



AGENDA

Dr. Carey Hawkins Ash, Chair
L. Alexander Matias, Vice-Chair

CODE ENFORCEMENT APPEALS BOARD REGULAR MEETING VIA TELECONFERENCE

Board Members
Fred Cavalli, Jr.
Loretta Gaddies
Wanda Madeiros
Edward Taylor
VACANT

www.cityofvallejo.net

AUGUST 27, 2020

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the City Council without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

PUBLIC COMMENT: Links to make a public comment open at 5:00 p.m. on the day of the Council meeting. Each agenda item has a unique link. You must find the item you wish to comment on in the agenda and use that link. The links will close at the conclusion of each agenda item. To learn more about how to place a public comment, visit: <https://vimeo.com/430097790>

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- Stream from the City website: www.cityofvallejo.net/Streaming
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Vallejo City Hall
555 Santa Clara Street
Vallejo, CA 94590

CODE ENFORCEMENT
Code Enforcement Appeals Board (CEAB)
AGENDA
VIA TELECONFERENCE

August 27, 2020
6:00 p.m.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**

5. **APPROVAL OF MINUTES**

- A. June 25, 2020 – Regular Meeting (Special Assessments Hearing)

6. **CORRESPONDENCE:** None

7. **FIRST COMMUNITY FORUM**

Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N2930, the City of Vallejo has opted to hold City Council meetings via teleconference. Any interested members of the public desiring to communicate with the City Council as part of the First Community Forum must do so by accessing the link at the conclusion of this paragraph. There will be no public access to City Hall for any City Council meetings until further notice.

<https://www.opentownhall.com/9378>

8. **GUEST SPEAKER:** None

9. **PRESENTATIONS:** None

10. **NEW BUSINESS:**

A. **Amending the Municipal City Code to Provide Code Enforcement Relief Options for Elderly and Disenfranchised Citizens of Vallejo**

Discussion with City Manager and City Attorney

B. **Code Enforcement Staffing for Commercial Property and Vacant Lots Program**

Discussion with City Manager and City Attorney

C. **Provision of City-Sponsored Email Addresses for Members of the Code Enforcement Appeals Board**

Discussion with City Manager and City Attorney

11. **OLD BUSINESS:** None

12. **SECOND COMMUNITY FORUM**

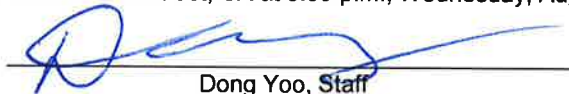
13. **STAFF COMMENTS:** None

14. **ANNOUNCEMENTS:** Introducing Police Sergeant Richard Wanzie of the Vallejo Police Department's Code Enforcement / Community Services Division.

15. **ADJOURNMENT**

I, Dong Yoo, Staff, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Code Enforcement Appeals Board, 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., Wednesday, August 19, 2020.

Dated: Wednesday, August 19, 2020


Dong Yoo, Staff

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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.

1. **CALL TO ORDER:** Chairperson Carey Hawkins Ash (Chairperson Ash) at 6:05 pm.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG :** Chairperson Ash
3. **ROLL CALL:**
 - Present: Chairperson Carey Hawkins Ash, Vice-Chairperson L. Alexander Matias
 - Board Members: Fred Cavalli, Jr., Wanda Madeiros, Edward Taylor, Loretta Gaddies
 - Staff: Senior Code Enforcement Officer (SCEO) Dong Yoo, Code Enforcement Officers (CEO) David Sidie, James Nielsen, and Angela Hodgins, Secretary Karen Ang, Police Clerk Pamela Gallardo, Deputy City Attorney Dylan Brady, IT Director Naveed Ashraf
4. **APPROVAL OF AGENDA:** Vice-Chairperson Matias motioned to approve the agenda; seconded by Board Member Taylor. The motion carried unanimously.
5. **APPROVAL OF MINUTES:** Board Member Taylor motioned to approve the February 27, 2020 Meeting Minutes; seconded by Board Member Cavalli. The motion carried unanimously.
6. **CORRESPONDENCE:** None
7. **FIRST COMMUNITY FORUM:** Kimberly McCabe – 222 Cottonwood, Dale Bost – 15 Buss
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 Board Staff person. When called upon, each speaker should step to the podium, state his /her name, and address for the record. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three minutes. The remainder of the speakers wishing to address the Board on non-agenda items will be heard at the second Community Forum listed later on the agenda.
8. **GUEST SPEAKER:** None
9. **PRESENTATIONS:** None
10. **NEW BUSINESS:**

A. Special Assessments Hearing – Protest Hearing for Placement of Special Assessment Liens with the Solano County Auditor-Controller's Office for Unpaid Fees, Administrative Charges, Citation Fines and Abatement Costs

Fire Prevention – Weed Abatement and Code Enforcement

Recommendation: Approve the levying of 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 Assessment List with the total projected amount of **\$410,153.94**, including the i) **Fire Prevention Weed Abatement** amount of **\$12,700.60**, and ii) **Code Enforcement** amount of **\$397,453.34**, to be placed on the fiscal year **2020-2021** tax roll.

Action Summary:

The Board heard the statement from the appellant for 101 Belvedere Court. No actions were taken.

The Board heard the statement from the appellant for 329 Catalina Way. No immediate actions were taken by the Board. Code Enforcement Officer Hodgins waived the \$445 late fee due to a previous conversation she had with the appellant, therefore reducing the amount from \$645 to \$200. Staff mentioned that this would be removed from the tax roll list if the appellant makes payment within the next two weeks.

The Board heard the statement from the appellant for 432 Evelyn Circle. No actions were taken.

Board Member Cavalli motioned to remove the 202 Redwing Street fine amounts totaling \$4,321.00 from the tax roll list and go into a payment plan but failure to make payments will result in the placement of the fines onto next year's tax roll; seconded by Vice-Chairperson Matias and carried unanimously. The Board also ordered staff to provide a free dumpster to the appellant to assist him in bringing the property to compliance.

Staff Secretary Yoo read the emailed message from the appellant for 607 Tregaskis Avenue to the Board. Chairperson Ash acknowledged that the Board received the appellant's message. No actions were taken.

Board Member Gaddies logged off of the meeting at 7:14 PM. It was noted at 7:16 PM by Vice-Chairperson Matias that Board Member Gaddies was no longer logged onto the meeting; Staff contacted her by phone and

email but were unable to reach her.

The Board heard the statement from the appellant for 1000 Admiral Callaghan Lane. No actions were taken.

The Board heard the statement from the appellant for 1729 Sutter Street. No actions were taken.

Vice-Chairperson Matias motioned to postpone the assessment of the properties owned by Mr. Chang Wang and his wife, Mrs. Yen Wang: 37 Beverly Drive (\$236.00), 138 Marquette Avenue (\$10,156.00), 1712 Sacramento Street (\$1,306.00) to the following Special Assessments Hearing to be held in calendar year 2021, due to the technical difficulties experienced by the appellant; seconded by Board member Taylor and carried unanimously.

The property at 901 Sheridan Street was removed from the list because the appellant paid the amount in full on June 23, 2020.

Board Member Taylor motioned to approve the 1011 Santa Clara Street fine amounts totaling \$6,196.00 but grant staff the authority to reduce the amount if it is found that the amount was incorrectly calculated after additional review; seconded by Board Member Cavalli and carried unanimously.

The property at 1314 Rice Street was removed from the list because the appellant's fines were waived on June 23, 2020 by Code Enforcement management due to a staff error.

Deputy City Attorney Dylan Brady reviewed case #CE19-2703 for 401 El Dorado Street and listed out the inspections to clarify the violations. Board Member Taylor motioned to approve the amount of \$3,251.00 for 401 El Dorado Street with the understanding that Staff may adjust the amount up or down based on further review of evidence; seconded by Vice-Chairperson Matias and carried unanimously.

The Board heard the statement from the appellant for 885 Brookwood Avenue. No actions were taken.

Board Member Taylor motioned to remove 172 Evergreen Way \$1,640.00 amount from the tax roll list and allow the appellant a payment plan; seconded by Vice-Chairperson Matias and carried unanimously.

Due to large amount to be assessed and the current medical condition of the property owner, Vice-Chairperson motioned to postpone the assessment of the property at 119 Corkwood Street of \$8,006.00 to the following Special Assessment Hearing to be held in calendar year 2021, in order for the Board to possibly come up with a resolution for the property owner; seconded by Board Member Madeiros and Board Member Taylor and carried unanimously.

The property at 1086 Thelma Avenue was removed from the list because the appellant paid the amount in full on June 5, 2020.

The Board agreed to remove property addresses 329 Catalina Way (\$645.00), 202 Redwing Street (\$4,321.00), 37 Beverly Drive (\$236.00), 138 Marquette Avenue (\$10,156.00), 1712 Sacramento Street (\$1,306.00), 172 Evergreen Way (\$1,640.00), and 119 Corkwood Street (\$8,006.00) from this tax roll list. IT Director Naveed Ashraf assisted by entering the amounts into an Excel spreadsheet to assist with calculations (see attached). Board Member Madeiros motioned to approve the levying of assessments for unpaid fees, administrative charges, citation fines, and abatement costs in the amounts listed for each property, including the **Fire Prevention Weed Abatement** amount of **\$12,700.60** and the **amended Code Enforcement** amount of **\$358,120.34** with a new grand total amount of **\$370,820.94** to be placed on the fiscal year 2020-2021 tax roll; seconded by Vice-Chairperson Matias and Board Member Taylor. The motion was carried unanimously. The Board allowed for Staff to confer with the property owners/interested parties regarding the removed cases and amend any amounts as necessary from the assessment total.

Contact: Dong Yoo, Senior Code Enforcement Officer, 707-648-4389, dong.yoo@cityofvallejo.net

11. OLD BUSINESS: None

12. SECOND COMMUNITY FORUM: Roger Hall – 230 Carolina

13. STAFF COMMENTS: The Board requested City Manager attend their next meeting to discuss Vacant Lots/Commercial Property Registration (staffing) and possibly a study session for the Board's role during special assessments. Deputy City Attorney Brady suggested they reach out to their City Council Liaison, Councilmember Robert McConnell, with their request.

14. ANNOUNCEMENTS: Lieutenant Kenny Park has returned to Code Enforcement / Community Services as the Division Commander. Sergeant Richard Wanzie will be introduced at the next Regular Meeting.

15. ADJOURNMENT: Chairperson Ash adjourned the meeting at 10:37 pm.

\$ 383,985.34	<i>Code Enforcement starting amount</i>
\$ (200.00)	329 Catalina Way
\$ (4,321.00)	202 Redwing
\$ (236.00)	37 Beverly
\$ (10,156.00)	138 Marquette
\$ (1,306.00)	1712 Sacramento Street
\$ (1,640.00)	172 Evergreen
\$ (8,006.00)	119 Corkwood
\$ 358,120.34	<i>Code Enforcement Total</i>
\$ 12,700.60	Fire Prevention
\$ 370,820.94	Code Enforcement & Fire Prevention Total