



**CODE ENFORCEMENT APPEALS
BOARD REGULAR MEETING**

JANUARY 22, 2026



BOARD MEMBERS

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

6:00 PM

HYBRID MEETING
www.Cityofvallejo.net

**Council Chambers
555 Santa Clara Street
Vallejo, CA 94590**

<p>NOTICE: Members of the Public will be able to participate in-person or remotely via Zoom</p>	<p>City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.</p>
<p>PUBLIC COMMENT: Members of the Public may provide public comments during the Meeting in person or via ZOOM (https://ZoomRegular.Cityofvallejo.net), or via phone, by dialing (669) 900-6833.</p>	<p>For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment</p>
<p>VIEW THE MEETING: There are four different ways you can view this public meeting:</p> <ul style="list-style-type: none"> • In Person • Watch Vallejo local channel 28 • Stream from the City website: www.cityofvallejo.net/Streaming Join the Zoom webinar: https://ZoomRegular.Cityofvallejo.net 	<p>Scan QR code for live captions and translation in Spanish and Tagalog.</p> 
<p>Hybrid Options are available for members of the public to participate. To participate remotely</p>	
<p><u>Option to Join by Computer</u> From your browser go to https://ZoomRegular.CityofVallejo.net to launch and join the zoom application. Meeting ID: 914 0075 0676# Meeting Password: 131313</p>	<p><u>Option to Join by Phone</u> 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</p>
<p>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 Board 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 Board Secretary.</p>	
	<p>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</p>

AGENDA

1 CALL TO ORDER

2 PLEDGE OF ALLEGIANCE

3 ROLL CALL

4 CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF JANUARY 22, 2026 REGULAR MEETING AGENDA AND
JULY 24, 2025 REGULAR MEETING MINUTES

Recommendation:

Contact:

5 REPORT OF THE CITY COUNCIL LIAISON

6 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.

7 PRESENTATIONS AND COMMENDATIONS

A. CODE ENFORCEMENT STAFFING UPDATE

8 OLD BUSINESS

9 NEW/UNFINISHED BUSINESS

10 REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMITTEE/BOARD

11 FUTURE AGENDA ITEMS

A. NEXT REGULAR MEETING - FEBRUARY 26, 2026

12 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

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

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 PM, Wednesday, January 14, 2026.**

Dated: **Wednesday, January 14, 2026**

Kristin Pollot

Kristin Pollot, Board Staff



**CITY OF VALLEJO
CODE ENFORCEMENT APPEALS BOARD
MINUTES**

Thursday, July 24, 2025
6:00 p.m.

Kevin Tennyson, Chair
Nikia Schultz, Vice
Chair
Fred Cavalli, Jr.
Loretta Gaddies
Edward Taylor
Edgar Ureta
VACANT

CITY COUNCIL CHAMBERS
555 Santa Clara Street, Vallejo, California

1. **CALL TO ORDER:** The meeting was called to order at 6:00 p.m., by Chairperson (Chair) Tennyson

2. **PLEDGE OF ALLEGIANCE:** Led by Chair Tennyson

3. **ROLL CALL:**

Present: Board Members: Cavalli, Schultz, Taylor, Tennyson, Ureta

Absent: Gaddies (Excused)

Staff: Administrative Analyst Ang, Senior Code Enforcement Officer Burciaga, Code Enforcement Officer O'Brien, Code Enforcement Manager Yoo, Assistant City Attorney Zagaroli

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

A. APPROVAL OF AGENDA: Boardmember Cavalli motioned to approve the agenda. The motion was seconded by Boardmember Taylor and was carried unanimously.

B. APPROVAL OF MINUTES JUNE 26, 2025 Regular Meeting: Boardmember Cavalli motioned to approve the minutes from the June 16, 2025 Regular Meeting. The motion was seconded by Vice Chair Schultz and was carried unanimously.

5. **REPORT OF THE CITY COUNCIL LIASION:** None

6. **COMMUNITY FORUM:** None

7. **PRESENTATIONS AND COMMENDATIONS:** None

8. **OLD BUSINESS:** None

9. **NEW/UNFINISHED BUSINESS:**

A. HOLD A PUBLIC HEARING ON THE APPEAL OF THE SECOND ADMINISTRATIVE CITATION RELATING TO CASE #CE24-1677 AT 709 ADMIRAL CALLAGHAN LANE, APN 0069340130

Recommendation: Based on the evidence presented, staff recommends that the Board uphold the Second Administrative Citation and direct continued enforcement until the appellant complies with Vallejo Municipal Code Section 7.54.030 F, P, and S.

Action: Vice Chair Schultz motioned to uphold the Staff Recommendation and deny the appeal, which was seconded by Boardmember Taylor and was carried unanimously.

Contact: Dong Yoo, Staff Secretary (707) 648-4389

Dong.Yoo@cityofvallejo.net

B. HOLD A PUBLIC HEARING ON THE APPEAL OF THE SECOND ADMINISTRATIVE CITATION RELATING TO CASE #CE24-2208 AT 711 ADMIRAL CALLAGHAN LANE, APN 0069340150

Recommendation: Based on the evidence presented, staff recommends that the Board uphold the Second Administrative Citation and direct continued enforcement until the appellant complies with Vallejo Municipal Code Section 7.54.030 F, P, and S.

MINUTES
City of Vallejo Code Enforcement Appeals Board

Action: Vice Chair Schultz motioned to uphold Staff Recommendation and deny the appeal, which was seconded by Boardmember Cavalli and was carried unanimously.

Contact: Dong Yoo, Staff Secretary (707) 648-4389

Dong.Yoo@cityofvallejo.net

10. REPORT OF THE CHAIRPERSON AND MEMBERS OF THE COMMITTEE/BOARD: None

11. FUTURE AGENDA ITEMS

A. No Regular Meeting in August; Next Regular Meeting: September 25, 2025

12. ADJOURNMENT

Chair Tennyson adjourned the meeting at 7:41 p.m.

KEVIN TENNYSON, CHAIRPERSON

ATTEST:

DONG YOO
CODE ENFORCEMENT MANAGER (BOARD STAFF SECRETARY)