regular Meeting: January 23, 2025

14. ADJOURNMENT

Chair Matias adjourned the meeting at 6:38 p.m.

_____
L. ALEXANDER MATIAS, CHAIRPERSON

ATTEST:

_____
DONG YOO
CODE ENFORCEMENT MANAGER

ACTION ITEM 9.A.

DATE: January 23, 2025
TO: Code Enforcement Appeals Board Chair & Members of the Board
FROM: Kristin Pollot, Staff Secretary
SUBJECT: **CODE ENFORCEMENT APPEALS HEARING (I. MAGALLANES C/O ATTORNEY THOMAS L. GILL) HEARING ON FIRST ADMINISTRATIVE CITATION FOR CASE #VA24-0102 VACANT LOT ON ILLINOIS STREET, APN 0056026120**

DATE OF HEARING:	1/23/2025
CASE NUMBER:	VA24-0102
LOCATION:	Vacant Lot on Illinois St / APN: 0056-026-120
PREPARED BY:	Sophia Valenti, Code Enforcement Officer
PROJECT SUMMARY:	HEARING ON THE APPEAL OF THE FIRST ADMINISTRATIVE CITATION #VA24-0102

VIOLATION(s):

Vallejo Municipal Code (VMC) Section 8.24.010

"It is unlawful for any person owning, renting, leasing, occupying or having charge or possession of any property in the city to maintain such property in such manner that any of the conditions listed below are found to exist thereon: R. A person shall not stop, stand or park a vehicle on any unpaved parcel of real property, or unpaved portion of a parcel of real property which parcel or portion thereof is adjacent to any public street, sidewalk or other public way;

APPELLANT/PROPERTY OWNER: Ismael Magallanes

RECOMMENDATION

Uphold the First Administrative Citation and direct continued enforcement until the appellant fullycomplies with Vallejo Municipal Code Section 8.24.010 R. within 30 days from the date of this hearing.

BACKGROUND

Code Enforcement Officer Sophia Valenti opened the case on March 21, 2024 and photographs were taken from the public right-of-way which documented the vacant real property and cars parked on the unpaved area of the property.

On March 21, 2024, Code Officer Valenti verified property ownership on Real Quest and sent an Administrative Notice - Warning by regular and certified U.S. mail to the property owner which stated that during an inspection on March 21, 2024 violations of the Vallejo Municipal Code had been observed and documented.

Specifically, the Administrative Notice - Warning detailed that the real property had vehicles parked on an unpaved area of the property constituting a violation (VMC 8.24.010 R). The Administrative Notice –Warning

provided a deadline for the property owner to remediate the detailed violations by April 28, 2024.

On May 6, 2024 after the deadline listed in the Administrative Notice, Code Officer Valenti re-inspected the property and documented that no progress was made and the vacant property still had vehicles parked on the unpaved area of the property. She verified property ownership on Real Quest and issued a First Citation by regular and certified U.S. mail on May 6, 2024 to the property owner. The First Administrative Citation provided a deadline for the property owner to remediate the detailed violations by June 6, 2024.

On May 10, 2024 Code Officer Valenti went to the property and posted the First Administrative Citation.

The appeal request form was approved was granted by Code Manager Yoo on June 5, 2024. A Regular Hearing Notice was sent on July 22, 2024 by regular and certified U.S. mail to the appellant. On September 18, 2024 it was determined that there would not be a quorum so the appellant was contacted via phone of the new hearing date in October.

A rescheduled Regular Hearing Notice was sent on October 10, 2024 by regular and certified U.S. mail to the appellant. Another rescheduled Regular Hearing Notice was sent on October 28, 2024 by regular and certified U.S. mail to the appellant. It is the recommendation of the Code Enforcement Division that the Code Enforcement Appeals Board uphold the First Administrative Citation and related fines and direct that the owner bring the property into compliance within 30 days from this hearing.

LIST OF INSPECTION DATES

INSPECTION DATE	INSPECTION TYPE	STAFF NAME
3/21/2024	Initial Inspection (Administrative Notice - Warning issued 3/21/2024 via regular & certified mail)	Sophia Valenti
5/6/2024	Re-inspection (First Administrative Citation issued 5/6/2024 via regular & certified mail)	Sophia Valenti
5/10/2024	First Administrative Citation Posted	Sophia Valenti

ATTACHMENTS

1.	Initial Inspection photos dated 3-21-2024
2.	RealQuest.com _ - Report 0056026120 VA24-0102
3.	AN VA24-0102 Illinois STreet
4.	Reinspection 5.6.24 VA24-0102
5.	RealQuest.com _ - Report 0056026120 5.6.24 VA24-0102
6.	CIT1 VA24-0102 Illinois ST
7.	CIT1 Posting 5.10.24
8.	APPROVED APPEAL VLOT ILLINOIS ST VA24-0102 C1 $283.26 PAID RCVD 06052024
9.	REG HEARING NOTICE VLOT ILLINOIS VA24-0102 07222024
10.	REG HEARING NOTICE VLOT ILLINOIS VA24-0102 10102024

11.	10282024_RESCHEDULED HEARING NOTICE VA24-0102

CONTACT
Kristin Pollot, Staff Secretary (707) 648-4832
Kristin.Pollot@cityofvallejo.net

Docusign Envelope ID: 64F9706A-F08B-40C9-9D71-B07B60FF746A

Docusign Envelope ID: 64F9706A-F08B-40C9-9D71-B07B60FF746A

Docusign Envelope ID: 64F9706A-F08B-40C9-9D71-B07B60FF746A

Property Detail Report

For Property Located At :
,, CA

CoreLogic RealQuest Professional

Owner Information

Owner Name:	**MAGALLANES ISMAEL**
Mailing Address:	**601 BROADWAY ST, VALLEJO CA 94590-3322 C043**
Vesting Codes:	/ / JT

Location Information

Legal Description:	**HIRST BLOCK 519 LOT 3 ADJ ALLEY**		
County:	SOLANO, CA	APN:	0056-026-120
Census Tract / Block:	/	Alternate APN:	
Township-Range-Sect:		Subdivision:	HIRST
Legal Book/Page:		Map Reference:	134-E1 /
Legal Lot:	3	Tract #:	
Legal Block:	519	School District:	VALLEJO BASIC
Market Area:		School District Name:	VALLEJO BASIC
Neighbor Code:		Munic/Township:	VALLEJO

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	12/20/2001 / 12/18/2001	1st Mtg Amount/Type:	/
Sale Price:	$120,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	149554	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	PLACER TITLE CO.		
Lender:			
Seller Name:	VIDCO TRUST		

Prior Sale Information

Prior Rec/Sale Date:	09/18/1990 / 00/1990	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	74520	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	TRUSTEE'S DEED(TRANSFER)		

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	COMMERCIAL	Acres:	0.12	County Use:	VACANT COMM-LAND (3000)
Lot Area:	5,250	Lot Width/Depth:	x	State Use:	
Land Use:	COMMERCIAL LOT	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$42,914	Assessed Year:	2023	Property Tax:	$537.94
Land Value:	$42,914	Improved %:		Tax Area:	007000
Improvement Value:		Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	$42,914				

Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

3/21/2024

MAGALLANES ISMAEL JT
601 BROADWAY ST
VALLEJO, CA 94590

WN / VA24-0102 / / SOPHIA VALENTI

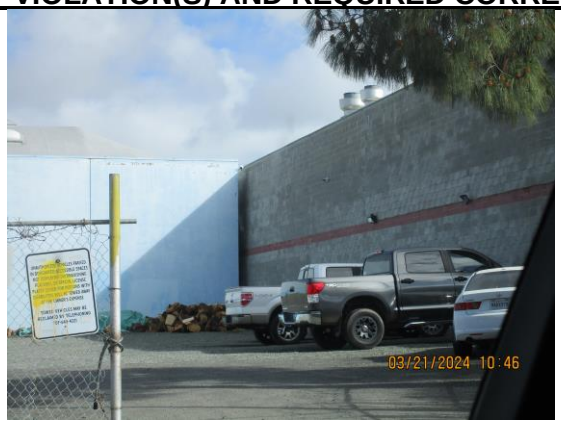
ADMINISTRATIVE NOTICE - WARNING

Sent via regular and certified mail to the person or persons listed as the owner of the real property in the most current equalized assessment roll of Solano County, including updated computer printouts, available to the City at the time notice is prepared, at his or their last known place of address as shown therein.

CASE NO.: VA24-0102
PARCEL NO.: 0056026120
LOCATION: ILLINOIS STREET

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 3/21/2024** and the following violations were noted based on the Vallejo Municipal Code Section(s) stated below:

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)



Section 8.24.010 R. Prohibits vehicles from parking, stopping or standing of motor vehicles on any unpaved property. Remove vehicles from the vacant lot and park on a paved surface or on the street or remove vehicle from the property. Please contact the Planning Division at 707-648-4326 if you intend to create paved areas on this vacant lot as approval will be needed.

The purpose of the Ordinance is to benefit the entire community by maintaining the value of real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

CONSEQUENCES OF NOT ABATING

Failure to correct the noted violation(s) by 4/28/2024 will result in the issuance of a 1st Citation, pursuant to Chapter 1.15 of the Vallejo Municipal Code, and imposition of a $283.26 fine, as established by resolution by the City Council, *per violation*, per day that each violation continues to exist past the correction date. If after a 1st Citation is issued and the violation(s) are still not abated within the time limit specified, then you may be subject to subsequent administrative citations with escalating fine amounts for repeat violations (2nd Citation: $566.52, 3rd and subsequent Citations: $850.84 - *per violation*, per day that each violation continues to exist past the correction date), and/or other legal remedies available to the City. The amount of any unpaid administrative charges may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,

SOPHIA VALENTI
Code Enforcement Officer
(707) 645-2629
Sophia.Valenti@cityofvallejo.net

05/06/2024 10:15

05/06/2024 10:15

05/06/2024 10:15

05/06/2024 10:14

Property Detail Report

For Property Located At :
,, CA

CoreLogic RealQuest Professional

Owner Information

Owner Name:	**MAGALLANES ISMAEL**
Mailing Address:	**601 BROADWAY ST, VALLEJO CA 94590-3322 C043**
Vesting Codes:	/ / JT

Location Information

Legal Description:	**HIRST BLOCK 519 LOT 3 ADJ ALLEY**		
County:	SOLANO, CA	APN:	0056-026-120
Census Tract / Block:	/	Alternate APN:	
Township-Range-Sect:		Subdivision:	HIRST
Legal Book/Page:		Map Reference:	134-E1 /
Legal Lot:	3	Tract #:	
Legal Block:	519	School District:	VALLEJO BASIC
Market Area:		School District Name:	VALLEJO BASIC
Neighbor Code:		Munic/Township:	VALLEJO

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	12/20/2001 / 12/18/2001	1st Mtg Amount/Type:	/
Sale Price:	$120,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	149554	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	PLACER TITLE CO.		
Lender:			
Seller Name:	VIDCO TRUST		

Prior Sale Information

Prior Rec/Sale Date:	09/18/1990 / 00/1990	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	74520	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	TRUSTEE'S DEED(TRANSFER)		

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	COMMERCIAL	Acres:	0.12	County Use:	VACANT COMM-LAND (3000)
Lot Area:	5,250	Lot Width/Depth:	x	State Use:	
Land Use:	COMMERCIAL LOT	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$42,914	Assessed Year:	2023	Property Tax:	$537.94
Land Value:	$42,914	Improved %:		Tax Area:	007000
Improvement Value:		Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	$42,914				

CITY OF VALLEJO **CITATION #: VA24-0102**

Administrative Citation

☒ 1st Citation ☐ 2nd Citation ☐ 3rd Citation ☐ 4th Citation ☐ 5th Citation

PERSON CITED:
MAGALLANES ISMAEL JT

CASE #: VA24-0102

VIOLATION ADDRESS:
ILLINOIS STREET

PARCEL #:
0056026120

MAILING ADDRESS:
601 BROADWAY ST, VALLEJO CA 94590

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by **6/12/2024.** Other enforcement action may result if compliance is not achieved by the Third Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
$283.26	**Section 8.24.010 R. Prohibits vehicles from parking, stopping or standing of motor vehicles on any unpaved property. Remove vehicles from the vacant lot and park on a paved surface or on the street or remove vehicles from the property. Please contact the Planning Division at 707-648-4326 if you intend to create paved areas on this vacant lot as approval will be needed.**
$283.26	*(see reverse side for payment and appeal instructions)*

Date and time violation was observed: 5/6/24 Citation Date: 5/6/24

Issuing Officer: SOPHIA VALENTI

Signature: Sophia Valenti

Citing Department / Division: Code Enforcement Division Phone Number: (707) 648-4469

Division Address: City of Vallejo – Code Enforcement, 555 Santa Clara, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation $283.26, Second Citation $566.52, Third and subsequent citations $850.84.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 30 calendar days from the date of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

ADVANCE DEPOSIT WAIVER

If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department and must be submitted within fifteen (15) days of the date of the citation. This form together with supporting documentation must be filed with the Hearing Request Form. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

HOW TO PAY THE FINE

The amount of the fine is indicated on the front of this administrative citation. **If the fine is not paid within 30 calendar days from the date of the citation, a $503.93 administrative charge will be imposed.** All forms of payment may be made in person at the Vallejo City Hall – Cashier's Office **or** by mail addressed to the Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590. To pay online, visit https://vall-trk.aspgov.com/eTRAKiT/ and under the Violations section click "Pay Fees," select the New Users "Click Here" link to register and follow instructions for payment. The cashier does not accept card payments. All other forms of payment are accepted by the cashier if submitted along with this notice. If paying by mail, please **enclose a copy of this Administrative Citation** along with a personal check, cashier's check or money order, payable to the **City of Vallejo** – Account No. **001-1503-310.36-13**. If paying in person, be sure to bring the citation with you, and **write the Citation Number** on your check or money order. If you have any questions or concerns, please contact our office. If you are unable to pay the fine amount in full, please contact Code Enforcement to discuss the option of a payment plan.

CONSEQUENCES OF FAILURE TO PAY THE FEE

Any unpaid fees and/or costs may be recovered by the City through a lien or declared a special assessment against the subject property. Alternatively, the City may collect the fee and/or costs in a civil court action. Any person who fails to pay any fee and/or costs shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, fees, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the notice and/or citations do not result in the achievement of compliance. If you need further clarification, please call the Department listed on the front of the citation.

TOWED VEHICLES MAY BE
RECLAIMED BY TELEPHONING
707-648-4321
05/10/2024 09:52

TOWED VEHICLES MAY BE
RECLAIMED BY TELEPHONING
707-643-4321
05/10/2024 09:52

05/10/2024 09:52

RECEIVED
JUN 0 5 2024
BY: KAMZ

CITY OF VALLEJO

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION

555 Santa Clara Street, Vallejo, CA 94590 • (707) 648-4469 • Code.Enforcement@cityofvallejo.net

LAST DAY TO SUBMIT THIS FORM 6/12/24
CASE #: VA24-0102

HEARING REQUEST APPLICATION FORM

(ONLY THE PERSON CITED OR NOTICED MAY APPEAL)

PLEASE PRINT OR TYPE	CITATION #	DATE OF NOTICE
o VEHICLE CITATION *(VMC CHAPTER 7.64)*		
o PMO NOTICE OF VIOLATION *(VMC CHAPTER 7.54)*		
✓ PMO ADMINISTRATIVE CITATION *(VMC CHAPTER 1.15)*	SECTION 8.24.010R.	5/26/24
o PR/VL NOTICE OF VIOLATION *(VMC CHAPTER 7.62/7.63)*		
o PR ADMINISTRATIVE CITATION *(VMC CHAPTER 1.15)*		
o OTHER:		

(PMO = Property Maintenance Ordinance = City of Vallejo Municipal Code 7.54)
(PR = Property Registration Ordinance = City of Vallejo Municipal Code 7.62)
(VMC = Vallejo Municipal Code)

BEFORE THE CODE ENFORCEMENT APPEALS BOARD, THE APPEALS OF:

NAME(S): ISMAEL MAGALLANES

VIOLATION ADDRESS: 601 BROADWAY ST. / ILLINOIS ST. (VALLEJO)

CONTACT MAILING ADDRESS: THOMAS L. GILL; FAVARO, LAVEZZO, GILL, CARETTI & HEPPELL; 300 TUOLOMNE ST. VALLEJO, CA 94590

CONTACT PHONE NUMBER(S) 707-552-3630 - (THOMAS L. GILL)

o I HAVE SUBMITTED THE REQUIRED FEE.
($509 NON-REFUNDABLE = NOV APPEAL FEE, DEPOSIT OF CITATION = CITATION APPEAL FEE)

o I HAVE SUBMITTED A FEE WAIVER FORM.

-- FORM CONTINUES ON REVERSE –

TO BE FILLED OUT BY OFFICE STAFF ONLY	*REVIEWED BY WHO*	*REVIEWED DATE*
o *THIS HAS BEEN REVIEWED BY CLERICAL*	KAMZ	6/5/2024
o *THIS HAS BEEN REVIEWED BY DIVISION MANAGER*		6/5/24

1) Brief statement explaining your legal interest in the subject property (e.g., owner, tenant, etc.):

SEE EXHIBIT A, WHICH IS INCORPORATED HEREIN BY REFERENCE.

2) Brief statement of reason for appeal (together with any material facts to support the appeal):

SEE EXHIBIT A, WHICH IS INCORPORATED HEREIN BY REFERENCE.

3) Statement of why protested order or action should be reversed or modified and what you want the outcome to be:

SEE EXHIBIT A, WHICH IS INCORPORATED HEREIN BY REFERENCE.

4) **ALL APPELLANTS MUST SIGN THE FOLLOWING DECLARATION:**
I certify and declare under the penalty of perjury under the laws of the State of California, that the foregoing is true and correct.

DATE	PRINT NAME	SIGNATURE
05-31-2024	ESMOEL MAGALLANES	

(ATTACH ADDITIONAL PAGES IF NEEDED)

-- END OF FORM –

EXHIBIT A to HEARING REQUEST APPLICATION FORM

RECEIVED
JUN 0 5 2024
BY: K Ang

I.
INTRODUCTION

This Request for Hearing is submitted by Thomas L. Gill, attorney for Ismael Magallanes, the person to whom the citation in this case was addressed.

Numbers one (1) through three (3) of your HEARING REQUEST APPLICATION FORM are answered below:

1. Brief statement explaining your legal interest in the subject property:

Ismael Magallanes is the owner of the subject property and has owned it for approximately thirty (30) years. On the Broadway side of the related property is the La Tapatia Market. On the side street, Illinois Street, traveling to the rear of the Broadway Street property is this subject property on which this citation was issued.

It is a large undeveloped piece of property behind the market. It is larger than the area of the market. It is used for employee parking and on the weekends, for overflow parking when the business becomes too large.

In 2022 Mr. Magallanes was considering a lot line adjustment to be able to build onto the back of the La Tapatia Market parcel.

That is discussed further below.

2. A brief statement of reason for appeal (together with any material facts to support the appeal):

Attached hereto marked Exhibit A are five (5) pages of documents relating to a lot line adjustment attempt in 2022.

These documents are a letter from my former partner Gary Heppell to your department discussing the desire for a lot line adjustment followed by another letter from him, both of which occurred in 2022, followed by a plat of description for lot merger (two (2) pages) which shows the lot in question behind the La Tapatia Market on Broadway.

Lastly, resolution number 629 shows that the City of Vallejo abandoned certain of the property not related to this citation but related to the former attempt to add on to the La Tapatia Market property.

Mr. Magallanes and his brother have used this vacant subject property as parking for a long time (approximately thirty (30) years) without problem. It is never full, and an unruly crowd never gathers in the back. It is simply used for overflow parking so it's safe for the customers to

come into the market instead of trying to find parking on the busy Broadway Street or the side streets. Employees find it safe and convenient also.

3. **Statement to why protested order or action should be reversed or modified and what you want the outcome to be:**

This has been safe parking for a very long time. The Magallanes brothers do not intend to add onto the restaurant but rather, at this time, only wish to allow their customers and employees to park in the back. During the winter months it keeps them from having to walk long distances to simply go into the market either as an employee or a customer.

Part of the area in the rear is cement and part of it is dirt. There is quite a bit of gravel that's been added to the area to make parking safer and easier.

It is requested that these citations be dismissed and a waiver of the required further paving in the area be granted. The area is fully enclosed by a chain-link fence except for its entrance. It is a safe way for customers and employees to enter the property when the smallish parking lot in front is full.

The rear is not used for any purpose other than the above.

In the alternative, if paving is required it is respectfully requested that only a portion of the area be paved to accommodate the need expressed above.

Many years of use, both lawful and safe, should justify a waiver of any problems with the Vallejo Municipal Code cited in this citation.

Gary Heppell

From: Gary Heppell
Sent: Thursday, August 4, 2022 1:48 PM
To: 'cesar.orozco@cityofvallejo.net'
Cc: Tim Zaborowski
Subject: Lot line adjustment

Importance: High

Mr. Orozco, thank you for calling back. I'm sorry I missed you. I represent La Tapatia Market at 601 Broadway, Vallejo. We need to do a lot-line adjustment with a neighboring property.

In 1962 the City of Vallejo abandoned an alley that used to run east-west between Broadway and El Dorado Street, in the location between La Tapatia Market and the moving and storage company building immediately to the north at 623 Broadway, now owned by Evergreen Cemetery Association. When a city abandons a roadway the landowners on either side gain ownership of the roadway space one-half way into the roadway space.

Before the Magallenas brothers built La Tapatia Market they paid the then-owner of the moving and storage building to allow them to build on its side—the north side—of the old alleyway.

Now the Magallenas brothers plan to build on the parcel behind (to the west of) the market. The City of Vallejo wants them to clean up the title to the part of the old alleyway on which they previously built. You may have some familiarity with the properties as a result. We would do this with a lot-line adjustment. The lot-line adjustment would not affect the rear parcel, only the parcel now occupied by the market and the adjacent parcel(s) owned by Evergreen.

I understand the owner of the adjacent parcel is amenable to the lot line adjustment.

Planning Handout PH-22 says we should contact Planning staff before submitting an application. I would like to talk with you about what is needed with the application and what is not needed. You may already have some of the necessary documents and information.

If I am not in the office when you call please leave a message and I will get back to you as soon as I can. Better yet, please suggest some days and times for a call so that we are both available at the appointed time.

Thank you,

GARY K. HEPPELL
Law Offices of
FAVARO, LAVEZZO, GILL, CARETTI & HEPPELL, P.C.
300 Tuolumne Street
Vallejo, CA 94590
Telephone: (707) 552-3630
Facsimile: (707) 552-8913

The information contained in this e-mail message is intended for the personal and confidential use of the recipient(s) named above. This message may be an attorney-client communication and/or work product and as such is privileged and confidential. If the reader of this message is not the intended recipient or agent responsible for delivering it to the intended recipient, you are hereby notified that you have received this document in error and that any review, dissemination, distribution or copying of this message is strictly prohibited. If you have received this communication in error, please notify us immediately by e-mail, and delete the original message. Nothing in this message should be interpreted as a digital or electronic signature that can be used to authenticate a contract or other legal document. Thank you

Gary Heppell

From: Gary Heppell
Sent: Wednesday, July 6, 2022 3:28 PM
To: Lgilton@ortc.com
Cc: Tim Zaborowski; nachomagalla@yahoo.com
Subject: Magallanes-La Tapatia

Ms. Gilton, thanks for talking with me this afternoon. I am working for the Magallanes brothers, owns of La Tapatia market at 601 Broadway, Vallejo. We need to do a lot-line adjustment with a neighboring property.

In 1962 the City of Vallejo abandoned an alley that used to run east-west between Broadway and El Dorado Street, in the location between La Tapatia Market and the moving and storage company building immediately to the north at 623 Broadway, now owned by Evergreen Cemetery Association. When a city abandons a roadway the landowners on either side gain ownership of the roadway space one-half way into the roadway space.

Before the Magallenas brothers built La Tapatia Market they paid the then-owner of the moving and storage building to allow them to build on its side—the north side—of the old alleyway.

Now the Magallenas brothers plan to build on the parcel behind (to the west of) the market. The City of Vallejo wants them to clean up the title to the part of the old alleyway on which they previously built. We would do this with a lot-line adjustment. The lot-line adjustment would not affect the rear parcel, only the parcel now occupied by the market and the adjacent parcel(s) owned by Evergreen.

I understand the owner of the adjacent parcel is amenable to the lot line adjustment.

We would like ORTC's help in processing the lot line adjustment. Ms. Gilton, I understand you will pass this along to ORTC's title department.

Also, if the title department knows of a good engineer for this job I would appreciate a recommendation.

Thank you very much.

GARY K. HEPPELL
Law Offices of
FAVARO, LAVEZZO, GILL, CARETTI & HEPPELL, P.C.
300 Tuolumne Street
Vallejo, CA 94590
Telephone: (707) 552-3630
Facsimile: (707) 552-8913

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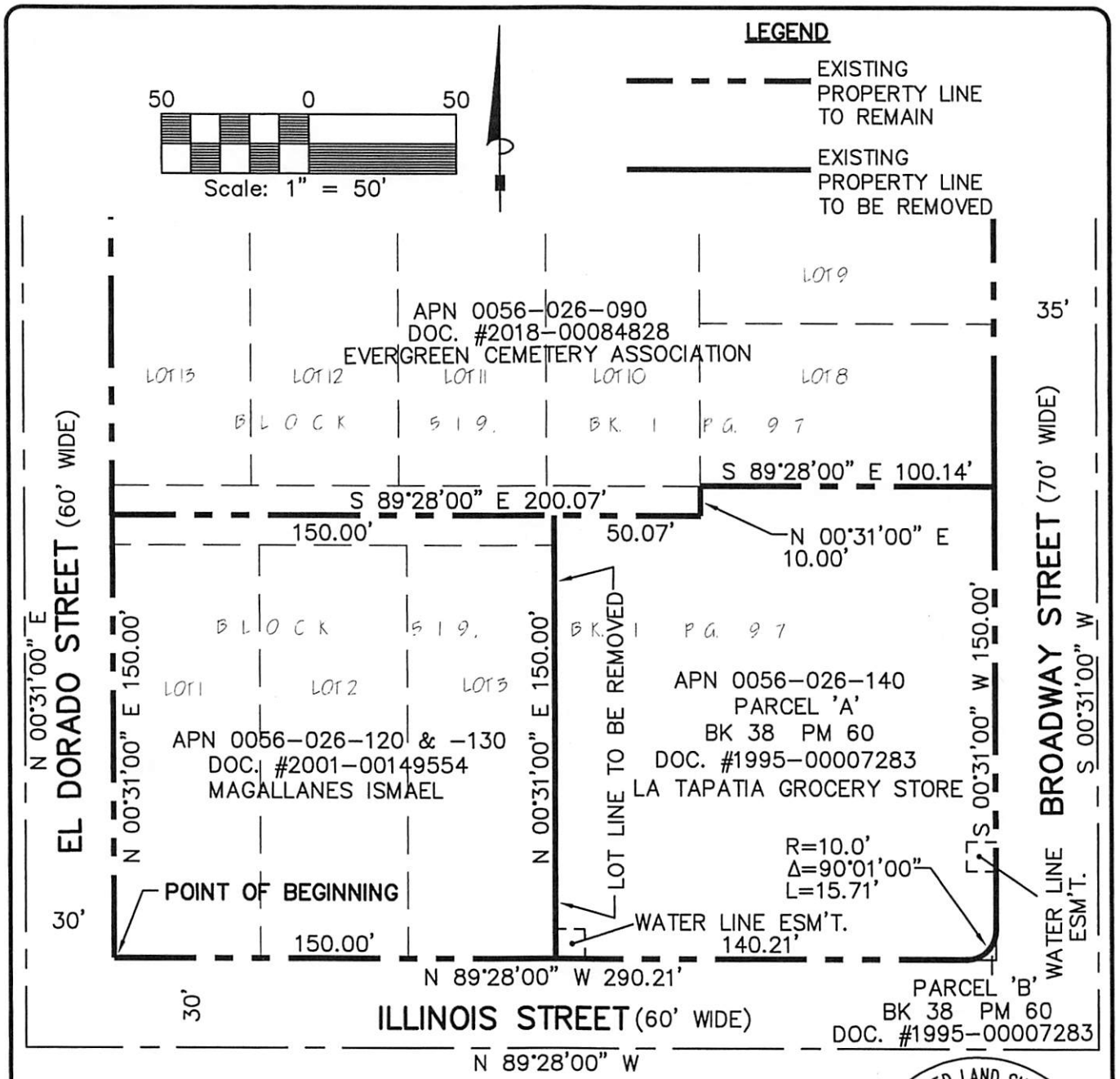

LICENSED LAND SURVEYOR
DANIEL S. NUNES
Exp. 09-30-23
No. 9212
STATE OF CALIFORNIA

PLAT OF DESCRIPTION
LOT MERGER

EXHIBIT "A"

mission@missionengineersinc.com
MISSION ENGINEERS, INC.
RESPONSIVE, RELIABLE RESULTS SINCE 1953
2355 De La Cruz Blvd. Santa Clara, Calif 95050 (408) 727-8262 FAX:(408) 727-8285

SCALE:	1"=50'
DATE	11/23/2021
DWN	DN ME30
CH'KD	
JOB NO.	20002
DWG. NO.	S15059

EXHIBIT "A"

LOT LINE ADJUSTMENT FOR LAND OF LA TAPATIA GROCERY

REAL PROPERTY in the City of Vallejo, County of Solano, State of California, described as follows:

Beginning at the most southwesterly corner of Lands described in Grant Deed Document 2001-00149554, recorded on December 20, 2001 Solano County Official Records; said point also being the northeasterly corner of El Dorado Street and Illinois Street;

Thence, along the easterly boundary line of El Dorado Street North 00°31'00" East, 150.00 feet to the southerly boundary line of said Lands of Evergreen Cemetery Association described in Grant Deed Document 2018-00084828 recorded on December 17, 2018 Solano County Official Records;

Thence, along last said line the following courses:

South 89°28'00" East, 200.07 feet;

North 00°31'00" East, 10.00 feet;

South 89°28'00" East, 100.14 feet to the easterly line of Lands described in Grant Deed Document 1995-00007283, also being the westerly boundary of Broadway Street;

Thence, along last said line South 00°31'00" West, 150.00 feet to a tangent curve with a radius of 10.00 feet;

Thence, along said tangent curve with a radius of 10.00 feet, deflecting to the right through an angle of 90°01'00" an arc distance of 15.71 feet to the southerly boundary line of Lands described in Grant Deed Document 1995-00007283, also being the northerly boundary line of Illinois Street;

Thence, along last said line North 89°28'00" West, 290.21 feet to the Point of Beginning and containing 1.0563 acres, more or less.

BOOK 1118 PAGE 197

804

JAN 11 1962

RESOLUTION No. 62-9 N. C.

BE IT RESOLVED, by the Council of the City of Vallejo, as follows:

As provided by Ordinance No. 485 N. C., of the City of Vallejo, a public hearing was held on the 8th day of January 1962, at the hour of 8:00 P. M., in the Council Chambers of the City Council of the City of Vallejo, and it appearing to the City Council of the City of Vallejo that notice of said hearing was given in the manner provided by law, and

It further appearing to the City Council of the City of Vallejo that the following described alley is unnecessary for present and prospective alley purposes,

THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Vallejo hereby orders the following described portion of Templar Alley, situate, lying and being in the City of Vallejo, County of Solano, State of California, closed and vacated:

> That certain alley known as Templar Alley located in Block 519 as said alley is shown on that certain map of Hirst Subdivision filed for record February 19, 1902, in Book 1 of Maps, page 109; said alley being bounded on the west by El Dorado Street and on the east by Lot 7 of said Block 519 of said Hirst Subdivision.

BE IT FURTHER RESOLVED that the City Clerk record a certified copy of the within Resolution in the County Recorder's Office, Fairfield, California.

Adopted by the Council of the City of Vallejo at a regular meeting held 8 January 1962 by the following vote:

Ayes, Councilmen Duff, Fisk, Kehl, Rocha, Tabor and Teichmann

Noes, Councilmen None

Absent, Councilman Pierce

G. M. HEWITT
Mayor.

Attest: HELEN G. BENNER
City Clerk

Description: Solano,CA Document - Book.Page (up to 1988) 1118.197 Page: 1 of 1
Order: TZaborowski Comment:

CITY OF VALLEJO **CITATION #: VA24-0102**

Administrative Citation

☒ 1st Citation ☐ 2nd Citation ☐ 3rd Citation ☐ 4th Citation ☐ 5th Citation

PERSON CITED:
MAGALLANES ISMAEL JT

CASE #: VA24-0102

VIOLATION ADDRESS:
ILLINOIS STREET

PARCEL #:
0056026120

MAILING ADDRESS:
601 BROADWAY ST, VALLEJO CA 94590

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by **6/12/2024**. Other enforcement action may result if compliance is not achieved by the Third Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
$283.26	**Section 8.24.010 R. Prohibits vehicles from parking, stopping or standing of motor vehicles on any unpaved property. Remove vehicles from the vacant lot and park on a paved surface or on the street or remove vehicles from the property. Please contact the Planning Division at 707-648-4326 if you intend to create paved areas on this vacant lot as approval will be needed.**
$283.26	*(see reverse side for payment and appeal instructions)*

Date and time violation was observed: 5/6/24 Citation Date: 5/6/24

Issuing Officer: SOPHIA VALENTI

Signature: Sophia Valenti

Citing Department / Division: Code Enforcement Division Phone Number: (707) 648-4469

Division Address: City of Vallejo – Code Enforcement, 555 Santa Clara, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

Revised 07/19/2023

SANDI KAILEY

SANDI@FLGCH.COM

707-552-3030

OFFICE #

City of VALLEJO California

Code Enforcement · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

July 22, 2024

ISMAEL MAGALLANES
C/O THOMAS L. GILL, FAVARO, LAVEZZO, GILL, CARETTI & HEPPELL
300 TUOLUMNE ST
VALLEJO CA 94590

RHN / VA24-0102 / VLOT ILLINOIS STREET / SOPHIA VALENTI

HEARING NOTICE

Per Section 7.54.080 (A)4 of the Vallejo Municipal Code, this notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

Mailed to the address provided on the request for hearing form by the responsible person requesting the hearing pursuant to Section 1.15.120 (D) of the Vallejo Municipal Code (VMC). To review the Ordinance on Administrative Citations Chapter 1.15, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: VA24-0102
PARCEL NO.: 0056026120
LOCATION: VACANT LOT ON ILLINOIS STREET

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **FIRST ADMINISTRATIVE CITATION (VA24-0102)** on **THURSDAY, SEPTEMBER 26, 2024 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the **Council Chambers** at City Hall, **555 Santa Clara Street, Vallejo, California**, concerning violations of the Vallejo Municipal Code regarding the property at **VACANT LOT ON ILLINOIS STREET**, Vallejo, California.

Pursuant to Section 7.54.130 and/or 1.15.150 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

If you have any questions, please contact me immediately at (707) 648-4469 or e-mail code.enforcement@cityofvallejo.net. Thank you.

Sincerely,

Dong Yoo
Code Enforcement Manager

City of VALLEJO California

Code Enforcement · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

October 10, 2024

ISMAEL MAGALLANES
C/O THOMAS L. GILL, FAVARO, LAVEZZO, GILL, CARETTI & HEPPELL
300 TUOLUMNE ST
VALLEJO CA 94590

RHN / VA24-0102 / VLOT ILLINOIS STREET / SOPHIA VALENTI

HEARING NOTICE

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CASE NO.: VA24-0102
PARCEL NO.: 0056026120
LOCATION: VACANT LOT ON ILLINOIS STREET

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **FIRST ADMINISTRATIVE CITATION (VA24-0102)** on **THURSDAY, OCTOBER 24, 2024 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the **Council Chambers** at City Hall, **555 Santa Clara Street, Vallejo, California**, concerning violations of the Vallejo Municipal Code regarding the property at **VACANT LOT ON ILLINOIS STREET**, Vallejo, California.

Pursuant to Section 7.54.130 and/or 1.15.150 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

If you have any questions, please contact me immediately at (707) 648-4469 or e-mail code.enforcement@cityofvallejo.net. Thank you.

Sincerely,

Dong Yoo
Code Enforcement Manager

City of VALLEJO California

Code Enforcement · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

October 28, 2024

ISMAEL MAGALLANES
C/O THOMAS L. GILL, FAVARO, LAVEZZO, GILL, CARETTI & HEPPELL
300 TUOLUMNE ST
VALLEJO CA 94590

RHN / VA24-0102 / VLOT ILLINOIS STREET / SOPHIA VALENTI

HEARING NOTICE

Per Section 7.54.080 (A)4 of the Vallejo Municipal Code, this notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

Mailed to the address provided on the request for hearing form by the responsible person requesting the hearing pursuant to Section 1.15.120 (D) of the Vallejo Municipal Code (VMC). To review the Ordinance on Administrative Citations Chapter 1.15, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: VA24-0102
PARCEL NO.: 0056026120
LOCATION: VACANT LOT ON ILLINOIS STREET

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **FIRST ADMINISTRATIVE CITATION (VA24-0102)** on **THURSDAY, JANUARY 23, 2025 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the **Council Chambers** at City Hall, **555 Santa Clara Street, Vallejo, California**, concerning violations of the Vallejo Municipal Code regarding the property at **VACANT LOT ON ILLINOIS STREET**, Vallejo, California.

Pursuant to Section 7.54.130 and/or 1.15.150 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

If you have any questions, please contact me immediately at (707) 648-4469 or e-mail code.enforcement@cityofvallejo.net. Thank you.

Sincerely,

Dong Yoo
Code Enforcement Manager

Pursuant to Government Code Section 54954.3 of the Brown Act, members of the public shall be afforded the opportunity to speak on any agenda item of interest to them after being recognized by the presiding officer. Members of the public wishing to be so recognized are requested to enter their names in the kiosk at the rear of the Chamber prior to the consideration of the item or raise their hand via ZOOM:

- If in **COUNCIL CHAMBERS** (https://ZoomRegular.Cityofvallejo.net) or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone.
- If in **JFK LIBRARY – VALLEJO ROOM** (https://zoom.us/my/vallejoeoc), password 131313 or by phone: Dial (669) 900-6833. Enter Meeting ID: 851 502 7190#. Press * 9 to digitally raise your hand from the phone.

ACTION ITEM 9.B.

DATE: January 23, 2025
TO: Code Enforcement Appeals Board Chair & Members of the Board
FROM: Kristin Pollot, Staff Secretary
SUBJECT: **CODE ENFORCEMENT APPEALS HEARING (I. MAGALLANES C/O ATTORNEY THOMAS L. GILL) HEARING ON FIRST ADMINISTRATIVE CITATION FOR CASE #VA24-0103 VACANT LOT ON ILLINOIS STREET, APN 0056026130**

DATE OF HEARING:	1/23/2025
CASE NUMBER:	**VA24-0103**
LOCATION:	**Vacant Lot on Illinois Street, APN 0056026130**
PREPARED BY:	Sophia Valenti
PROJECT SUMMARY:	HEARING ON THE APPEAL OF THE FIRST ADMINISTRATIVE CITATION #VA24-0103

VIOLATION(s):

Vallejo Municipal Code (VMC) Section 8.24.010

"It is unlawful for any person owning, renting, leasing, occupying or having charge or possession of any property in the city to maintain such property in such manner that any of the conditions listed below are found to exist thereon:

R. A person shall not stop, stand or park a vehicle on any unpaved parcel of real property, or unpaved portion of a parcel of real property which parcel or portion thereof is adjacent to any public street, sidewalk or other public way;

APPELLANT/PROPERTY OWNER: Ismael Magallanes

RECOMMENDATION

Uphold the First Administrative Citation and direct continued enforcement until the appellant fully complies with Vallejo Municipal Code Section 8.24.010 R. within 30 days from the date of this hearing.

BACKGROUND

Code Enforcement Officer Sophia Valenti opened the case on March 21, 2024 and photographs were taken from the public right-of-way which documented the vacant real property and cars parked on the unpaved area of the property.

On March 21, 2024 Code Officer Valenti verified property ownership on RealQuest and sent an Administrative Notice – Warning by regular and certified U.S. mail to the property owner which stated that during an inspection on March 21, 2024 violations of the Vallejo Municipal Code had been observed and documented. Specifically, the Administrative Notice – Warning detailed that the real property had vehicles parked on the unpaved property constituting a violation (VMC 8.24.010 R). The Administrative Notice – Warning provided a deadline for the property owner to remediate the detailed violations by April 28, 2024.

On May 6, 2024 after the deadline listed in the Administrative Notice - Warning, Code Officer Valenti reinspected the property and documented that no progress was made and the property still had vehicles parked on the unpaved property. She verified property ownership on RealQuest and issued a First Administrative Citation by regular and certified U.S. mail on May 6, 2024 to the property owner. The First Administrative Citation provided a deadline for the property owner to remediate the detailed violations by June 6, 2024.
On May 10, 2024 Code Officer Valenti went to the property and posted the First Administrative Citation.
The appeal request form was approved and granted by Code Manager Yoo on June 5, 2024. A Regular Hearing Notice was sent on July 22, 2024 by regular and certified U.S. mail to the appellant.
On September 18, 2024 it was determined that there would not be a quorum so the appellant was contacted via phone of the new hearing date in October. A rescheduled Regular Hearing Notice was sent on October 10, 2024 by regular and certified U.S. mail to the appellant. Another rescheduled Regular Hearing Notice was sent on October 28, 2024 by regular and certified U.S. mail to the appellant.
It is the recommendation of the Code Enforcement Division that the Code Enforcement Appeals Board uphold the First Administrative Citation and related fines and direct that the owner bring the property into compliance within 30 days from this hearing.

LIST OF INSPECTION DATES

INSPECTION DATE	INSPECTION TYPE	STAFF NAME
3/21/2024	Initial Inspection (Administrative Notice - Warning issued 3/21/2024 via regular and certified mail)	Sophia Valenti
5/6/2024	Re-inspection (First Administrative Citation issued 5/6/2024 via regular and certified mail)	Sophia Valenti
5/10/2024	First Administrative Citation Posted	Sophia Valenti

ATTACHMENTS

1.	Initial 3.21.24 VA24-0103
2.	RealQuest.com _ - Report 0056026130
3.	AN VA24-0103 Illinois ST
4.	Reinspection 5.6.24 VA24-0103
5.	RealQuest.com _ - Report 0056026130 5.6.24
6.	CIT1 VA24-0103 Illinois ST
7.	CIT1 Posting 5.10.24
8.	APPROVED APPEAL VLOT ILLINOIS ST VA24-0103 C1 $283.26 PAID RCVD 06052024
9.	REG HEARING NOTICE VLOT ILLINOIS VA24-0103 07222024
10.	REG HEARING NOTICE VLOT ILLINOIS VA24-0103 10102024
11.	10282024_RESCHEDULED HEARING NOTICE VA24-0103

CONTACT

Kristin Pollot, Staff Secretary (707) 648-4832
Kristin.Pollot@cityofvallejo.net

03/21/2024 10:46

03/21/2024 10:46

Property Detail Report

For Property Located At :
,, CA

CoreLogic RealQuest Professional

Owner Information

Owner Name:	**MAGALLANES ISMAEL**
Mailing Address:	**601 BROADWAY ST, VALLEJO CA 94590-3322 C043**
Vesting Codes:	/ / JT

Location Information

Legal Description:	**HIRST BLOCK 519 LOT 3 LOT 1 & 2 & ADJ ALLEY**		
County:	SOLANO, CA	APN:	0056-026-130
Census Tract / Block:	/	Alternate APN:	
Township-Range-Sect:		Subdivision:	HIRST
Legal Book/Page:		Map Reference:	134-E1 /
Legal Lot:	3	Tract #:	
Legal Block:	519	School District:	VALLEJO BASIC
Market Area:		School District Name:	VALLEJO BASIC
Neighbor Code:		Munic/Township:	VALLEJO

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	12/20/2001 / 12/18/2001	1st Mtg Amount/Type:	/
Sale Price:	$120,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	149554	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	PLACER TITLE CO.		
Lender:			
Seller Name:	VIDCO TRUST		

Prior Sale Information

Prior Rec/Sale Date:	09/18/1990 / 00/1990	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	74520	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	TRUSTEE'S DEED(TRANSFER)		

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	COMMERCIAL	Acres:	0.36	County Use:	VACANT COMM-LAND (3000)
Lot Area:	15,750	Lot Width/Depth:	x	State Use:	
Land Use:	COMMERCIAL LOT	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$127,472	Assessed Year:	2023	Property Tax:	$1,492.12
Land Value:	$127,472	Improved %:		Tax Area:	007000
Improvement Value:		Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	$127,472				

Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

3/21/2024

MAGALLANES ISMAEL JT
601 BROADWAY ST
VALLEJO, CA 94590

WN / VA24-0103 / ILLINOIS STREET / SOPHIA VALENTI

ADMINISTRATIVE NOTICE - WARNING

Sent via regular and certified mail to the person or persons listed as the owner of the real property in the most current equalized assessment roll of Solano County, including updated computer printouts, available to the City at the time notice is prepared, at his or their last known place of address as shown therein.

CASE NO.: VA24-0103
PARCEL NO.: 0056026130
LOCATION: ILLINOIS STREET

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 3/21/2024** and the following violations were noted based on the Vallejo Municipal Code Section(s) stated below:

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 8.24.010 R. Prohibits vehicles from parking, stopping or standing of motor vehicles on any unpaved property. Remove vehicles from the vacant lot and park on a paved surface or on the street or remove vehicle from the property. Please contact the Planning Division at 707-648-4326 if you intend to create paved areas on this vacant lot as approval will be needed.

The purpose of the Ordinance is to benefit the entire community by maintaining the value of real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

CONSEQUENCES OF NOT ABATING

Failure to correct the noted violation(s) by 4/28/2024 will result in the issuance of a 1st Citation, pursuant to Chapter 1.15 of the Vallejo Municipal Code, and imposition of a $283.26 fine, as established by resolution by the City Council, *per violation*, per day that each violation continues to exist past the correction date. If after a 1st Citation is issued and the violation(s) are still not abated within the time limit specified, then you may be subject to subsequent administrative citations with escalating fine amounts for repeat violations (2nd Citation: $566.52, 3rd and subsequent Citations: $850.84 - *per violation*, per day that each violation continues to exist past the correction date), and/or other legal remedies available to the City. The amount of any unpaid administrative charges may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,

SOPHIA VALENTI
Code Enforcement Officer
(707) 645-2629
Sophia.Valenti@cityofvallejo.net

05/06/2024 10:14

HANDICAPPED
PARKING
PERMIT
REQUIRED
VAN
ACCESSIBLE
$250 FINE
05/06/2024 10:14

Property Detail Report

For Property Located At :
,, CA

CoreLogic RealQuest Professional

Owner Information

Owner Name:	**MAGALLANES ISMAEL**
Mailing Address:	**601 BROADWAY ST, VALLEJO CA 94590-3322 C043**
Vesting Codes:	/ / JT

Location Information

Legal Description:	**HIRST BLOCK 519 LOT 3 LOT 1 & 2 & ADJ ALLEY**		
County:	SOLANO, CA	APN:	0056-026-130
Census Tract / Block:	/	Alternate APN:	
Township-Range-Sect:		Subdivision:	HIRST
Legal Book/Page:		Map Reference:	134-E1 /
Legal Lot:	3	Tract #:	
Legal Block:	519	School District:	VALLEJO BASIC
Market Area:		School District Name:	VALLEJO BASIC
Neighbor Code:		Munic/Township:	VALLEJO

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	12/20/2001 / 12/18/2001	1st Mtg Amount/Type:	/
Sale Price:	$120,000	1st Mtg Int. Rate/Type:	/
Sale Type:	FULL	1st Mtg Document #:	
Document #:	149554	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	
New Construction:		Multi/Split Sale:	MULTIPLE
Title Company:	PLACER TITLE CO.		
Lender:			
Seller Name:	VIDCO TRUST		

Prior Sale Information

Prior Rec/Sale Date:	09/18/1990 / 00/1990	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	74520	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	TRUSTEE'S DEED(TRANSFER)		

Property Characteristics

Year Built / Eff:	/	Total Rooms/Offices		Garage Area:	
Gross Area:		Total Restrooms:		Garage Capacity:	
Building Area:		Roof Type:		Parking Spaces:	
Tot Adj Area:		Roof Material:		Heat Type:	
Above Grade:		Construction:		Air Cond:	
# of Stories:		Foundation:		Pool:	
Other Improvements:		Exterior wall:		Quality:	
		Basement Area:		Condition:	

Site Information

Zoning:	COMMERCIAL	Acres:	0.36	County Use:	VACANT COMM-LAND (3000)
Lot Area:	15,750	Lot Width/Depth:	x	State Use:	
Land Use:	COMMERCIAL LOT	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

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Land Value:	$127,472	Improved %:		Tax Area:	007000
Improvement Value:		Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	$127,472				

CITY OF VALLEJO **CITATION #: VA24-0103**

Administrative Citation

☒ 1st Citation ☐ 2nd Citation ☐ 3rd Citation ☐ 4th Citation ☐ 5th Citation

PERSON CITED:
MAGALLANES ISMAEL

CASE #: VA24-0103

VIOLATION ADDRESS:
ILLINOIS STREET

PARCEL #:
0056026130

MAILING ADDRESS:
601 BROADWAY ST, VALLEJO CA 94590

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by **6/12/2024.** Other enforcement action may result if compliance is not achieved by the Third Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
$283.26	**Section 8.24.010 R. Prohibits vehicles from parking, stopping or standing of motor vehicles on any unpaved property. Remove vehicles from the vacant lot and park on a paved surface or on the street or remove vehicles from the property. Please contact the Planning Division at 707-648-4326 if you intend to create paved areas on this vacant lot as approval will be needed.**
$283.26	*(see reverse side for payment and appeal instructions)*

Date and time violation was observed: 5/6/24 Citation Date: 5/6/24

Issuing Officer: SOPHIA VALENTI

Signature: Sophia Valenti

Citing Department / Division: Code Enforcement Division Phone Number: (707) 648-4469

Division Address: City of Vallejo – Code Enforcement, 555 Santa Clara, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation $283.26, Second Citation $566.52, Third and subsequent citations $850.84.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 30 calendar days from the date of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

ADVANCE DEPOSIT WAIVER

If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department and must be submitted within fifteen (15) days of the date of the citation. This form together with supporting documentation must be filed with the Hearing Request Form. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

HOW TO PAY THE FINE

The amount of the fine is indicated on the front of this administrative citation. **If the fine is not paid within 30 calendar days from the date of the citation, a $503.93 administrative charge will be imposed.** All forms of payment may be made in person at the Vallejo City Hall – Cashier's Office **or** by mail addressed to the Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590. To pay online, visit https://vall-trk.aspgov.com/eTRAKiT/ and under the Violations section click "Pay Fees," select the New Users "Click Here" link to register and follow instructions for payment. The cashier does not accept card payments. All other forms of payment are accepted by the cashier if submitted along with this notice. If paying by mail, please **enclose a copy of this Administrative Citation** along with a personal check, cashier's check or money order, payable to the **City of Vallejo** – Account No. **001-1503-310.36-13**. If paying in person, be sure to bring the citation with you, and **write the Citation Number** on your check or money order. If you have any questions or concerns, please contact our office. If you are unable to pay the fine amount in full, please contact Code Enforcement to discuss the option of a payment plan.

CONSEQUENCES OF FAILURE TO PAY THE FEE

Any unpaid fees and/or costs may be recovered by the City through a lien or declared a special assessment against the subject property. Alternatively, the City may collect the fee and/or costs in a civil court action. Any person who fails to pay any fee and/or costs shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, fees, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the notice and/or citations do not result in the achievement of compliance. If you need further clarification, please call the Department listed on the front of the citation.

TOWED VEHICLES MAY BE
RECLAIMED BY TELEPHONING
707-648-4321
05/10/2024 09:52

TOWED VEHICLES MAY BE
RECLAIMED BY TELEPHONING
707-643-4321
05/10/2024 09:52

05/10/2024 09:52

CITY OF VALLEJO

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION

RECEIVED
JUN 0 5 2024
BY: KAM

555 Santa Clara Street, Vallejo, CA 94590 • (707) 648-4469 • Code.Enforcement@cityofvallejo.net

LAST DAY TO SUBMIT THIS FORM 6/12/24
CASE #: VA24-0103

HEARING REQUEST APPLICATION FORM

(ONLY THE PERSON CITED OR NOTICED MAY APPEAL)

PLEASE PRINT OR TYPE	CITATION #	DATE OF NOTICE
o VEHICLE CITATION *(VMC CHAPTER 7.64)*		
o PMO NOTICE OF VIOLATION *(VMC CHAPTER 7.54)*		
✓ PMO ADMINISTRATIVE CITATION *(VMC CHAPTER 1.15)*	SECTION 8.24.010R.	5/26/24
o PR/VL NOTICE OF VIOLATION *(VMC CHAPTER 7.62/7.63)*		
o PR ADMINISTRATIVE CITATION *(VMC CHAPTER 1.15)*		
o OTHER:		

(PMO = Property Maintenance Ordinance = City of Vallejo Municipal Code 7.54)
(PR = Property Registration Ordinance = City of Vallejo Municipal Code 7.62)
(VMC = Vallejo Municipal Code)

BEFORE THE CODE ENFORCEMENT APPEALS BOARD, THE APPEALS OF:

NAME(S): ISMAEL MAGALHANES

VIOLATION ADDRESS: 601 BROADWAY ST. - / ILLINOIS ST. (VALLEJO)

CONTACT MAILING ADDRESS: THOMAS L. GILL; FAVARO, LAVEZZO, GILL, CARETTI; HEPPELL; 300 TUOLUMNE ST, VALLEJO, CA 94590

CONTACT PHONE NUMBER(S) 707-552-3630 (THOMAS L. GILL)

o I HAVE SUBMITTED THE REQUIRED FEE.
($509 NON-REFUNDABLE = NOV APPEAL FEE, DEPOSIT OF CITATION = CITATION APPEAL FEE)

o I HAVE SUBMITTED A FEE WAIVER FORM.

-- FORM CONTINUES ON REVERSE –

TO BE FILLED OUT BY OFFICE STAFF ONLY	*REVIEWED BY WHO*	*REVIEWED DATE*
o *THIS HAS BEEN REVIEWED BY CLERICAL*	KAM	6/5/2024
o *THIS HAS BEEN REVIEWED BY DIVISION MANAGER*	[illegible]	6/5/24

1) Brief statement explaining your legal interest in the subject property (e.g., owner, tenant, etc.):

SEE EXHIBIT A, WHICH IS INCORPORATED HEREIN BY REFERENCE.

2) Brief statement of reason for appeal (together with any material facts to support the appeal):

SEE EXHIBIT A, WHICH IS INCORPORATED HEREIN BY REFERENCE.

3) Statement of why protested order or action should be reversed or modified and what you want the outcome to be:

SEE EXHIBIT A, WHICH IS INCORPORATED HEREIN BY REFERENCE.

4) **ALL APPELLANTS MUST SIGN THE FOLLOWING DECLARATION:**
I certify and declare under the penalty of perjury under the laws of the State of California, that the foregoing is true and correct.

DATE	PRINT NAME	SIGNATURE
05-31-2024	ESMOEL MAGALLANES	

(ATTACH ADDITIONAL PAGES IF NEEDED)

-- END OF FORM –

EXHIBIT A to HEARING REQUEST APPLICATION FORM

RECEIVED
JUN 0 5 2024
BY:

I.
INTRODUCTION

This Request for Hearing is submitted by Thomas L. Gill, attorney for Ismael Magallanes, the person to whom the citation in this case was addressed.

Numbers one (1) through three (3) of your HEARING REQUEST APPLICATION FORM are answered below:

1. Brief statement explaining your legal interest in the subject property:

Ismael Magallanes is the owner of the subject property and has owned it for approximately thirty (30) years. On the Broadway side of the related property is the La Tapatia Market. On the side street, Illinois Street, traveling to the rear of the Broadway Street property is this subject property on which this citation was issued.

It is a large undeveloped piece of property behind the market. It is larger than the area of the market. It is used for employee parking and on the weekends, for overflow parking when the business becomes too large.

In 2022 Mr. Magallanes was considering a lot line adjustment to be able to build onto the back of the La Tapatia Market parcel.

That is discussed further below.

2. A brief statement of reason for appeal (together with any material facts to support the appeal):

Attached hereto marked Exhibit A are five (5) pages of documents relating to a lot line adjustment attempt in 2022.

These documents are a letter from my former partner Gary Heppell to your department discussing the desire for a lot line adjustment followed by another letter from him, both of which occurred in 2022, followed by a plat of description for lot merger (two (2) pages) which shows the lot in question behind the La Tapatia Market on Broadway.

Lastly, resolution number 629 shows that the City of Vallejo abandoned certain of the property not related to this citation but related to the former attempt to add on to the La Tapatia Market property.

Mr. Magallanes and his brother have used this vacant subject property as parking for a long time (approximately thirty (30) years) without problem. It is never full, and an unruly crowd never gathers in the back. It is simply used for overflow parking so it's safe for the customers to

come into the market instead of trying to find parking on the busy Broadway Street or the side streets. Employees find it safe and convenient also.

3. **Statement to why protested order or action should be reversed or modified and what you want the outcome to be:**

This has been safe parking for a very long time. The Magallanes brothers do not intend to add onto the restaurant but rather, at this time, only wish to allow their customers and employees to park in the back. During the winter months it keeps them from having to walk long distances to simply go into the market either as an employee or a customer.

Part of the area in the rear is cement and part of it is dirt. There is quite a bit of gravel that's been added to the area to make parking safer and easier.

It is requested that these citations be dismissed and a waiver of the required further paving in the area be granted. The area is fully enclosed by a chain-link fence except for its entrance. It is a safe way for customers and employees to enter the property when the smallish parking lot in front is full.

The rear is not used for any purpose other than the above.

In the alternative, if paving is required it is respectfully requested that only a portion of the area be paved to accommodate the need expressed above.

Many years of use, both lawful and safe, should justify a waiver of any problems with the Vallejo Municipal Code cited in this citation.

Gary Heppell

From: Gary Heppell
Sent: Thursday, August 4, 2022 1:48 PM
To: 'cesar.orozco@cityofvallejo.net'
Cc: Tim Zaborowski
Subject: Lot line adjustment

Importance: High

Mr. Orozco, thank you for calling back. I'm sorry I missed you. I represent La Tapatia Market at 601 Broadway, Vallejo. We need to do a lot-line adjustment with a neighboring property.

In 1962 the City of Vallejo abandoned an alley that used to run east-west between Broadway and El Dorado Street, in the location between La Tapatia Market and the moving and storage company building immediately to the north at 623 Broadway, now owned by Evergreen Cemetery Association. When a city abandons a roadway the landowners on either side gain ownership of the roadway space one-half way into the roadway space.

Before the Magallenas brothers built La Tapatia Market they paid the then-owner of the moving and storage building to allow them to build on its side—the north side—of the old alleyway.

Now the Magallenas brothers plan to build on the parcel behind (to the west of) the market. The City of Vallejo wants them to clean up the title to the part of the old alleyway on which they previously built. You may have some familiarity with the properties as a result. We would do this with a lot-line adjustment. The lot-line adjustment would not affect the rear parcel, only the parcel now occupied by the market and the adjacent parcel(s) owned by Evergreen.

I understand the owner of the adjacent parcel is amenable to the lot line adjustment.

Planning Handout PH-22 says we should contact Planning staff before submitting an application. I would like to talk with you about what is needed with the application and what is not needed. You may already have some of the necessary documents and information.

If I am not in the office when you call please leave a message and I will get back to you as soon as I can. Better yet, please suggest some days and times for a call so that we are both available at the appointed time.

Thank you,

GARY K. HEPPELL
Law Offices of
FAVARO, LAVEZZO, GILL, CARETTI & HEPPELL, P.C.
300 Tuolumne Street
Vallejo, CA 94590
Telephone: (707) 552-3630
Facsimile: (707) 552-8913

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Gary Heppell

From: Gary Heppell
Sent: Wednesday, July 6, 2022 3:28 PM
To: Lgilton@ortc.com
Cc: Tim Zaborowski; nachomagalla@yahoo.com
Subject: Magallanes-La Tapatia

Ms. Gilton, thanks for talking with me this afternoon. I am working for the Magallanes brothers, owns of La Tapatia market at 601 Broadway, Vallejo. We need to do a lot-line adjustment with a neighboring property.

In 1962 the City of Vallejo abandoned an alley that used to run east-west between Broadway and El Dorado Street, in the location between La Tapatia Market and the moving and storage company building immediately to the north at 623 Broadway, now owned by Evergreen Cemetery Association. When a city abandons a roadway the landowners on either side gain ownership of the roadway space one-half way into the roadway space.

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I understand the owner of the adjacent parcel is amenable to the lot line adjustment.

We would like ORTC's help in processing the lot line adjustment. Ms. Gilton, I understand you will pass this along to ORTC's title department.

Also, if the title department knows of a good engineer for this job I would appreciate a recommendation.

Thank you very much.

GARY K. HEPPELL
Law Offices of
FAVARO, LAVEZZO, GILL, CARETTI & HEPPELL, P.C.
300 Tuolumne Street
Vallejo, CA 94590
Telephone: (707) 552-3630
Facsimile: (707) 552-8913

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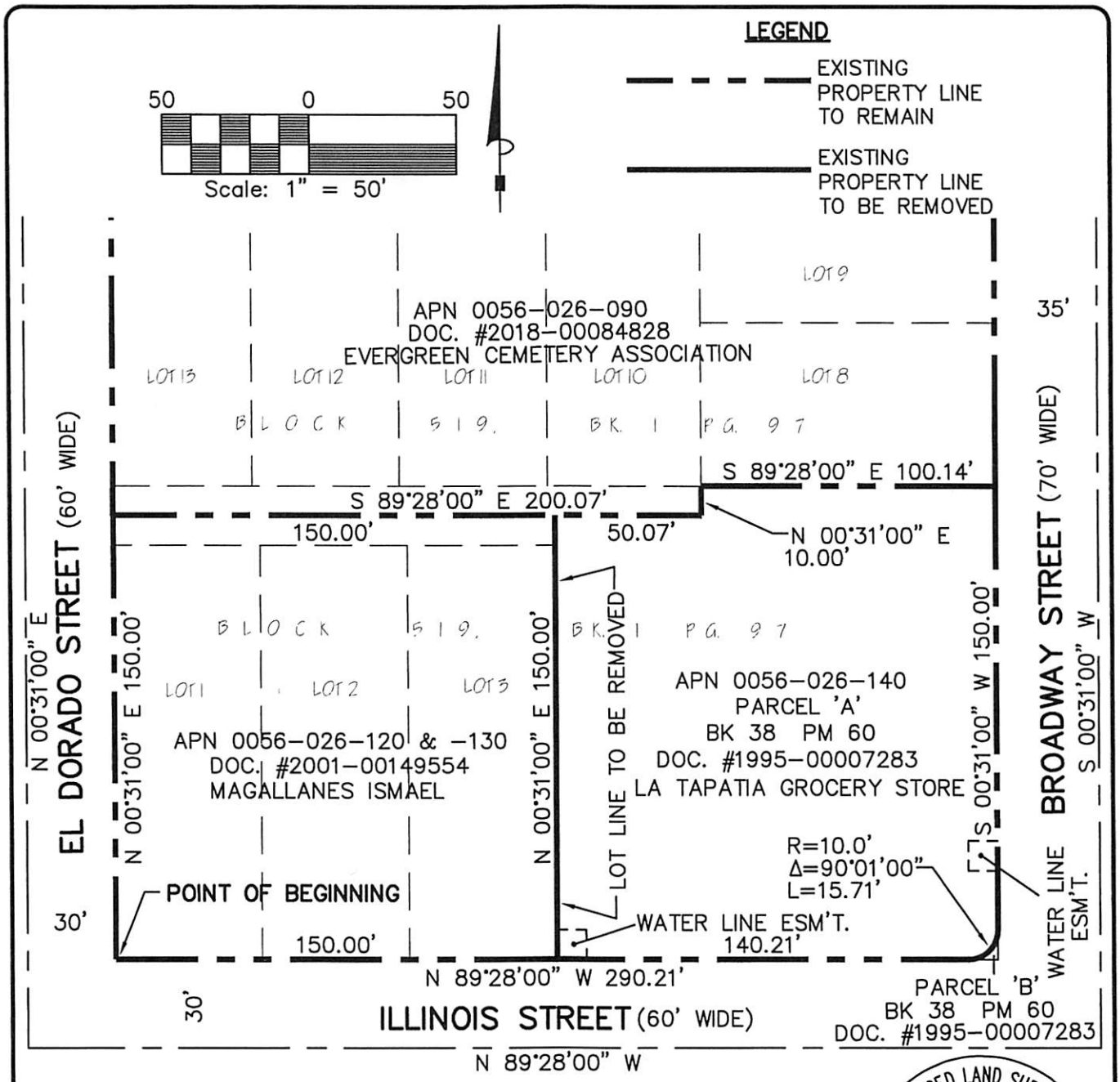

LICENSED LAND SURVEYOR
DANIEL S. NUNES
Exp. 09-30-23
No. 9212
STATE OF CALIFORNIA

PLAT OF DESCRIPTION
LOT MERGER

EXHIBIT "A"

PAGE 2 OF 2

mission@missionengineersinc.com
MISSION ENGINEERS, INC.
RESPONSIVE, RELIABLE RESULTS SINCE 1953
2355 De La Cruz Blvd. Santa Clara, Calif 95050 (408) 727-8262 FAX:(408) 727-8285

SCALE:	1"=50'
DATE	11/23/2021
DWN	DN ME30
CH'KD	
JOB NO.	20002
DWG. NO.	S15059

EXHIBIT "A"

LOT LINE ADJUSTMENT FOR LAND OF LA TAPATIA GROCERY

REAL PROPERTY in the City of Vallejo, County of Solano, State of California, described as follows:

Beginning at the most southwesterly corner of Lands described in Grant Deed Document 2001-00149554, recorded on December 20, 2001 Solano County Official Records; said point also being the northeasterly corner of El Dorado Street and Illinois Street;

Thence, along the easterly boundary line of El Dorado Street North 00°31'00" East, 150.00 feet to the southerly boundary line of said Lands of Evergreen Cemetery Association described in Grant Deed Document 2018-00084828 recorded on December 17, 2018 Solano County Official Records;

Thence, along last said line the following courses:

South 89°28'00" East, 200.07 feet;

North 00°31'00" East, 10.00 feet;

South 89°28'00" East, 100.14 feet to the easterly line of Lands described in Grant Deed Document 1995-00007283, also being the westerly boundary of Broadway Street;

Thence, along last said line South 00°31'00" West, 150.00 feet to a tangent curve with a radius of 10.00 feet;

Thence, along said tangent curve with a radius of 10.00 feet, deflecting to the right through an angle of 90°01'00" an arc distance of 15.71 feet to the southerly boundary line of Lands described in Grant Deed Document 1995-00007283, also being the northerly boundary line of Illinois Street;

Thence, along last said line North 89°28'00" West, 290.21 feet to the Point of Beginning and containing 1.0563 acres, more or less.

BOOK 1118 PAGE 197

804

JAN 11 1962

RESOLUTION No. 62-9 N. C.

BE IT RESOLVED, by the Council of the City of Vallejo, as follows:

As provided by Ordinance No. 485 N. C., of the City of Vallejo, a public hearing was held on the 8th day of January 1962, at the hour of 8:00 P. M., in the Council Chambers of the City Council of the City of Vallejo, and it appearing to the City Council of the City of Vallejo that notice of said hearing was given in the manner provided by law, and

It further appearing to the City Council of the City of Vallejo that the following described alley is unnecessary for present and prospective alley purposes,

THEREFORE, BE IT FURTHER RESOLVED, that the City Council of the City of Vallejo hereby orders the following described portion of Templar Alley, situate, lying and being in the City of Vallejo, County of Solano, State of California, closed and vacated:

> That certain alley known as Templar Alley located in Block 519 as said alley is shown on that certain map of Hirst Subdivision filed for record February 19, 1902, in Book 1 of Maps, page 109; said alley being bounded on the west by El Dorado Street and on the east by Lot 7 of said Block 519 of said Hirst Subdivision.

BE IT FURTHER RESOLVED that the City Clerk record a certified copy of the within Resolution in the County Recorder's Office, Fairfield, California.

Adopted by the Council of the City of Vallejo at a Regular meeting held 8 January 1962 by the following vote:

Ayes, Councilmen Duff, Fink, Kohn, Rocha, Tabor and Teichmann

Noes, Councilmen None

Absent, Councilman Pierce

G. W. Hewitt
Mayor.

Attest: Helen G. Spencer
City Clerk

Description: Solano,CA Document - Book.Page (up to 1988) 1118.197 Page: 1 of 1
Order: TZaborowski Comment:

CITY OF VALLEJO **CITATION #: VA24-0103**

Administrative Citation

☒ 1st Citation ☐ 2nd Citation ☐ 3rd Citation ☐ 4th Citation ☐ 5th Citation

PERSON CITED:
MAGALLANES ISMAEL

CASE #: VA24-0103

VIOLATION ADDRESS:
ILLINOIS STREET

PARCEL #:
0056026130

MAILING ADDRESS:
601 BROADWAY ST, VALLEJO CA 94590

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by **6/12/2024**. Other enforcement action may result if compliance is not achieved by the Third Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
$283.26	**Section 8.24.010 R. Prohibits vehicles from parking, stopping or standing of motor vehicles on any unpaved property. Remove vehicles from the vacant lot and park on a paved surface or on the street or remove vehicles from the property. Please contact the Planning Division at 707-648-4326 if you intend to create paved areas on this vacant lot as approval will be needed.**
$283.26	*(see reverse side for payment and appeal instructions)*

Date and time violation was observed: 5/6/24 Citation Date: 5/6/24

Issuing Officer: SOPHIA VALENTI

Signature: Sophia Valenti

Citing Department / Division: Code Enforcement Division Phone Number: (707) 648-4469

Division Address: City of Vallejo – Code Enforcement, 555 Santa Clara, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

SANDI KAILEY

SANDI@FLGCH.COM

707-552-3030

OFFICE #

City of VALLEJO California

Code Enforcement · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

July 22, 2024

ISMAEL MAGALLANES
C/O THOMAS L. GILL, FAVARO, LAVEZZO, GILL, CARETTI & HEPPELL
300 TUOLUMNE ST
VALLEJO CA 94590

RHN / VA24-0103 / VLOT ILLINOIS STREET / SOPHIA VALENTI

HEARING NOTICE

Per Section 7.54.080 (A)4 of the Vallejo Municipal Code, this notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

Mailed to the address provided on the request for hearing form by the responsible person requesting the hearing pursuant to Section 1.15.120 (D) of the Vallejo Municipal Code (VMC). To review the Ordinance on Administrative Citations Chapter 1.15, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: VA24-0103
PARCEL NO.: 0056026130
LOCATION: VACANT LOT ON ILLINOIS STREET

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **FIRST ADMINISTRATIVE CITATION (VA24-0103)** on **THURSDAY, SEPTEMBER 26, 2024 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the **Council Chambers** at City Hall, **555 Santa Clara Street, Vallejo, California**, concerning violations of the Vallejo Municipal Code regarding the property at **VACANT LOT ON ILLINOIS STREET**, Vallejo, California.

Pursuant to Section 7.54.130 and/or 1.15.150 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

If you have any questions, please contact me immediately at (707) 648-4469 or e-mail code.enforcement@cityofvallejo.net. Thank you.

Sincerely,

Dong Yoo
Code Enforcement Manager

City of VALLEJO California

Code Enforcement · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

October 10, 2024

ISMAEL MAGALLANES
C/O THOMAS L. GILL, FAVARO, LAVEZZO, GILL, CARETTI & HEPPELL
300 TUOLUMNE ST
VALLEJO CA 94590

RHN / VA24-0103 / VLOT ILLINOIS STREET / SOPHIA VALENTI

HEARING NOTICE

Per Section 7.54.080 (A)4 of the Vallejo Municipal Code, this notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

Mailed to the address provided on the request for hearing form by the responsible person requesting the hearing pursuant to Section 1.15.120 (D) of the Vallejo Municipal Code (VMC). To review the Ordinance on Administrative Citations Chapter 1.15, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: VA24-0103
PARCEL NO.: 0056026130
LOCATION: VACANT LOT ON ILLINOIS STREET

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **FIRST ADMINISTRATIVE CITATION (VA24-0103)** on **THURSDAY, OCTOBER 24, 2024 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the **Council Chambers** at City Hall, **555 Santa Clara Street, Vallejo, California**, concerning violations of the Vallejo Municipal Code regarding the property at **VACANT LOT ON ILLINOIS STREET**, Vallejo, California.

Pursuant to Section 7.54.130 and/or 1.15.150 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

If you have any questions, please contact me immediately at (707) 648-4469 or e-mail code.enforcement@cityofvallejo.net. Thank you.

Sincerely,

Dong Yoo
Code Enforcement Manager

City of VALLEJO California

Code Enforcement · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

October 28, 2024

ISMAEL MAGALLANES
C/O THOMAS L. GILL, FAVARO, LAVEZZO, GILL, CARETTI & HEPPELL
300 TUOLUMNE ST
VALLEJO CA 94590

RHN / VA24-0103 / VLOT ILLINOIS STREET / SOPHIA VALENTI

HEARING NOTICE

Per Section 7.54.080 (A)4 of the Vallejo Municipal Code, this notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

Mailed to the address provided on the request for hearing form by the responsible person requesting the hearing pursuant to Section 1.15.120 (D) of the Vallejo Municipal Code (VMC). To review the Ordinance on Administrative Citations Chapter 1.15, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: VA24-0103
PARCEL NO.: 0056026130
LOCATION: VACANT LOT ON ILLINOIS STREET

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **FIRST ADMINISTRATIVE CITATION (VA24-0103)** on **THURSDAY, JANUARY 23, 2025 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the **Council Chambers** at City Hall, **555 Santa Clara Street, Vallejo, California**, concerning violations of the Vallejo Municipal Code regarding the property at **VACANT LOT ON ILLINOIS STREET**, Vallejo, California.

Pursuant to Section 7.54.130 and/or 1.15.150 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

If you have any questions, please contact me immediately at (707) 648-4469 or e-mail code.enforcement@cityofvallejo.net. Thank you.

Sincerely,

Dong Yoo
Code Enforcement Manager

Pursuant to Government Code Section 54954.3 of the Brown Act, members of the public shall be afforded the opportunity to speak on any agenda item of interest to them after being recognized by the presiding officer. Members of the public wishing to be so recognized are requested to enter their names in the kiosk at the rear of the Chamber prior to the consideration of the item or raise their hand via ZOOM:

- If in **COUNCIL CHAMBERS** (https://ZoomRegular.Cityofvallejo.net) or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone.

- If in **JFK LIBRARY – VALLEJO ROOM** (https://zoom.us/my/vallejoeoc), password 131313 or by phone: Dial (669) 900-6833. Enter Meeting ID: 851 502 7190#. Press * 9 to digitally raise your hand from the phone.

ACTION ITEM 9.C.

DATE: January 23, 2025
TO: Code Enforcement Appeals Board Chair & Members of the Board
FROM: Kristin Pollot, Staff Secretary
SUBJECT: **CODE ENFORCEMENT APPEALS HEARING (W.P. HUNT) HEARING ON FIRST ADMINISTRATIVE CITATION FOR CASE #CE24-0603 CITY OF VALLEJO CODE ENFORCEMENT APPEALS BOARD 1109 KENTUCKY STREET, APN 0056151010**

DATE OF HEARING:	1/23/2025
CASE NUMBER:	CE24-0603
LOCATION:	1109 KENTUCKY ST / APN: 0056-151-010
PREPARED BY:	Sophia Valenti
PROJECT SUMMARY:	HEARING ON THE APPEAL OF FIRST ADMINISTRATIVE CITATION #CE24-0603

VIOLATION(s):

Vallejo Municipal Code (VMC) Section 7.54.030

"It is unlawful for any person owning, renting, leasing, occupying or having charge or possession of any property in the city to maintain such property in such manner that any of the conditions listed below are found to exist thereon:

D. building exteriors, walls, roofs, fences, accessory structures, driveways, sidewalks, walkways or alleys that are maintained in a condition of deterioration or disrepair. A state of disrepair includes maintaining tarps or other covers over any portion of the property;

S. Maintenance of property in a condition of deterioration or disrepair, in such condition to be detrimental to the public health, safety or general welfare, or in such a manner as to constitute a public nuisance."

APPELLANT/PROPERTY OWNER: HUNT W PAIGE

RECOMMENDATION

Based upon the evidence presented, staff recommends that the Board uphold the First Administrative Citation for violations of Vallejo Municipal Code Section 7.54.030 D and S.

BACKGROUND

On April 15, 2024, a complaint was received about overgrown weeds, trash, debris and a plastic tarp on the roof of the subject property.

On April 17, 2024 Code Enforcement Officer Sophia Valenti opened a case (#CE24-0603) and took photographs from the public right-of-way which documented tarps on the roof that were hanging off the side of the home as well as partially on the front, high overgrown weeds in the front of the property and trash and debris on the side of the property as to constitute a public nuisance, which are violations of VMC Section 7.54.030 D, F, K and S.

On April 17, 2024, Code Officer Valenti verified property ownership on RealQuest and sent a Warning Notice

via regular and certified U.S. mail to the property owner which stated that during an inspection on April 17, 2024, violations of the Vallejo Municipal Code had been observed and documented.
Specifically, the Warning Notice detailed that tarps were present and covering a portion of the property in violation of VMC section 7.54.030 D, that there was trash and debris present in violation of VMC section 7.54.030 F, that there was overgrown vegetation in violation of VMC 7.54.030 K, and that the property was being maintained in a blighted condition, constituting a public nuisance in violation of (VMC section 7.54.030 S. The Warning Notice provided a deadline for the property owner to remediate the detailed violations by May 24, 2024.
On May 28, 2024, after the deadline given in the Warning Notice had passed, Code Officer Valenti re-inspected the property and documented that the overgrown vegetation had been removed but the tarps were still present as well as the trash and debris. She verified property ownership on RealQuest and issued a Notice of Violation by regular and certified U.S. mail on May 28, 2024, to the property owner. The Notice of Violation provided a deadline for the property owner to remediate the detailed violations remaining (VMC 7.54.030 D, F, and S) by July 5, 2024.
On June 3, 2024, Code Officer Valenti posted the Notice of Violation at the property.
On June 7, 2024, Code Officer Valenti received a phone call from Mr. Paige Hunt, the property owner, who informed Code Officer Valenti that he was out of the Country until October, or longer, and that his tenants moved out of the property back in February 2024, so the property was currently vacant. He was not aware of the conditions of the property until he received the letters. He wanted to know if he could have the Notice of Violation fines waived. Code Officer Valenti told him he had the option of appealing the Notice of Violation, and she also mentioned that because the property was vacant, Mr. Hunt could speak with the Code Manager to discuss the possibility of registering for the City's Property Registration Program and possibly applying the Notice of Violation fine towards the program registration fee. She told him she would follow up after speaking with Code Manager, Dong Yoo, on his behalf.
On June 10, 2024, Code Officer Valenti emailed Mr. Hunt with the email address he had provided to inform him that the Notice of Violation fines could not be waived by staff, nor applied toward the Property Registration Program, and that his only option was to appeal the Notice of Violation to the Code Enforcement Appeals Board. Code Officer Valenti also told him that he needed to apply for the vacant Property Registration Program, as the property was untenanted.
On June 24, 2024, Administrative Analyst Karen Ang received the appeal hearing request form and fee waiver form for the Notice of Violation.
On July 16, 2024, the application was denied due to lack of income verification documents, and on July 17, 2024, the denied appeal and fee waiver was sent to the property owner via regular and certified U.S. mail as well as a copy via email since he is out of the Country.
On July 24, 2024, Code Officer Valenti reinspected the property and noted that the tarps were still on the roof. The original trash and debris were removed from the side of the house; however, a new appliance was found on the side of the house and a separate case was opened, CE24-1395.
On July 25, 2024, Code Officer Valenti issued a First Administrative Citation in Case #CE24-0603 by regular and certified U.S. mail on July 25, 2024, to the property owner. The First Administrative Citation provided a deadline for the property owner to remediate the detailed violations remaining (VMC 7.54.030 D and S) by September 1, 2024. A copy of the First Administrative Citation was also sent via email to the Property Owner since he lives out of the Country.
On July 26, 2024, Mr. Hunt emailed Code Officer Valenti, who explained the process to appeal the First Administrative Citation.
On August 15, 2024, Administrative Analyst Karen Ang received the appeal hearing request form and fee

waiver form for the First Administrative Citation.
On August 27, 2024, Code Officer Valenti reinspected the property per Code Manager Yoo's request after the Property Owner contacted him that the violations were abated. Both of the tarps had been removed from the roof of the property and no other Property Maintenance Violations were present at the time of the inspection.
The appeal request form was approved, and appeal fee waiver form was granted by Code Manager Yoo on August 27, 2024, and by Planning and Development Services Director Kristin Pollot on September 12, 2024. A Regular Hearing Notice was sent on September 30, 2024, via regular and certified mail to the property owner as well as via email due to owner being out of the Country. A rescheduled Regular Hearing Notice was sent on October 28, 2024 by regular and certified U.S. mail to the appellant and via email.
It is the recommendation of the Code Enforcement Division that the Code Enforcement Appeals Board uphold the First Administrative Citation and related fines.

LIST OF INSPECTION DATES

INSPECTION DATE	INSPECTION TYPE	STAFF NAME
4/17/2024	Initial Inspection (Warning Notice issued 4/17/2024 via regular and certified mail)	Sophia Valenti
5/28/2024	Re-inspection (First Administrative Citation issued 5/28/2024 via regular and certified mail)	Sophia Valenti
6/3/2024	Notice of Violation Posted	Sophia Valenti
7/24/2024	Re-inspection (First Administrative Citation issued 7/25/2024 via regular and certified mail, email)	Sophia Valenti
8/27/2024	Re-inspection	Sophia Valenti

ATTACHMENTS

1.	1109 Kentucky 4.17.24 initial CE24-0603
2.	RealQuest.com _ - Report 1109 Kentucky
3.	WN CE24-0603 1109 kentucky
4.	1109 Kentucky Reinspection 5.28.24 CE24-0603
5.	RealQuest.com _ - Report 1109 Kentucky 5.28.24
6.	NOV CE24-0603 1109 Kentucky
7.	NOV Posting 6.3.24 CE24-0603
8.	reinspection 7.24.24 CE24-0603
9.	RealQuest.com _ - Report 1109 Kentucky 7.25.24
10.	CIT1 CE24-0603 1109 Kentucky
11.	1109 KENTUCKY CE24-0603 Appeal App - signed
12.	HEARING NOTICE 1109 KENTUCKY CE24-0603 C1 SIGNED
13.	10282024_RESCHEDULED HEARING NOTICE CE24-0603

CONTACT
Kristin Pollot, Staff Secretary (707) 648-4832
Kristin.Pollot@cityofvallejo.net

04/17/2024 10:25

1109
04/17/2024 10:25

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04/17/2024 10:26

Property Detail Report

For Property Located At :
1109 KENTUCKY ST, VALLEJO, CA 94590-5253

CoreLogic RealQuest Professional

Owner Information

Owner Name:	**HUNT W PAIGE**
Mailing Address:	**1109 KENTUCKY ST, VALLEJO CA 94590-5253 C014**
Vesting Codes:	/ / JT

Location Information

Legal Description:	**VALLEJO CITY BLOCK 377 LOT 10**		
County:	SOLANO, CA	APN:	0056-151-010
Census Tract / Block:	2515.00 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	VALLEJO
Legal Book/Page:		Map Reference:	134-F2 /
Legal Lot:	10	Tract #:	
Legal Block:	377	School District:	VALLEJO BASIC
Market Area:		School District Name:	VALLEJO BASIC
Neighbor Code:		Munic/Township:	VALLEJO

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	04/03/2017 / 04/03/2017	1st Mtg Amount/Type:	/
Sale Price:	$105,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	27637	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$43.86
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	HUNT WILLIAM P		

Prior Sale Information

Prior Rec/Sale Date:	11/12/2010 / 11/01/2010	Prior Lender:	
Prior Sale Price:	$115,000	Prior 1st Mtg Amt/Type:	$65,000 / PRIVATE PARTY
Prior Doc Number:	105804	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:	2,394	Parking Type:	GARAGE	Construction:	
Living Area:	2,394	Garage Area:	920	Heat Type:	NONE
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	PORCH
Total Rooms:	8	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1918 /	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	AVERAGE
# of Stories:	1	Roof Material:		Condition:	AVERAGE
Other Improvements:	PORCH				

Site Information

Zoning:		Acres:	0.15	County Use:	IMPR SINGL FAM RESID (1000)
Lot Area:	6,500	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$141,607	Assessed Year:	2023	Property Tax:	$2,566.00
Land Value:	$30,780	Improved %:	78%	Tax Area:	007000
Improvement Value:	$110,827	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	$141,607				

Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

4/17/2024

HUNT W PAIGE
1109 KENTUCKY ST
VALLEJO, CA 94590

WN / CE24-0603 / 1109 KENTUCKY STREET / Sophia Valenti

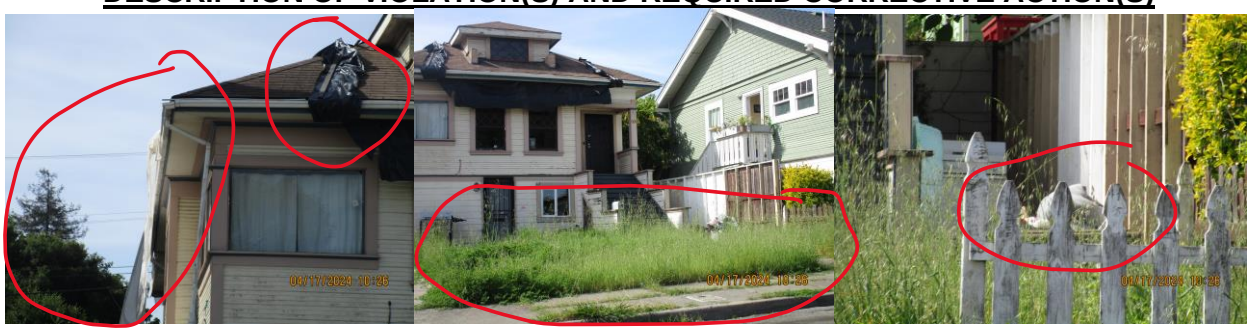
WARNING NOTICE

Sent via regular and certified mail to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner pursuant to Section 7.54.070 (B) of the Vallejo Municipal Code (VMC). The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the VMC. To review the Property Maintenance Ordinance, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: CE24-0603
PARCEL NO.: 0056151010
LOCATION: 1109 KENTUCKY STREET

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 4/17/2024** and it was noted that the conditions that exist on the subject property constitute an unlawful public nuisance as defined in Vallejo Municipal Code Chapter 7.54 (Property Maintenance Ordinance). The following unlawful property violations, as stated in Section 7.54.030, are found to exist:

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)



Section 7.54.030 D. Prohibits building exteriors, walls, roofs, accessory structures, driveways, walkways or alleys that are deteriorated or in disrepair. A state of disrepair includes maintaining tarps or other covers over any portion of the property. Repair all damaged and/or deteriorated exterior walls and remove the tarps over the roof. If a building permit is needed for any of the repair work under the tarps please contact the Building Division at 707-648-4058 or Building.Division@cityofvallejo.net

Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, junk and debris on the property.

Section 7.54.030 K. Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation. Cut and remove all overgrown weeds and vegetation on the property.

Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.

The purpose of the Property Maintenance Ordinance is to benefit the entire community by maintaining real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

CONSEQUENCES OF NOT ABATING

Failure to correct the noted violation(s) by 5/24/2024 will result in the issuance of a written Notice of Violation and imposition of an administrative charge of $409.51, as established by resolution by the City Council, pursuant to Section 7.54.140 of the Vallejo Municipal Code. If the Code Enforcement Supervisor or other city employees designated by the City Manager determines the violation(s) to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of this code. If after a Notice of Violation is issued and the violation(s) are still not abated within the time limit specified, then you may be subject to administrative citations (1st Citation: $283.26, 2nd Citation: $566.52, 3rd and subsequent Citations: $850.84 - *per violation*, *per day* that each violation continues to exist past the correction date), incurrence of City abatement costs, and/or other legal remedies available to the City. The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Please be advised that if your property is found to be in violation again within twelve (12) months of compliance with this notice, you will receive an administrative fine of $409.51 pursuant to Section 7.54.160 of the Vallejo Municipal Code.

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,

SOPHIA VALENTI
Code Enforcement Officer
(707) 645-2629
Sophia.Valenti@cityofvallejo.net

05/28/2024 10:30

05/28/2024 10:30

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05/28/2024 10:30

Property Detail Report

For Property Located At :
1109 KENTUCKY ST, VALLEJO, CA 94590-5253

CoreLogic RealQuest Professional

Owner Information

Owner Name:	**HUNT W PAIGE**
Mailing Address:	**1109 KENTUCKY ST, VALLEJO CA 94590-5253 C014**
Vesting Codes:	/ / JT

Location Information

Legal Description:	**VALLEJO CITY BLOCK 377 LOT 10**		
County:	SOLANO, CA	APN:	0056-151-010
Census Tract / Block:	2515.00 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	VALLEJO
Legal Book/Page:		Map Reference:	134-F2 /
Legal Lot:	10	Tract #:	
Legal Block:	377	School District:	VALLEJO BASIC
Market Area:		School District Name:	VALLEJO BASIC
Neighbor Code:		Munic/Township:	VALLEJO

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	04/03/2017 / 04/03/2017	1st Mtg Amount/Type:	/
Sale Price:	$105,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	27637	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$43.86
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	HUNT WILLIAM P		

Prior Sale Information

Prior Rec/Sale Date:	11/12/2010 / 11/01/2010	Prior Lender:	
Prior Sale Price:	$115,000	Prior 1st Mtg Amt/Type:	$65,000 / PRIVATE PARTY
Prior Doc Number:	105804	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:	2,394	Parking Type:	GARAGE	Construction:	
Living Area:	2,394	Garage Area:	920	Heat Type:	NONE
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	PORCH
Total Rooms:	8	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1918 /	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	AVERAGE
# of Stories:	1	Roof Material:		Condition:	AVERAGE
Other Improvements:	PORCH				

Site Information

Zoning:		Acres:	0.15	County Use:	IMPR SINGL FAM RESID (1000)
Lot Area:	6,500	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$141,607	Assessed Year:	2023	Property Tax:	$2,566.00
Land Value:	$30,780	Improved %:	78%	Tax Area:	007000
Improvement Value:	$110,827	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	$141,607				

Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

5/28/2024

HUNT W PAIGE
1109 KENTUCKY ST
VALLEJO, CA 94590

NOV / CE24-0603 / 1109 KENTUCKY STREET / SOPHIA VALENTI

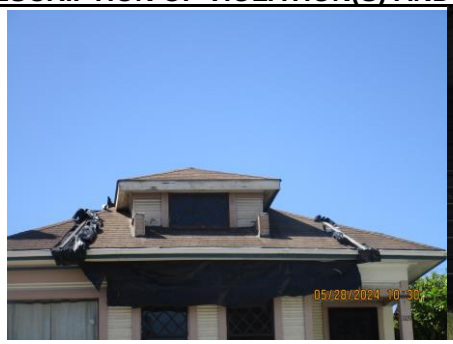
NOTICE OF VIOLATION

Sent via certified mail to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner. The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

CASE NO.: **CE24-0603**
PARCEL NO.: **0056151010**
LOCATION: **1109 KENTUCKY STREET**

You are hereby notified that **a reinspection was performed on 5/28/2024** and the violation(s) was not abated within the time limit specified in the Warning Notice and therefore a **$409.51 charge** has been applied. The conditions that exist on the subject property owned or controlled by you constitute an unlawful public nuisance as defined in **Section 7.54.030** of the Vallejo Municipal Code (Property Maintenance Ordinance). The following violation(s) **must be corrected by 7/5/2024 or additional fines and/or fees will be added (please refer to "Consequences of Not Abating" section of this notice).**

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)



Section 7.54.030 D. Prohibits building exteriors, walls, roofs, accessory structures, driveways, walkways or alleys that are deteriorated or in disrepair. A state of disrepair includes maintaining tarps or other covers over any portion of the property. Repair all damaged and/or deteriorated exterior walls and remove the tarps over the roof. If a building permit is needed for any of the repair work under the tarps please contact the Building Division at 707-648-4058 or Building.Division@cityofvallejo.net

Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, junk and debris on the property.

Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.

ADMINISTRATIVE CHARGE

A charge of $409.51, as established by resolution by the City Council, is now owed to the City pursuant to Section 7.54.140 of the Vallejo Municipal Code payable thirty (30) days of the effective

date of this notice. Any property owner who fails to pay the administrative charges or abatement costs including incidental costs owed to the City shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount. Legal action may include costs and/or charges being liened against the property and/or applied as a special assessment to the ordinary secured property taxes.

How to Pay the Fine: Payment may be made in person at the Vallejo City Hall, 1st Floor – Cashier (*please bring this notice to the cashier)* or by mail addressed to **Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590-5922**. Online payments can be made at https://vall-trk.aspgov.com/eTRAKiT/: under the "Violations" section, click on "Pay Fees" and follow the instructions on the screen. The cashier does not accept card payments. All other forms of payment are accepted by the cashier along with this notice. Payment by mail should be made by personal check, cashier's check or money order, payable to the City of Vallejo. Make sure to include the case number **CE24-0603** and account number **001-1503-310.36-13** on your check. If you have any questions or concerns, please contact our office. If you are unable to pay the fine amount in full, please contact Code Enforcement to discuss the option of a payment plan.

If the Code Enforcement Division manager or designee determines the violation to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of this code. Abatement may include, but is not limited to boarding of windows, doors and other openings to city specifications, removal of junk and debris, and securing the perimeter of the property with fencing, gates or barricades to prevent further occurrences of the nuisance activity.

CONSEQUENCES OF NOT ABATING

Should these conditions not be corrected by 7/5/2024, the following action(s) may be taken:

Administrative Citation: 1st Citation $283.26, 2nd Citation $566.52, 3rd and subsequent Citations $850.84 - *per violation*, per day that each violation continues to exist past the correction.

City Abatement*:* The City may have the work done with city employees and/or by private contract if a violation is not abated within the time limit specified in this notice. **The costs of abatement, including incidental costs shall be billed to the property owner pursuant to Section 7.54.140 of the Vallejo Municipal Code and will be due and payable within thirty (30) days of the date the billing is mailed to the property owner.**

Liens and Special Assessments: The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Civil Action: $50.00 per day for every day each separate violation exists

Criminal Citation: Maximum penalty of $500.00 fine for every day each separate violation exists.

APPEALS PROCESS

Information on the process to appeal this notice is attached, which includes the amount of the appeal fee and procedure for requesting an appeal fee waiver.

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,

SOPHIA VALENTI
Code Enforcement Officer
(707) 645-2629
Sophia.Valenti@cityofvallejo.net

Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

NOTICE OF VIOLATION APPEALS PROCESS – Please read if you wish to appeal this notice

Any property owner may appeal the Notice of Violation and may request a hearing before the Code Enforcement Appeals Board (Board) as follows:

1. An appeal form shall be obtained from the Code Enforcement Division office. **The completed appeal form shall be filed with the Code Enforcement Division Manager or Designee (Manager/Designee) via the Code Enforcement Division within thirty (30) days of the effective date of the notice of violation together with a non-refundable appeal fee of $509.23, as established by resolution by the City Council, or a request for an appeal fee waiver form**. Both forms are available online at https://www.cityofvallejo.net/cms/One.aspx?portalId=16925451&pageId=19486567, or you may contact Code Enforcement to request pick up or have the forms sent to you via email or regular mail.

2. Only after the completed appeal form has been submitted with the appeal fee or with an *approved* appeal fee waiver shall the Manager/Designee set the date for a hearing. The hearing shall be set for a date not less than fifteen (15) days nor more than sixty (60) days after the Manager/Designee received the request.

3. The appellant may request one continuance, but in no event shall the hearing be continued more than thirty (30) days after the date of the originally scheduled hearing unless the Manager/Designee finds circumstances of hardship warrant a longer continuance not to exceed ninety (90) days after the date of the originally scheduled hearing.

4. The appellant shall be notified by certified mail of the date, time and place set for the hearing. Such notice shall be sent at least ten (10) days prior to the date of the hearing. The notice shall include a statement that if the violation is found to be a public nuisance and the violation is not substantially abated, then the city may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges. The notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive such notice shall not affect the validity of any proceedings taken under Chapter 7.54 of the Vallejo Municipal Code.

5. Any documentation, other than the Notice of Violation, which the Manager/Designee has submitted or will submit to the Code Enforcement Appeals Board, shall be served on the appellant at least three (3) days before the hearing.

Failure of any property owner to file an appeal in accordance with the provisions of Section 7.54.080 of the Vallejo Municipal Code shall be deemed to waive his or her right to an appeal hearing.

Appeal Fee Waiver. Any property owner who requests a hearing to appeal a notice of violation and is financially unable to pay the appeal fee may file a request for an appeal fee waiver as follows:

1. The request for waiver shall be made on a form obtained from the Code Enforcement Division and submitted to the Manager/Designee within fifteen (15) days of the effective date of the notice of violation.

2. The Manager/Designee may issue an appeal fee waiver only if the person requesting the waiver submits a sworn affidavit together with any supporting documents demonstrating to the satisfaction of the manager/designee the person's financial inability to deposit with the city the full amount of the fee in advance of the appeal hearing.

3. The Manager/Designee shall issue a written decision specifying the reasons for issuing or not issuing the waiver within ten (10) days of the receipt of the request. The decision of the Manager/Designee shall be final.

4. If the Manager/Designee determines a waiver is not warranted, the property owner shall remit the appeal fee within ten (10) days of the determination. If the Code Enforcement Division does not receive the appeal fee within this time period, the request for hearing shall not be accepted and shall constitute a failure of the property owner to exhaust his or her administrative remedies.

1109
06/03/2024 12:10

1109
06/03/2024 12:10

1109
07/24/2024 09:40

07/24/2024 09:40

07/24/2024 09:40

07/24/2024 09:40

07/24/2024 09:40

Property Detail Report

For Property Located At :
1109 KENTUCKY ST, VALLEJO, CA 94590-5253

CoreLogic RealQuest Professional

Owner Information

Owner Name:	**HUNT W PAIGE**
Mailing Address:	**1109 KENTUCKY ST, VALLEJO CA 94590-5253 C014**
Vesting Codes:	/ / JT

Location Information

Legal Description:	**VALLEJO CITY BLOCK 377 LOT 10**		
County:	SOLANO, CA	APN:	0056-151-010
Census Tract / Block:	2515.00 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	VALLEJO
Legal Book/Page:		Map Reference:	134-F2 /
Legal Lot:	10	Tract #:	
Legal Block:	377	School District:	VALLEJO BASIC
Market Area:		School District Name:	VALLEJO BASIC
Neighbor Code:		Munic/Township:	VALLEJO

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	04/03/2017 / 04/03/2017	1st Mtg Amount/Type:	/
Sale Price:	$105,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	27637	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$43.86
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	HUNT WILLIAM P		

Prior Sale Information

Prior Rec/Sale Date:	11/12/2010 / 11/01/2010	Prior Lender:	
Prior Sale Price:	$115,000	Prior 1st Mtg Amt/Type:	$65,000 / PRIVATE PARTY
Prior Doc Number:	105804	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:	2,394	Parking Type:	GARAGE	Construction:	
Living Area:	2,394	Garage Area:	920	Heat Type:	NONE
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	PORCH
Total Rooms:	8	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1918 /	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	AVERAGE
# of Stories:	1	Roof Material:		Condition:	AVERAGE
Other Improvements:	PORCH				

Site Information

Zoning:		Acres:	0.15	County Use:	IMPR SINGL FAM RESID (1000)
Lot Area:	6,500	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$141,607	Assessed Year:	2023	Property Tax:	$2,566.00
Land Value:	$30,780	Improved %:	78%	Tax Area:	007000
Improvement Value:	$110,827	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	$141,607				

CITY OF VALLEJO **CITATION #: CE24-0603**

Administrative Citation

☒ 1st Citation ☐ 2nd Citation ☐ 3rd Citation ☐ 4th Citation ☐ 5th Citation

PERSON CITED:
HUNT W PAIGE

CASE #: CE24-0603

VIOLATION ADDRESS:
1109 KENTUCKY STREET

PARCEL #:
0056151010

MAILING ADDRESS:
1109 KENTUCKY ST, VALLEJO CA 94590

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 9/1/2024**.** Other enforcement action may result if compliance is not achieved by the Third Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
$283.26	**Section 7.54.030 D. Prohibits building exteriors, walls, roofs, accessory structures, driveways, walkways or alleys that are deteriorated or in disrepair. A state of disrepair includes maintaining tarps or other covers over any portion of the property. Repair all damaged and/or deteriorated exterior walls and remove the tarps over the roof. If a building permit is needed for any of the repair work under the tarps please contact the Building Division at 707-648-4058 or Building.Division@cityofvallejo.net**
$283.26	**Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.**
$566.52	*(see reverse side for payment and appeal instructions)*

Date and time violation was observed: 7/24/24 Citation Date: 7/25/24

Issuing Officer: SOPHIA VALENTI

Signature: Sophia Valenti

Citing Department / Division: Code Enforcement Division Phone Number: (707) 648-4469
E-mail: code.enforcement@cityofvallejo.net

Division Address: City of Vallejo – Code Enforcement, 555 Santa Clara, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation $298.36, Second Citation $596.72, Third and subsequent citations $896.19.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 30 calendar days from the date of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

ADVANCE DEPOSIT WAIVER

If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department and must be submitted within fifteen (15) days of the date of the citation. This form together with supporting documentation must be filed with the Hearing Request Form. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

HOW TO PAY THE FINE

The amount of the fine is indicated on the front of this administrative citation. **If the fine is not paid within 30 calendar days from the date of the citation, a $530.79 administrative charge will be imposed.** All forms of payment may be made in person at the Vallejo City Hall – Cashier's Office **or** by mail addressed to the Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590. To pay online, visit https://vall-trk.aspgov.com/eTRAKiT/ and under the Violations section click "Pay Fees," select the New Users "Click Here" link to register and follow instructions for payment. The cashier does not accept card payments. All other forms of payment are accepted by the cashier if submitted along with this notice. If paying by mail, please **enclose a copy of this Administrative Citation** along with a personal check, cashier's check or money order, payable to the **City of Vallejo** – Account No. **001-1503-310.36-13**. If paying in person, be sure to bring the citation with you, and **write the Citation Number** on your check or money order. If you have any questions or concerns, please contact our office. If you are unable to pay the fine amount in full, please contact Code Enforcement to discuss the option of a payment plan.

CONSEQUENCES OF FAILURE TO PAY THE FEE

Any unpaid fees and/or costs may be recovered by the City through a lien or declared a special assessment against the subject property. Alternatively, the City may collect the fee and/or costs in a civil court action. Any person who fails to pay any fee and/or costs shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, fees, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the notice and/or citations do not result in the achievement of compliance. If you need further clarification, please call the Department listed on the front of the citation.

CITY OF VALLEJO

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION

555 Santa Clara Street, Vallejo, CA 94590 • (707) 648-4469 • Code.Enforcement@cityofvallejo.net

LAST DAY TO SUBMIT THIS FORM _____

CASE #: CE 24-0603

HEARING REQUEST APPLICATION FORM

(ONLY THE PERSON CITED OR NOTICED MAY APPEAL)

PLEASE PRINT OR TYPE	CITATION #	DATE OF NOTICE
o VEHICLE CITATION *(VMC CHAPTER 7.64)*		~~8-6-24~~
o PMO NOTICE OF VIOLATION *(VMC CHAPTER 7.54)*		7-24-24
o PMO ADMINISTRATIVE CITATION *(VMC CHAPTER 1.15)*		
o PR/VL NOTICE OF VIOLATION *(VMC CHAPTER 7.62/7.63)*		
o PR ADMINISTRATIVE CITATION *(VMC CHAPTER 1.15)*		
o OTHER: TARP ON ROOF, WEEDS, TRASH		

(PMO = Property Maintenance Ordinance = City of Vallejo Municipal Code 7.54)
(PR = Property Registration Ordinance = City of Vallejo Municipal Code 7.62)
(VMC = Vallejo Municipal Code)

BEFORE THE CODE ENFORCEMENT APPEALS BOARD, THE APPEALS OF:

NAME(S): WILLIAM PAIGE HUNT

VIOLATION ADDRESS: 1109 KENTUCKY STREET

CONTACT MAILING ADDRESS: 1109 KENTUCKY STREET
VALLEJO, CA 94590

CONTACT PHONE NUMBER(S) 707-320-1063

o I HAVE SUBMITTED THE REQUIRED FEE.
($509 NON-REFUNDABLE = NOV APPEAL FEE, DEPOSIT OF CITATION = CITATION APPEAL FEE)

☒ I HAVE SUBMITTED A FEE WAIVER FORM.

-- FORM CONTINUES ON REVERSE –

TO BE FILLED OUT BY OFFICE STAFF ONLY	*REVIEWED BY WHO*	*REVIEWED DATE*
o *THIS HAS BEEN REVIEWED BY CLERICAL*	Karen Dong	8/15/2024
o *THIS HAS BEEN REVIEWED BY DIVISION MANAGER*	Dong Goo	27/08/24

1) Brief statement explaining your legal interest in the subject property (e.g., owner, tenant, etc.):

OWNER

2) Brief statement of reason for appeal (together with any material facts to support the appeal):

I QUALIFY DUE TO THE FACT THAT MY MONTHLY INCOME IS LESS THAN 2,410.

3) Statement of why protested order or action should be reversed or modified and what you want the outcome to be:

THE PROPERTY HAS SINCE BEEN COMPLETELY CLEANED OF ALL VIOLATIONS. TARP IS REMOVED, WEEDS PULLED, TRASH REMOVED, AND THE TIRES ON THE CAR HAVE BEEN REPLACED. ALL WITHIN ONE WEEK OF THE NOTICE. THIS WAS ALREADY SCHEDULED 3 WEEKS AGO.

4) **ALL APPELLANTS MUST SIGN THE FOLLOWING DECLARATION:**
I certify and declare under the penalty of perjury under the laws of the State of California, that the foregoing is true and correct.

DATE	PRINT NAME	SIGNATURE
8-14-2024	WILLIAM PAIGE HUNT	W. Paige Hunt

(ATTACH ADDITIONAL PAGES IF NEEDED)

-- END OF FORM --

1109 KENTUCKY CE24-0603 Appeal App

Final Audit Report 2024-08-27

Created:	2024-08-27
By:	Karen Ang (karen.ang@cityofvallejo.net)
Status:	Signed
Transaction ID:	CBJCHBCAABAAAY322a4I30T94MIFVgrWRoNrFNNf4fH8

"1109 KENTUCKY CE24-0603 Appeal App" History

Document created by Karen Ang (karen.ang@cityofvallejo.net)
2024-08-27 - 3:08:18 PM GMT

Document emailed to Dong Yoo (dong.yoo@cityofvallejo.net) for signature
2024-08-27 - 3:08:25 PM GMT

Email viewed by Dong Yoo (dong.yoo@cityofvallejo.net)
2024-08-27 - 4:03:25 PM GMT

Document e-signed by Dong Yoo (dong.yoo@cityofvallejo.net)
Signature Date: 2024-08-27 - 4:07:49 PM GMT - Time Source: server

Agreement completed.
2024-08-27 - 4:07:49 PM GMT

Adobe Acrobat Sign

City of VALLEJO California

Code Enforcement · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

September 30, 2024

WILLIAM PAIGE HUNT
1109 KENTUCKY STREET
VALLEJO, CA 94590

RHN / CE24-0603 / 1109 KENTUCKY ST / SOPHIA VALENTI

HEARING NOTICE

Per Section 7.54.080 (A)4 of the Vallejo Municipal Code, this notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

Mailed to the address provided on the request for hearing form by the responsible person requesting the hearing pursuant to Section 1.15.120 (D) of the Vallejo Municipal Code (VMC). To review the Ordinance on Administrative Citations Chapter 1.15, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: CE24-0603
PARCEL NO.: 0056151010
LOCATION: 1109 KENTUCKY STREET

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **FIRST ADMINISTRATIVE CITATION** on **THURSDAY, OCTOBER 24, 2024 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the **Council Chambers** at City Hall, **555 Santa Clara Street, Vallejo, California**, concerning violations of the Vallejo Municipal Code regarding the property at **1109 KENTUCKY STREET**, Vallejo, California.

Pursuant to Section 7.54.130 and/or 1.15.150 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

If you have any questions, please contact our office immediately at (707) 648-4469 or e-mail code.enforcement@cityofvallejo.net. Thank you.

Sincerely,

Dong Yoo
Code Enforcement Manager

City of VALLEJO California

Code Enforcement · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

October 28, 2024

WILLIAM PAIGE HUNT
1109 KENTUCKY STREET
VALLEJO, CA 94590

RHN / CE24-0603 / 1109 KENTUCKY ST / SOPHIA VALENTI

HEARING NOTICE

Per Section 7.54.080 (A)4 of the Vallejo Municipal Code, this notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

Mailed to the address provided on the request for hearing form by the responsible person requesting the hearing pursuant to Section 1.15.120 (D) of the Vallejo Municipal Code (VMC). To review the Ordinance on Administrative Citations Chapter 1.15, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: CE24-0603
PARCEL NO.: 0056151010
LOCATION: 1109 KENTUCKY STREET

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **FIRST ADMINISTRATIVE CITATION** on **THURSDAY, JANUARY 23, 2025 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the **Council Chambers** at City Hall, **555 Santa Clara Street, Vallejo, California**, concerning violations of the Vallejo Municipal Code regarding the property at **1109 KENTUCKY STREET**, Vallejo, California.

Pursuant to Section 7.54.130 and/or 1.15.150 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

If you have any questions, please contact our office immediately at (707) 648-4469 or e-mail code.enforcement@cityofvallejo.net. Thank you.

Sincerely,

Dong Yoo
Code Enforcement Manager

Pursuant to Government Code Section 54954.3 of the Brown Act, members of the public shall be afforded the opportunity to speak on any agenda item of interest to them after being recognized by the presiding officer. Members of the public wishing to be so recognized are requested to enter their names in the kiosk at the rear of the Chamber prior to the consideration of the item or raise their hand via ZOOM:

- If in **COUNCIL CHAMBERS** (https://ZoomRegular.Cityofvallejo.net) or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone.

- If in **JFK LIBRARY – VALLEJO ROOM** (https://zoom.us/my/vallejoeoc), password 131313 or by phone: Dial (669) 900-6833. Enter Meeting ID: 851 502 7190#. Press * 9 to digitally raise your hand from the phone.

ACTION ITEM 9.D.

DATE: January 23, 2025
TO: Code Enforcement Appeals Board Chair & Members of the Board
FROM: Kristin Pollot, Staff Secretary
SUBJECT: **CODE ENFORCEMENT APPEALS HEARING (W.P. HUNT) HEARING ON FIRST ADMINISTRATIVE CITATION FOR CASE #VA24-0206 1109 KENTUCKY STREET, APN 0056151010**

DATE OF HEARING:	1/23/2025
CASE NUMBER:	VA24-0206
LOCATION:	1109 KENTUCKY ST / APN: 0056-151-010
PREPARED BY:	Sophia Valenti
PROJECT SUMMARY:	HEARING ON THE APPEAL OF FIRST ADMINISTRATIVE CITATION #VA24-0206

VIOLATION(s):

Vallejo Municipal Code (VMC) Section 7.64.010

"It is unlawful for any person owning, renting, leasing, occupying or having charge or possession of any property in the city to maintain such property in such manner that any of the conditions listed below are found to exist thereon:
7.64.010 Prohibits abandoned, wrecked, dismantled, unregistered or inoperative vehicle, or part thereof, on private or public property."

APPELLANT/PROPERTY OWNER: HUNT W PAIGE

RECOMMENDATION

Based upon the evidence presented, staff recommends that the Board uphold the First Administrative Citation for violation of Vallejo Municipal Code Section 7.64.010.

BACKGROUND

On June 3, 2024, Code Enforcement Officer Sophia Valenti was on the property posting a Notice ofViolation for case CE24-0603 and noticed the vehicle in the driveway had flat tires and was inoperable to drive. Officer Valenti opened a new case to address the inoperative vehicle on June 3, 2024, and photoswere taken from the Public right-of-way which document the inoperative vehicle, which is a violation of VMC Section 7.64.010.
On June 3, 2024, Code Officer Valenti verified property ownership on RealQuest and sent an Administrative Warning Notice via regular and certified U.S. mail to the property owner which stated that during an inspection on June 3, 2024, violations of the Vallejo Municipal Code had been observed and documented.
Specifically, the Administrative Warning Notice detailed that inoperative vehicles are prohibited on private property, constituting a violation of VMC Section 7.64.010. The Administrative Warning Notice provided a deadline for the property owner to remediate the violation by July 10, 2024.
On July 24, 2024, after the deadline listed in the Administrative Warning Notice, Code Officer Valenti

reinspected the property and documented that the inoperative vehicle was still on the property and on July 25, 2024, issued a First Administrative Citation by regular and certified U.S. mail to the property owner. The First Administrative Citation provided a deadline for the property owner to remediate the detailed violations by September 1, 2024.
On July 25, 2024, Code Officer Valenti provided an email copy of the citation as a courtesy to the property owner because they live out of the Country.
On August 15, 2024, Administrative Analyst Karen Ang received the appeal hearing request form and fee waiver form from the property owner.
On August 27, 2024, Code Officer Valenti reinspected the property per Code Manager Yoo's request that the Property Owner contacted him that the violations were abated. Code Officer Valenti documented that the tires were no longer flat and was no longer in violation.
The appeal request form was approved, and appeal fee waiver form was granted by Code Manager Yoo on August 27, 2024, and by Planning and Development Services Director Kristin Pollot on September 12, 2024. A Regular Hearing Notice was sent on September 30, 2024, via regular and certified mail to the property owner as well as via email due to owner being out of the Country. A rescheduled Regular Hearing Notice was sent on October 28, 2024 by regular and certified U.S. mail to the appellant and via email.
It is the recommendation of the Code Enforcement Division that the Code Enforcement Appeals Board uphold the First Administrative Citation and related fines for violation of Vallejo Municipal Code Section 7.64.010.

LIST OF INSPECTION DATES

INSPECTION DATE	INSPECTION TYPE	STAFF NAME
6/3/2024	Initial Inspection (Administrative Warning Notice issued 6/3/2024 via regular and certified mail)	Sophia Valenti
7/24/2024	Re-inspection (First Administrative Citation issued 7/25/2024 via regular and certified mail, email)	Sophia Valenti

ATTACHMENTS

1.	Initial 6.3.24 VA24-0206
2.	RealQuest.com ® - Report
3.	AN VA24-0206 1109 Kentucky
4.	1109 Kentucky 7.24.24 reinspection VA24-0206
5.	RealQuest.com _ - Report 1109 Kentucky 7.25.24
6.	CIT1 VA24-0206 1109 Kentucky
7.	1109 KENTUCKY VA24-0206 Appeal App - approved
8.	HEARING NOTICE 1109 KENTUCKY VA24-0206 C1 SIGNED
9.	RESCHEDULED HEARING NOTICE VA24-0206 10282024

CONTACT

Kristin Pollot, Staff Secretary (707) 648-4832
Kristin.Pollot@cityofvallejo.net

06/03/2024 12:11

KIA
06/03/2024 12:10

06/03/2024 12:10

06/03/2024 12:10

06/03/2024 12:10

06/03/2024 12:11

Property Detail Report

For Property Located At :
1109 KENTUCKY ST, VALLEJO, CA 94590-5253

CoreLogic RealQuest Professional

Owner Information

Owner Name:	**HUNT W PAIGE**
Mailing Address:	**1109 KENTUCKY ST, VALLEJO CA 94590-5253 C014**
Vesting Codes:	/ / JT

Location Information

Legal Description:	**VALLEJO CITY BLOCK 377 LOT 10**		
County:	SOLANO, CA	APN:	0056-151-010
Census Tract / Block:	2515.00 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	VALLEJO
Legal Book/Page:		Map Reference:	134-F2 /
Legal Lot:	10	Tract #:	
Legal Block:	377	School District:	VALLEJO BASIC
Market Area:		School District Name:	VALLEJO BASIC
Neighbor Code:		Munic/Township:	VALLEJO

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	04/03/2017 / 04/03/2017	1st Mtg Amount/Type:	/
Sale Price:	$105,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	27637	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$43.86
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	HUNT WILLIAM P		

Prior Sale Information

Prior Rec/Sale Date:	11/12/2010 / 11/01/2010	Prior Lender:	
Prior Sale Price:	$115,000	Prior 1st Mtg Amt/Type:	$65,000 / PRIVATE PARTY
Prior Doc Number:	105804	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:	2,394	Parking Type:	GARAGE	Construction:	
Living Area:	2,394	Garage Area:	920	Heat Type:	NONE
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	PORCH
Total Rooms:	8	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1918 /	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	AVERAGE
# of Stories:	1	Roof Material:		Condition:	AVERAGE
Other Improvements:	PORCH				

Site Information

Zoning:		Acres:	0.15	County Use:	IMPR SINGL FAM RESID (1000)
Lot Area:	6,500	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$141,607	Assessed Year:	2023	Property Tax:	$2,566.00
Land Value:	$30,780	Improved %:	78%	Tax Area:	007000
Improvement Value:	$110,827	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	$141,607				

Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

6/3/2024

HUNT W PAIGE
1109 KENTUCKY ST
VALLEJO, CA 94590

WN / VA24-0206 / 1109 KENTUCKY STREET / SOPHIA VALENTI

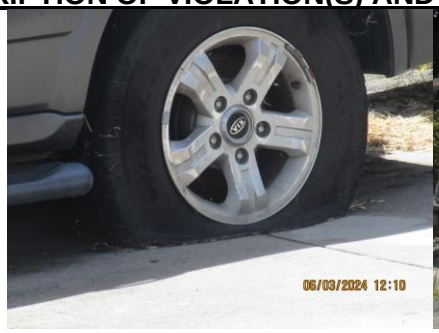
ADMINISTRATIVE NOTICE - WARNING

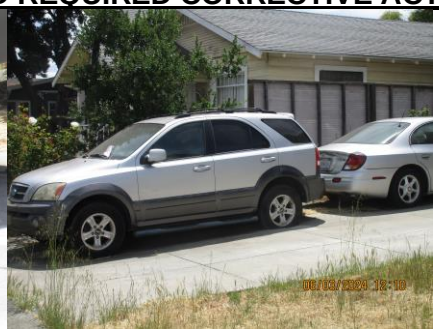
Sent via regular and certified mail to the person or persons listed as the owner of the real property in the most current equalized assessment roll of Solano County, including updated computer printouts, available to the City at the time notice is prepared, at his or their last known place of address as shown therein.

CASE NO.: VA24-0206
PARCEL NO.: 0056151010
LOCATION: 1109 KENTUCKY STREET

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 6/3/2024** and the following violations were noted based on the Vallejo Municipal Code Section(s) stated below:

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)





Section 7.64.010 Prohibits abandoned, wrecked, dismantled or inoperative vehicle, or part thereof, on private or public property. A "non-op" registration with the DMV is still in violation of this ordinance. Please make the vehicle operable; all tires should have air in them. Register or remove inoperative vehicles from driveway.

The purpose of the Ordinance is to benefit the entire community by maintaining the value of real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

CONSEQUENCES OF NOT ABATING

Failure to correct the noted violation(s) by 7/10/2024 will result in the issuance of a 1st Citation, pursuant to Chapter 1.15 of the Vallejo Municipal Code, and imposition of a $283.26 fine, as established by resolution by the City Council, *per violation*, per day that

each violation continues to exist past the correction date. If after a 1st Citation is issued and the violation(s) are still not abated within the time limit specified, then you may be subject to subsequent administrative citations with escalating fine amounts for repeat violations (2nd Citation: $566.52, 3rd and subsequent Citations: $850.84 - *per violation*, per day that each violation continues to exist past the correction date), and/or other legal remedies available to the City. The amount of any unpaid administrative charges may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,

SOPHIA VALENTI
Code Enforcement Officer
(707) 645-2629
Sophia.Valenti@cityofvallejo.net

07/24/2024 09:39

HARIBO
07/24/2024 09:39

07/24/2024 09:40

1109
07/24/2024 09:40

07/24/2024 09:40

07/24/2024 09:40

Property Detail Report

For Property Located At :
1109 KENTUCKY ST, VALLEJO, CA 94590-5253

CoreLogic RealQuest Professional

Owner Information

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Mailing Address:	**1109 KENTUCKY ST, VALLEJO CA 94590-5253 C014**
Vesting Codes:	/ / JT

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County:	SOLANO, CA	APN:	0056-151-010
Census Tract / Block:	2515.00 / 3	Alternate APN:	
Township-Range-Sect:		Subdivision:	VALLEJO
Legal Book/Page:		Map Reference:	134-F2 /
Legal Lot:	10	Tract #:	
Legal Block:	377	School District:	VALLEJO BASIC
Market Area:		School District Name:	VALLEJO BASIC
Neighbor Code:		Munic/Township:	VALLEJO

Owner Transfer Information

Recording/Sale Date:	/	Deed Type:	
Sale Price:		1st Mtg Document #:	
Document #:			

Last Market Sale Information

Recording/Sale Date:	04/03/2017 / 04/03/2017	1st Mtg Amount/Type:	/
Sale Price:	$105,000	1st Mtg Int. Rate/Type:	/
Sale Type:		1st Mtg Document #:	
Document #:	27637	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	$43.86
New Construction:		Multi/Split Sale:	
Title Company:			
Lender:			
Seller Name:	HUNT WILLIAM P		

Prior Sale Information

Prior Rec/Sale Date:	11/12/2010 / 11/01/2010	Prior Lender:	
Prior Sale Price:	$115,000	Prior 1st Mtg Amt/Type:	$65,000 / PRIVATE PARTY
Prior Doc Number:	105804	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

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Living Area:	2,394	Garage Area:	920	Heat Type:	NONE
Tot Adj Area:		Garage Capacity:		Exterior wall:	
Above Grade:		Parking Spaces:		Porch Type:	PORCH
Total Rooms:	8	Basement Area:		Patio Type:	
Bedrooms:	4	Finish Bsmnt Area:		Pool:	
Bath(F/H):	2 /	Basement Type:		Air Cond:	
Year Built / Eff:	1918 /	Roof Type:		Style:	
Fireplace:	Y / 1	Foundation:		Quality:	AVERAGE
# of Stories:	1	Roof Material:		Condition:	AVERAGE
Other Improvements:	PORCH				

Site Information

Zoning:		Acres:	0.15	County Use:	IMPR SINGL FAM RESID (1000)
Lot Area:	6,500	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	
Site Influence:				Sewer Type:	

Tax Information

Total Value:	$141,607	Assessed Year:	2023	Property Tax:	$2,566.00
Land Value:	$30,780	Improved %:	78%	Tax Area:	007000
Improvement Value:	$110,827	Tax Year:	2023	Tax Exemption:	
Total Taxable Value:	$141,607				

CITY OF VALLEJO **CITATION #: VA24-0206**

Administrative Citation

☒ 1st Citation ☐ 2nd Citation ☐ 3rd Citation ☐ 4th Citation ☐ 5th Citation

PERSON CITED:
HUNT W PAIGE

CASE #: VA24-0206

VIOLATION ADDRESS:
1109 KENTUCKY STREET

PARCEL #:
0056151010

MAILING ADDRESS:
1109 KENTUCKY ST, VALLEJO CA 94590

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 9/1/2024**.** Other enforcement action may result if compliance is not achieved by the Third Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
$283.26	**Section 7.64.010 Prohibits abandoned, wrecked, dismantled or inoperative vehicle, or part thereof, on private or public property. A "non-op" registration with the DMV is still in violation of this ordinance. Please make the vehicle operable; all tires should have air in them. Register or remove inoperative vehicles from driveway.**
$283.26	*(see reverse side for payment and appeal instructions)*

Date and time violation was observed: 7/24/25 Citation Date: 7/25/24

Issuing Officer: SOPHIA VALENTI

Signature: Sophia Valenti

Citing Department / Division: Code Enforcement Division Phone Number: (707) 648-4469
E-mail: code.enforcement@cityofvallejo.net

Division Address: City of Vallejo – Code Enforcement, 555 Santa Clara, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation $298.36, Second Citation $596.72, Third and subsequent citations $896.19.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 30 calendar days from the date of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

ADVANCE DEPOSIT WAIVER

If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department and must be submitted within fifteen (15) days of the date of the citation. This form together with supporting documentation must be filed with the Hearing Request Form. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

HOW TO PAY THE FINE

The amount of the fine is indicated on the front of this administrative citation. **If the fine is not paid within 30 calendar days from the date of the citation, a $530.79 administrative charge will be imposed.** All forms of payment may be made in person at the Vallejo City Hall – Cashier's Office **or** by mail addressed to the Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590. To pay online, visit https://vall-trk.aspgov.com/eTRAKiT/ and under the Violations section click "Pay Fees," select the New Users "Click Here" link to register and follow instructions for payment. The cashier does not accept card payments. All other forms of payment are accepted by the cashier if submitted along with this notice. If paying by mail, please **enclose a copy of this Administrative Citation** along with a personal check, cashier's check or money order, payable to the **City of Vallejo** – Account No. **001-1503-310.36-13**. If paying in person, be sure to bring the citation with you, and **write the Citation Number** on your check or money order. If you have any questions or concerns, please contact our office. If you are unable to pay the fine amount in full, please contact Code Enforcement to discuss the option of a payment plan.

CONSEQUENCES OF FAILURE TO PAY THE FEE

Any unpaid fees and/or costs may be recovered by the City through a lien or declared a special assessment against the subject property. Alternatively, the City may collect the fee and/or costs in a civil court action. Any person who fails to pay any fee and/or costs shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, fees, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the notice and/or citations do not result in the achievement of compliance. If you need further clarification, please call the Department listed on the front of the citation.

CITY OF VALLEJO

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION

555 Santa Clara Street, Vallejo, CA 94590 • (707) 648-4469 • Code.Enforcement@cityofvallejo.net

LAST DAY TO SUBMIT THIS FORM 8-25-24
CASE #:

HEARING REQUEST APPLICATION FORM

(ONLY THE PERSON CITED OR NOTICED MAY APPEAL)

PLEASE PRINT OR TYPE	CITATION #	DATE OF NOTICE
o VEHICLE CITATION *(VMC CHAPTER 7.64)*	VA24-0206	7-24-24
o PMO NOTICE OF VIOLATION *(VMC CHAPTER 7.54)*		
o PMO ADMINISTRATIVE CITATION *(VMC CHAPTER 1.15)*		
o PR/VL NOTICE OF VIOLATION *(VMC CHAPTER 7.62/7.63)*		
o PR ADMINISTRATIVE CITATION *(VMC CHAPTER 1.15)*		
o OTHER:		

(PMO = Property Maintenance Ordinance = City of Vallejo Municipal Code 7.54)
(PR = Property Registration Ordinance = City of Vallejo Municipal Code 7.62)
(VMC = Vallejo Municipal Code)

BEFORE THE CODE ENFORCEMENT APPEALS BOARD, THE APPEALS OF:

NAME(S): WILLIAM PAIGE HUNT

VIOLATION ADDRESS: 1109 KENTUCKY STREET

CONTACT MAILING ADDRESS: 1109 KENTUCKY STREET
VALLEJO, CA 94590

CONTACT PHONE NUMBER(S) 707-320-1063

o I HAVE SUBMITTED THE REQUIRED FEE.
($509 NON-REFUNDABLE = NOV APPEAL FEE, DEPOSIT OF CITATION = CITATION APPEAL FEE)

x I HAVE SUBMITTED A FEE WAIVER FORM.

-- FORM CONTINUES ON REVERSE –

TO BE FILLED OUT BY OFFICE STAFF ONLY	*REVIEWED BY WHO*	*REVIEWED DATE*
o *THIS HAS BEEN REVIEWED BY CLERICAL*	Karen Gordy	8/15/2024
o *THIS HAS BEEN REVIEWED BY DIVISION MANAGER*	Dong Goo	27/08/24

1) Brief statement explaining your legal interest in the subject property (e.g., owner, tenant, etc.):

OWNER

2) Brief statement of reason for appeal (together with any material facts to support the appeal):

MY MONTHLY INCOME IS LESS THAN 2,416. A MONTH.

3) Statement of why protested order or action should be reversed or modified and what you want the outcome to be:

I HAVE BEEN TOLD TO SIMPLY PLACE A CAR COVER ON THE VEHICLE BY SOPHIA VALENTI. SHE TOLD ME THAT IT WAS THE POLICY OF CODE ENFORCEMENT TO IGNORE COVERED CARS ON PRIVATE PROPERTY. AFTER RECIEVING THE NOTICE, I WAS ABLE TO GET THE FLAT TIRES REPLACED.

4) **ALL APPELLANTS MUST SIGN THE FOLLOWING DECLARATION:**
I certify and declare under the penalty of perjury under the laws of the State of California, that the foregoing is true and correct.

DATE	PRINT NAME	SIGNATURE
8-14-2024	WILLIAM PAIGE HUNT	W. Paige Hunt

(ATTACH ADDITIONAL PAGES IF NEEDED)

-- END OF FORM --

City of VALLEJO California

Code Enforcement · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

September 30, 2024

WILLIAM PAIGE HUNT
1109 KENTUCKY STREET
VALLEJO, CA 94590

RHN / VA24-0206 / 1109 KENTUCKY ST / SOPHIA VALENTI

HEARING NOTICE

Per Section 7.54.080 (A)4 of the Vallejo Municipal Code, this notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

Mailed to the address provided on the request for hearing form by the responsible person requesting the hearing pursuant to Section 1.15.120 (D) of the Vallejo Municipal Code (VMC). To review the Ordinance on Administrative Citations Chapter 1.15, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: VA24-0206
PARCEL NO.: 0056151010
LOCATION: 1109 KENTUCKY STREET

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **FIRST ADMINISTRATIVE CITATION** on **THURSDAY, OCTOBER 24, 2024 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the **Council Chambers** at City Hall, **555 Santa Clara Street, Vallejo, California**, concerning violations of the Vallejo Municipal Code regarding the property at **1109 KENTUCKY STREET**, Vallejo, California.

Pursuant to Section 7.54.130 and/or 1.15.150 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

If you have any questions, please contact our office immediately at (707) 648-4469 or e-mail code.enforcement@cityofvallejo.net. Thank you.

Sincerely,

Dong Yoo
Code Enforcement Manager

City of VALLEJO California

Code Enforcement · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

October 28, 2024

WILLIAM PAIGE HUNT
1109 KENTUCKY STREET
VALLEJO, CA 94590

RHN / VA24-0206 / 1109 KENTUCKY ST / SOPHIA VALENTI

HEARING NOTICE

Per Section 7.54.080 (A)4 of the Vallejo Municipal Code, this notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

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CASE NO.: VA24-0206
PARCEL NO.: 0056151010
LOCATION: 1109 KENTUCKY STREET

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **FIRST ADMINISTRATIVE CITATION** on **THURSDAY, JANUARY 23, 2025 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the **Council Chambers** at City Hall, **555 Santa Clara Street, Vallejo, California**, concerning violations of the Vallejo Municipal Code regarding the property at **1109 KENTUCKY STREET**, Vallejo, California.

Pursuant to Section 7.54.130 and/or 1.15.150 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

If you have any questions, please contact our office immediately at (707) 648-4469 or e-mail code.enforcement@cityofvallejo.net. Thank you.

Sincerely,

Dong Yoo
Code Enforcement Manager

Pursuant to Government Code Section 54954.3 of the Brown Act, members of the public shall be afforded the opportunity to speak on any agenda item of interest to them after being recognized by the presiding officer. Members of the public wishing to be so recognized are requested to enter their names in the kiosk at the rear of the Chamber prior to the consideration of the item or raise their hand via ZOOM:

- If in **COUNCIL CHAMBERS** (https://ZoomRegular.Cityofvallejo.net) or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone.

- If in **JFK LIBRARY – VALLEJO ROOM** (https://zoom.us/my/vallejoeoc), password 131313 or by phone: Dial (669) 900-6833. Enter Meeting ID: 851 502 7190#. Press * 9 to digitally raise your hand from the phone.