



AGENDA

CODE ENFORCEMENT APPEALS BOARD REGULAR MEETING VIA TELECONFERENCE

www.cityofvallejo.net

APRIL 22, 2021

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

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

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 Code Enforcement Appeals Board Meeting 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: Members of the Public may provide public comments during the Code Enforcement Appeals Board Meeting via ZOOM (<https://ZoomRegular.Cityofvallejo.net>), or via phone, by dialing (669) 900-6833.

For additional instructions on how to speak during public comment, please visit, www.cityofvallejo.net/publiccomment

VIEW THE MEETING:

There are three different ways you can view this public meeting:

- Watch Vallejo local channel 28
- Stream from the City website: www.cityofvallejo.net/Streaming
- Join the Zoom webinar: <https://zoomregular.cityofvallejo.net>

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the City Council will be available for public inspection at the City Clerk's Office, 555 Santa Clara Street, Vallejo, CA at the same time that the public records are distributed or made available to the City Council. Such documents may also be available on the City of Vallejo website subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (707) 648-4527, TDD (707) 649-3562.

Want more City Information - Members of the public can:

Like us on Facebook (www.facebook.com/cityofvallejo)

Sign up to receive City Communications via e-mail (www.cityofvallejo.net/living/connect)

Sign up to receive City updates and get connected with your neighbors on Nextdoor (www.nextdoor.com)

Due to the Coronavirus emergency, all board and commission meetings will be held via teleconference. Members of the public may provide public comments during the Code Enforcement Appeals Board Meeting via ZOOM. Members of the public interested in participating or observing the meeting may either click the link above or type the link into an internet browser. You will be taken to the internet platform where the meeting is being held.

Vallejo City Hall
555 Santa Clara Street
Vallejo, CA 94590

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

**April 22, 2021
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. February 25, 2021 – Regular Meeting

6. **CORRESPONDENCE:** None

7. **FIRST COMMUNITY FORUM**

Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N29 30, the City of Vallejo has opted to hold board/commission meetings via teleconference. Any interested members of the public desiring to communicate with the Code Enforcement Appeals Board as part of the First Community Forum may do so via ZOOM:

<https://zoomregular.cityofvallejo.net>

or via phone, by dialing (669) 900-6833

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 minutes pursuant to Vallejo Municipal Code Section 2.20.300.

8. **GUEST SPEAKER:** None

9. **PRESENTATIONS:**

10. **OLD BUSINESS:**

- A. **Update on CEAB Amendments to Vallejo Municipal Code and Resolution 21-01 Inclusion of Additional Code Enforcement Staff in City Council Fiscal Year 2021-2022 Budget Priorities**

11. **NEW BUSINESS:**

- A. **Code Enforcement Appeals Hearing**
Hearing on Second Administrative Citation for 4257 Georgia Street – Staff
Recommendation: Waive the Second Administrative Citation for the trash, junk and debris on the property.
Contact: James Nielsen, Code Enforcement Officer 707-648-0446 james.nielsen@cityofvallejo.net
- B. **Code Enforcement Appeals Hearing**
Hearing on First Administrative Citation for 5055 Georgia Street – Staff
Recommendation: Uphold the First Administrative Citation for the landscaping encroachment on City of Vallejo property.
Contact: David Sidie, Code Enforcement Officer 707-648-4009 david.sidie@cityofvallejo.net
- C. **Appointment(s) to Joint CEAB and Beautification Commission Subcommittee - CEAB**

12. **SECOND COMMUNITY FORUM**

13. **STAFF COMMENTS:** None

14. **ANNOUNCEMENTS:**

- A. **REMINDER** - The next Regular Meeting is scheduled for **Thursday, May 27, 2021 @6:00 PM**

15. **BOARD MEMBER COMMENTS AND DISCUSSION**

16. **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, April 14, 2021.

Dated: Wednesday, April 14, 2021


Dong Yoo, Staff

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Code Enforcement Appeals Board (Board) will be available for public inspection at the City Clerk's Office, 555 Santa Clara Street, Vallejo, CA at the same time that the public records are distributed or made available to the Board. Such documents may also be available on the City of Vallejo website at <http://www.cityofvallejo.net> subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (707) 648-3414, TDD (707) 649-3562.



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 6:02 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 (excused late)
 - Absent: Board Member Loretta Gaddies (excused)
 - Staff: Senior Code Enforcement Officer (SCEO) Dong Yoo, Code Enforcement Officer (CEO)
CEO Angela Hodgins, Secretary Karen Ang, IT Director Naveed Ashraf, Vice Mayor and
City Council Liaison Rozzana Verder-Aliga
4. **APPROVAL OF AGENDA:** Vice-Chairperson L. Alexander Matias (Vice-Chairperson Matias) motioned to amend the agenda to move Item #10C to the top of "Old Business" as Item #10A; seconded by Board Member Cavalli, and carried unanimously. Vice-Chairperson Matias motioned approve the agenda; seconded by Board Member Madeiros, and carried unanimously.
5. **APPROVAL OF MINUTES:** Vice-Chairperson Matias motioned to approve the January 28, 2021 CEAB Special Meeting Minutes; seconded by Board Member Cavalli. The motion carried unanimously.
6. **CORRESPONDENCE:** None
7. **FIRST COMMUNITY FORUM:** None

Due to the current Shelter at Home Order and in conformance with the Governor's Executive Order N29 30, the City of Vallejo has opted to hold board/commission meetings via teleconference. Any interested members of the public desiring to communicate with the Code Enforcement Appeals Board as part of the Community Forum may do so via ZOOM:

<https://zoomregular.cityofvallejo.net>

or via phone, by dialing (669) 900-6833

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 2.20.300.
8. **GUEST SPEAKER:** None
9. **PRESENTATIONS:** None on the agenda. Board Member Taylor motioned to allow newly appointed City Council Liaison and Vice Mayor Verder-Aliga a chance to speak, seconded by Vice Chairperson Matias, and was carried unanimously. Vice Mayor Verder-Aliga introduced herself and briefly got acquainted with the Board before Chairperson Ash moved forward with the rest of the meeting agenda.
10. **OLD BUSINESS:**
 - A. **Update Regarding Code Enforcement Appeals Board Vacancy**
Position filled by newest Board Member, Garrett Toles.
 - B. **Update Regarding CEAB's Practices Subcommittee Initiatives to Support Elderly and Disenfranchised Citizens of Vallejo – Practices Subcommittee**
Update: Vice Chairperson Matias reported on the following:
 - 1) Formal Distribution of Letter of Acknowledgment
 - 2) Other Existing Programs – a) City of Vallejo Tool Trailer Resource, b) Partnering with the Beautification Commission (Adopt-A-Block Program)
 - 3) Funding: a) Matias – possibly a standing subcommittee to apply for smaller grants that are too small to for the city grant writers to tackle, b) Cavalli – maybe a business can volunteer to apply on behalf of Code Enforcement/City for those smaller grants. CE Officer Angela Hodgins offered to take a look at the grant applications.
 - 4) Process: CE Notices/Forms to be translated to Spanish (and possibly other languages)
 - C. **Update Regarding the Provision of Additional Staff for the Code Enforcement Division - Staff**
Chairperson Ash shared that a resolution was created for this line item, under #11 New Business.

11. NEW BUSINESS:

A. Resolution 21-01 Inclusion of Additional Code Enforcement Staff in City Council Fiscal Year 2021-2022 Budget Priorities

Recommendation: Chairperson Ash called for a vote on the proposed resolution draft to be presented to City Council.

Action: Board Member Madeiros motioned to approve the resolution with the amendment to change “whereas” to “whereat” in the third line of the fourth paragraph, seconded by Board Member Taylor, and carried unanimously. Approved amended resolution draft for City Council (6 AYES, 0 NOES, 1 ABSENT, 0 ABSTAIN). Vice Mayor Verder-Aliga requested for a copy of the signed revised resolution draft for her to request to be agendized, along with Hai’s amended ordinance, in the April City Council Meeting. The resolution will also ensure that this topic of Code Enforcement Staff is included in the City Council goal setting meeting, now scheduled for April (exact date TBD).

12. SECOND COMMUNITY FORUM: None

13. STAFF COMMENTS: None

14. ANNOUNCEMENTS:

A. Introduction of Newest Code Enforcement Appeals Board Member, Garrett Toles

B. March 25, 2021 Regular Meeting Cancelled; Next Regular Meeting Scheduled for April 22, 2021.

15. BOARD MEMBER COMMENTS AND DISCUSSION

16. ADJOURNMENT: Chairperson Ash adjourned the meeting at 7:28 pm.



Code Enforcement · 2 Florida Street · Vallejo · CA · 94590 · 707.648.4469

March 15, 2021

CARTER LEJEUNE R JT
4257 GEORGIA ST
VALLEJO, CA 94591

Add-RHN / CE20-1013 / 4257 GEORGIA ST / JAMES NIELSEN

HEARING NOTICE - ADDENDUM

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.: CE20-1013
PARCEL NO.: 0072120130
LOCATION: 4257 GEORGIA 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 Second Citation on **THURSDAY, APRIL 22, 2021 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, concerning violations of the Vallejo Municipal Code regarding the property at **4257 GEORGIA STREET**, Vallejo, California. **Please note that due to the present Coronavirus emergency/public health crisis, all board and commission meetings, including this hearing, will not be held in person and will instead take place via videoconference and teleconference.**

To join via Zoom: <https://zoomregular.cityofvallejo.net>

To join via phone, dial (669) 900-6833
Enter meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

Pursuant to Section 7.54.030 (A) 4 / 1.15.150 (D) 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
Senior Code Enforcement Officer

3/15/2021

Simple Certified Mail

CODE ENFORCEMENT DIVISION
555 SANTA CLARA ST
VALLEJO CA 94590-5922

ADD RHN CE20 1013 4257
GEORGIA ST JN

USPS CERTIFIED MAIL™



9407 1368 9784 6723 4188 09



CARTER LEJEUNE R JT
4257 GEORGIA ST
VALLEJO CA 94591-5701

US POSTAGE AND FEES PAID
2021-03-15
94590
C363112
Retail
1.0 OZLTR

easypost



0901000002256

FOLD ALONG THIS LINE



CITY OF VALLEJO
POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION

2 Florida Street, Vallejo, CA 94590 • (707) 648-4469 • Code.Enforcement@cityofvallejo.net

LAST DAY TO SUBMIT
THIS FORM
CASE #:

3/23/2021
CE20-1013

HEARING REQUEST APPLICATION FORM
(ONLY THE PERSON CITED OR NOTICED MAY APPEAL)

PLEASE PRINT OR TYPE

CITATION #

DATE OF NOTICE

- ☐ VEHICLE CITATION (VMC CHAPTER 7.64)
- ☐ PMO NOTICE OF VIOLATION (VMC CHAPTER 7.54)
- ☒ PMO ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)
- ☐ PR NOTICE OF VIOLATION (VMC CHAPTER 7.62)
- ☐ PR ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)
- ☐ OTHER: _____

CE20-1013

12/15/2020

(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): Lejeune Carter

VIOLATION ADDRESS: 4257 GEORGIA STREET

CONTACT MAILING ADDRESS: 4257 GEORGIA STREET
VALLEJO, CA 94591

CONTACT PHONE NUMBER(S) (415) 240-7729

- ☒ I HAVE SUBMITTED THE REQUIRED FEE.
(\$450 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

- ☐ THIS HAS BEEN REVIEWED BY CLERICAL
- ☐ THIS HAS BEEN REVIEWED BY DIVISION MANAGER

REVIEWED BY

[Signature]

REVIEWED

DATE

2/24/2021
2/24/21

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

I AM ALONG WITH MY WIFE ARE THE SOLE OWNERS.

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

IT WOULD CREATE A FINANCIAL HARDSHIP ON US BOTH. I'M SUFFERING FROM STAGE 4 KIDNEY FAILURE, PROSTATE CANCER, DIABETES, CONGESTIVE HEART FAILURE, MY WIFE HAS COPD, HEART FAILURE.

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

IF IT IS POSSIBLE TO REVERSE OR MODIFY DECISIONS EARLIER MADE

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.

2-23-21

DATE

LEJEUNE CARTER

PRINT NAME

Lejeune R. Carter

SIGNATURE

DATE

PRINT NAME

SIGNATURE

(ATTACH ADDITIONAL PAGES IF NEEDED)

-- END OF FORM --



COPY

CITY OF VALLEJO, CALIFORNIA
*** CUSTOMER RECEIPT ***
Oper: IGUERRERO Type: OC Drawer: 1
Date: 2/23/21 04 Receipt no: 130224

Description	Quantity	Amount
99 MISCELLANEOUS PAYMENT	1.00	\$1028.00

G/L account number:
00124123103613

CE20-1013

Tender detail		
MC BANKCARD (MC	175548	\$1028.00
Total tendered		\$1028.00
Total payment		\$1028.00

Trans date: 2/23/21 Time: 13:54:27

THANK YOU FOR YOUR PAYMENT



CITY OF VALLEJO

POLICE DEPARTMENT

CODE ENFORCEMENT

HEARING DATE: April 22, 2021
TO: Code Enforcement Appeals Board
FROM: James Nielsen, Code Enforcement Officer
SUBJECT: HEARING ON APPEAL OF SECOND CITATION FOR 4257 GEORGIA STREET

Subject Property Address: 4257 Georgia Street, Vallejo Ca 94591
Parcel Number: 0072120130
Owner of Record: Mr. Lejeune Carter
Case Number: CE20-1013
Violation(s): Vallejo Municipal Code (VMC) 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.

This is an appeal for the SECOND ADMINISTRATION CITATION for the JUNK, TRASH AND DEBRIS AT 4257 GEORGIA STREET.

BACKGROUND:

1. 07-02-2020 I performed an inspection due to complaints for large amounts of trash and debris at the property. I observed overgrowth of vegetation and numerous amounts of trash and debris on the property. There were at least 10 garbage cans full of trash in view. The car in the driveway is valid registered.
2. 07-02-2020 I issued a Warning Notice per 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 R. Prohibits leaving any garbage can refuse can, or recycling container in front or side yard. Relocate all garbage and recycle containers out of public view.

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.
3. 08-06-2020 I performed a re-inspection today showing there is still a good amount of trash and debris. The porch is still covered in trash. The overgrowth was cut back. The cans are still in plain view.
4. 08-06-2020 NOV sent to owner for continued violations per Section 7.54.030 F for trash and debris, Section 7.54.30 R for garbage cans in plain view, and Section 7.54.030 S for blight. Total fine is \$361.00.

5. 08-06-2020 NOV posting not placed at property due to officer safety for Covid-19. Property mailed copy.
6. 08-07-2020 After receiving several voicemails from the owner I was able to talk with him. I offered to remove the fine after the deadline if this property is cleaned up. I also mentioned that if within a 12-month period the violations re-occur that I would immediately re-issue the NOV fine of \$361.00. He agreed to take care of the mess within a few weeks. He is on dialysis and his wife is bedridden. He mentioned he did not need any assistance from resources when I presented him with possible help.
7. 09-15-2020 Re-inspection today showed the owner cleaned up completely in the front of the property. There are still numerous garbage cans and bags at the side yard behind the fence-line. I left a voicemail to have Mr. Carter call me to discuss the findings. I will offer 30 more days for total abatement.
8. 10-24-2020 Re-inspection today showed the owner has not cleared the trash and debris from the side yard. There is also now trash in the front yard like previously noted.
9. 10-24-2020 First Citation for Section 7.54.030 F (\$250.00) and Section 7.54.030 S (\$250.00) issued to owner for trash and debris for a total of \$500.00.
10. 10-31-2020 Citation posting not placed at property due to officer safety for COVID-19. Property mailed copy.
11. 12-15-2020 Re-inspection today showed the front is now worse than previously observed. The trash behind the fence-line has been removed or is behind the home out of view. There are areas with trash bags, food and other debris in area of the garage, the porch, and stacked inside the car.
12. 12-15-2020 Second Citation for Section 7.54.030 F (\$514.00) and Section 7.54.030 S (\$514.00) issued to owner for trash and debris for a total of \$1028.00.
13. 12-15-2020 Second Citation posting not placed at property due to officer safety for COVID-19. Owner notified by voicemail.
14. 02-03-2021 I returned to work after taking extended time off and was informed Mr. Carter had reached out numerous times to discuss the case and his fines. I left a lengthy message relating my findings at last inspection and that I cannot waive the fines. I mentioned that he might appeal via the CEAB process of appeal. I will attempt to call back tomorrow to obtain an actual conversation with Mr. Carter.
15. 02-04-2021 I am entering the numerous voicemails that Mr. Carter left while I was off on extended leave as proof of Mr. Carter's effort to discuss the case. The voicemails are entered into the attachments section of TRAKiT/CRW database; although they do not reflect the date, he left the actual messages.
16. 02-24/25-2021 Mr. Carter came in and I were able to discuss with him the challenges he has faced regarding he and his wife's health during this case. He explained numerous personal health related issues and procedures that kept him from attending to the violations. I was honest with Mr. Carter that I felt he would greatly benefit from the CEAB appeal process. Dong Yoo agreed that Mr. Carter tried numerous times to reach out while I was off and was able to appeal the case even though we had moved past the 30-day appeal timeline.

RECOMMENDATION

Based upon the evidence presented, Staff recommends that the Board:

1. Waive the fines due to new information regarding this case, and a full understanding of the property owner's health issues during this case. I will say that Mr. Carter has kept in constant communication throughout the case processes. Our goal is to work with the Carter family to find long-term abatement of the accumulation of the trash and debris in the future.

CONTACT

James Nielsen,
Code Enforcement Officer
(707) 648-0446
James.Nielsen@cityofvallejo.net

ATTACHMENTS

1. Inspection Photos entered 07-02-2020
2. Property Owner Search entered 07-02-2020
3. Warning Letter entered 07-02-2020
4. Re-inspection Photos entered 08-06-2020
5. Property Owner Search entered 08-06-2020
6. Notice of Violation entered 08-06-2020
7. Re-inspection Photos entered 10-24-2020
8. Property Owner Search entered 10-24-2020
9. First Citation entered 10-24-2020
10. Re-inspection Photos entered 12-15-2020
11. Second Citation entered 12-15-2020
12. Follow-up Inspection Photographs dated 04/22/2021 (will be provided on day of hearing)

4257 GEORGIA STREET PHOTOS

by James Nielsen

: 0072 120 130
: Carter Lejeune R Jt

Total	: \$374,927
Land	: \$75,415
Structure	: \$299,512
Other	:
% Improved	: 80
Exempt	:
Type	:
Tax Area	: 007000
19-20 Tax	: \$5,155.32
Mello-Roos	: No
HOA	: No

ita

Fire :
Park/Rec : Greater Vallejo
Water : Solano Co, Benefit No. 01

```

      : 3
      : 2.00
om    : Yes
om    : Yes
ms    :
      :
      :
      : 1
      :

```

Year Built	: 1955
CntlHt/Ac	: Heat Only
Fireplace	: Yes
Patio	: Yes
Patio SF	:
Pool	:
Bldg Class	: 6.5
Condition	:



07/02/2020 08:07



07/02/2020 08:07



07/02/2020 08:07















07/02/2020 08:08





07/02/2020 08:08

4257 GEORGIA ST, VALLEJO, CA 94591

Property Details

Type SFR	Use Code RSFR	County SOLANO
Year Built 1955	Zoning	APN 0072-120-130
Beds 3	Units 1	Radar ID P10A8599
Baths 2	Rooms 7	Subdivision HILLCREST ESTATES
Sq Ft 1,804	Garage No	Census 250502
Lot Sq Ft 6,098	Pool No	Tract 0
Lot Acres 0.1	Fireplace Yes	Lot 105,105
Stories 1	HVAC Yes	
Legal HILLCREST ESTATES 1 SUB BK-PG 16-37 LOT 105		

Tax Assessment

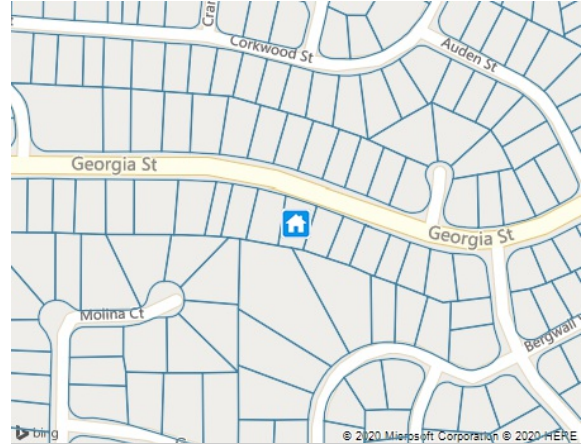
Total Value \$367,577	Year Assessed 2018
Land Value \$73,937	Annual Taxes \$4,835
Improvements \$293,640	Est. Tax Rate 1.3%
Owner Exempt No	Tax Rate Area 7000

Market Value and Rent

Estimated Value	\$484,900	\$269/sf as of 6/10/2020	68% confidence
Comp. Sales	\$691,612	\$383/sf as of Today	\$402k - \$1,275k
Comp. Listings	\$539,463	\$299/sf as of Today	\$370k - \$525k
HUD FM Rent	\$1,891	\$1.05/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Grant Deed Market		10/10/2014	78004	Seller Buyer	MORRIS,GARY CARTER,LEJEUNE R	\$348,000
Loan PMoney	1	10/10/2014	78005	Borrower Lender	CARTER,LEJEUNE R BANK OF AMERICA CALIFOF	\$175,000



Status

Est. Value \$484,900	Listed for Sale No
Loan Balance \$161,563	In Foreclosure No
Equity \$323,337	67% Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 10/10/2014	CARTER,LEJEUNE R
Purchase Amt \$348,000	4257 GEORGIA ST
Down Payment \$173,000	VALLEJO, CA 94591
Transfer Type Market	

Listing History

Type	Status	As Of	DOM	Price
------	--------	-------	-----	-------



Code Enforcement · 2 Florida St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

7/2/2020

CARTER LEJEUNE R JT
4257 GEORGIA ST
VALLEJO, CA 94591

WN / CE20-1013/ 4257 GEORGIA STREET/JAMES NIELSEN

WARNING NOTICE

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 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.: CE20-1013
PARCEL NO.: 0072120130
LOCATION: 4257 GEORGIA 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 07/02/2020** 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 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 R. Prohibits leaving any garbage can refuse can, or recycling container in front or side yard. **Relocate all garbage and recycle containers out of public view.**

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.



Code Enforcement · 2 Florida St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

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 08/04/2020 will result in the issuance of a written Notice of Violation and imposition of an administrative charge of \$361.00, 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: \$250.00, 2nd Citation: \$500.00, 3rd and subsequent Citations: \$750.00 - *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 \$361.00 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,

JAMES NIELSEN
Code Enforcement Officer
(707) 648 0446
JAMES.NIELSEN@cityofvallejo.net



Code Enforcement • 2 Florida St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net



4257 GEORGIA STREET PHOTOS

by James Nielsen

: 0072 120 130		Total	: \$374,927
: Carter Lejeune R Jt		Land	: \$75,415
:		Structure	: \$299,512
: 4257 Georgia St Vallejo 94591		Other	:
: 4257 Georgia St Vallejo Ca 94591		% Improved	: 80
: 10/10/2014	Doc # : 78004	Exempt	:
: \$348,000 Full	Deed : Grant Deed	Type	:
: 03/27/2014	PrDoc# : 21727	Tax Area	: 007000
: \$185,500 Full		19-20 Tax	: \$5,155.32
: 1000	Res,Sgl Family Residence,Improved	Mello-Roos	: No
: HILLCREST ESTATES 1 SUB BK-PG 16-37		HOA	: No
: LOT 105			
: Hillcrest Estates			
: Tract : 2505.02	Block : 1		
nta			
School	: Vallejo Unified	Fire	:
ol	: Vallejo Unified	Park/Rec	: Greater Vallejo
y College	: Solano	Water	: Solano Co, Benefit No. 01
: 3	Building SF : 1,804	Year Built	: 1955
: 2.00	1st Floor SF : 1,108	CntHt/Ac	: Heat Only
om : Yes	2nd Floor SF :	Fireplace	: Yes
om : Yes	Addtion SF : 696	Patio	: Yes
ns :	Other Rm SF :	Patio SF	:
:	Garage SqFt : 440	Pool	:
:	Garage Type : Garage	Bldg Class	: 6.5
: 1	Extra Bldg :	Condition	:
1 :	Ext Bldg SF :		
	Lot Acres : .14		
	Lot SqFt : 6,098		



08/06/2020 07:50



08/06/2020 07:51







08/06/2020 07:52



08/06/2020 07:52



08/06/2020 07:52



08/06/2020 07:52



08/06/2020 07:52



08/06/2020 07:52

4257 GEORGIA ST, VALLEJO, CA 94591

Property Details

Type SFR	Use Code RSFR	County SOLANO
Year Built 1955	Zoning	APN 0072-120-130
Beds 3	Units 1	Radar ID P10A8599
Baths 2	Rooms 7	Subdivision HILLCREST ESTATES
Sq Ft 1,804	Garage No	Census 250502
Lot Sq Ft 6,098	Pool No	Tract 0
Lot Acres 0.1	Fireplace Yes	Lot 105,105
Stories 1	HVAC Yes	
Legal HILLCREST ESTATES 1 SUB BK-PG 16-37 LOT 105		

Tax Assessment

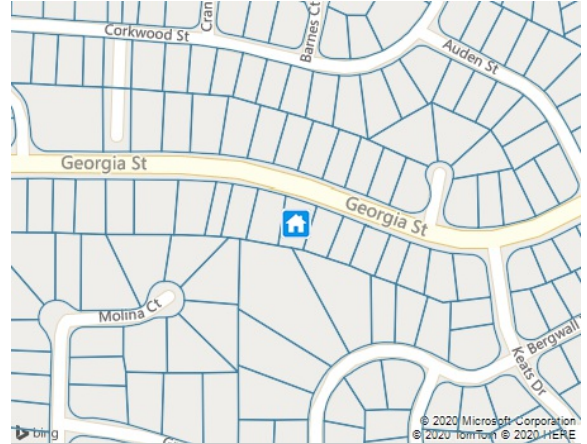
Total Value \$367,577	Year Assessed 2018
Land Value \$73,937	Annual Taxes \$4,835
Improvements \$293,640	Est. Tax Rate 1.3%
Owner Exempt No	Tax Rate Area 7000

Market Value and Rent

Estimated Value	\$484,200	\$268/sf as of 7/6/2020	74% confidence
Comp. Sales	\$497,289	\$276/sf as of Today	\$310k - \$530k
Comp. Listings	\$563,795	\$313/sf as of Today	\$310k - \$549k
HUD FM Rent	\$1,891	\$1.05/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Grant Deed		10/10/2014	78004	Seller	MORRIS,GARY	\$348,000
Market				Buyer	CARTER,LEJEUNE R	
Loan	1	10/10/2014	78005	Borrower	CARTER,LEJEUNE R	\$175,000
PMoney				Lender	BANK OF AMERICA CALIFOF	



Status

Est. Value \$484,200	Listed for Sale No
Loan Balance \$161,563	In Foreclosure No
Equity \$322,637	67% Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 10/10/2014	CARTER,LEJEUNE R
Purchase Amt \$348,000	4257 GEORGIA ST
Down Payment \$173,000	VALLEJO, CA 94591
Transfer Type Market	

Listing History

Type	Status	As Of	DOM	Price
------	--------	-------	-----	-------



Code Enforcement · 2 Florida St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

8/6/2020

CARTER LEJEUNE R JT
4257 GEORGIA ST
VALLEJO, CA 94591

NOV/ CE20-1013/ 4257 GEORGIA STREET/ JAMES NIELSEN

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.: CE20-1013
PARCEL NO.: 0072120130
LOCATION: 4257 GEORGIA STREET

You are hereby notified that **a reinspection was performed on 08/06/2020** and the violation(s) was not abated within the time limit specified in the Warning Notice and therefore a **\$361.00 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) which were observed during my initial inspection on 07/02/2020 **must be corrected by 09/14/2020**.

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

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

Section 7.54.030 R. Prohibits leaving any garbage can refuse can, or recycling container in front or side yard. **Relocate all garbage and recycle containers out of public view.**

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 \$361.00, 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 lienied 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 **Vallejo Police Department - Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590-5922**. 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 **CE20-1013** and account number **001-2412-310.36-13** on your check. *If you are unable to pay the fine amount in full, please contact Code Enforcement to discuss the option of a payment plan.* **[CASHIER: Print TWO receipts and place duplicate receipt in Code Enforcement outbox for pick-up and recording]**

If the Code Enforcement Division Commander 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 09/14/2020, the following action(s) may be taken:

Administrative Citation: 1st Citation \$250.00, 2nd Citation \$500.00, 3rd and subsequent Citations \$750.00 - *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,

JAMES NIELSEN
Code Enforcement Officer
(707) 648 0446
JAMES.NIELSEN@cityofvallejo.net



NOTICE OF VIOLATION APPEALS PROCESS

Any property owner may appeal the notice of violation and may request a hearing before the Code Enforcement Appeals Board as follows:

1. An appeal form shall be obtained from the Vallejo Police Department's Code Enforcement Division office. **The completed appeal form shall be filed with the Code Enforcement Division Commander or designee via the Code Enforcement Division office within thirty (30) days of the effective date of the notice of violation together with an appeal fee of \$450.00, as established by resolution by the City Council, or a request for an appeal fee waiver.**
2. Only after the completed appeal form has been filed together with the appeal fee or with an *approved* appeal fee waiver shall the Code Enforcement Division Commander or 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 Code Enforcement Division Commander or designee via the Code Enforcement Division office 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 Code Enforcement Division Commander or 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 Code Enforcement Division Commander or 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 office and submitted to the Code Enforcement Division Commander or designee via the Code Enforcement Division office within fifteen (15) days of the effective date of the notice of violation.
2. The Code Enforcement Division Commander or 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 Division Commander or 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 Code Enforcement Division Commander or 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 Code Enforcement Division Commander or designee shall be final.
4. If the Code Enforcement Division Commander or 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 office 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.

4257 GEORGIA STREET PHOTOS

by James Nielsen

: 0072 120 130		Total	: \$374,927
: Carter Lejeune R Jt		Land	: \$75,415
:		Structure	: \$299,512
: 4257 Georgia St Vallejo 94591		Other	:
: 4257 Georgia St Vallejo Ca 94591		% Improved	: 80
: 10/10/2014	Doc # : 78004	Exempt	:
: \$348,000 Full	Deed : Grant Deed	Type	:
: 03/27/2014	PrDoc# : 21727	Tax Area	: 007000
: \$185,500 Full		19-20 Tax	: \$5,155.32
: 1000	Res,Sgl Family Residence,Improved	Mello-Roos	: No
: HILLCREST ESTATES 1 SUB BK-PG 16-37		HOA	: No
: LOT 105			
: Hillcrest Estates			
: Tract	: 2505.02	Block	: 1

: 0072 120 130		: 0072 120 130	
: Carter Lejeune R Jt		: Carter Lejeune R Jt	
:		:	
: 4257 Georgia St Vallejo 94591		: 4257 Georgia St Vallejo 94591	
: 4257 Georgia St Vallejo Ca 94591		: 4257 Georgia St Vallejo Ca 94591	
: 10/10/2014	Doc # : 78004	: 10/10/2014	Doc # : 78004
: \$348,000 Full	Deed : Grant Deed	: \$348,000 Full	Deed : Grant Deed
: 03/27/2014	PrDoc# : 21727	: 03/27/2014	PrDoc# : 21727
: \$185,500 Full		: \$185,500 Full	
: 1000	Res,Sgl Family Residence,Improved	: 1000	Res,Sgl Family Residence,Improved
: HILLCREST ESTATES 1 SUB BK-PG 16-37		: HILLCREST ESTATES 1 SUB BK-PG 16-37	
: LOT 105		: LOT 105	
: Hillcrest Estates		: Hillcrest Estates	
: Tract	: 2505.02	: Tract	: 2505.02
Block	: 1	Block	: 1

: 0072 120 130		: 0072 120 130	
: Carter Lejeune R Jt		: Carter Lejeune R Jt	
:		:	
: 4257 Georgia St Vallejo 94591		: 4257 Georgia St Vallejo 94591	
: 4257 Georgia St Vallejo Ca 94591		: 4257 Georgia St Vallejo Ca 94591	
: 10/10/2014	Doc # : 78004	: 10/10/2014	Doc # : 78004
: \$348,000 Full	Deed : Grant Deed	: \$348,000 Full	Deed : Grant Deed
: 03/27/2014	PrDoc# : 21727	: 03/27/2014	PrDoc# : 21727
: \$185,500 Full		: \$185,500 Full	
: 1000	Res,Sgl Family Residence,Improved	: 1000	Res,Sgl Family Residence,Improved
: HILLCREST ESTATES 1 SUB BK-PG 16-37		: HILLCREST ESTATES 1 SUB BK-PG 16-37	
: LOT 105		: LOT 105	
: Hillcrest Estates		: Hillcrest Estates	
: Tract	: 2505.02	: Tract	: 2505.02
Block	: 1	Block	: 1

: 0072 120 130		: 0072 120 130	
: Carter Lejeune R Jt		: Carter Lejeune R Jt	
:		:	
: 4257 Georgia St Vallejo 94591		: 4257 Georgia St Vallejo 94591	
: 4257 Georgia St Vallejo Ca 94591		: 4257 Georgia St Vallejo Ca 94591	
: 10/10/2014	Doc # : 78004	: 10/10/2014	Doc # : 78004
: \$348,000 Full	Deed : Grant Deed	: \$348,000 Full	Deed : Grant Deed
: 03/27/2014	PrDoc# : 21727	: 03/27/2014	PrDoc# : 21727
: \$185,500 Full		: \$185,500 Full	
: 1000	Res,Sgl Family Residence,Improved	: 1000	Res,Sgl Family Residence,Improved
: HILLCREST ESTATES 1 SUB BK-PG 16-37		: HILLCREST ESTATES 1 SUB BK-PG 16-37	
: LOT 105		: LOT 105	
: Hillcrest Estates		: Hillcrest Estates	
: Tract	: 2505.02	: Tract	: 2505.02
Block	: 1	Block	: 1

: 0072 120 130		: 0072 120 130	
: Carter Lejeune R Jt		: Carter Lejeune R Jt	
:		:	
: 4257 Georgia St Vallejo 94591		: 4257 Georgia St Vallejo 94591	
: 4257 Georgia St Vallejo Ca 94591		: 4257 Georgia St Vallejo Ca 94591	
: 10/10/2014	Doc # : 78004	: 10/10/2014	Doc # : 78004
: \$348,000 Full	Deed : Grant Deed	: \$348,000 Full	Deed : Grant Deed
: 03/27/2014	PrDoc# : 21727	: 03/27/2014	PrDoc# : 21727
: \$185,500 Full		: \$185,500 Full	
: 1000	Res,Sgl Family Residence,Improved	: 1000	Res,Sgl Family Residence,Improved
: HILLCREST ESTATES 1 SUB BK-PG 16-37		: HILLCREST ESTATES 1 SUB BK-PG 16-37	
: LOT 105		: LOT 105	
: Hillcrest Estates		: Hillcrest Estates	
: Tract	: 2505.02	: Tract	: 2505.02
Block	: 1	Block	: 1

: 0072 120 130		: 0072 120 130	
: Carter Lejeune R Jt		: Carter Lejeune R Jt	
:		:	
: 4257 Georgia St Vallejo 94591		: 4257 Georgia St Vallejo 94591	
: 4257 Georgia St Vallejo Ca 94591		: 4257 Georgia St Vallejo Ca 94591	
: 10/10/2014	Doc # : 78004	: 10/10/2014	Doc # : 78004
: \$348,000 Full	Deed : Grant Deed	: \$348,000 Full	Deed : Grant Deed
: 03/27/2014	PrDoc# : 21727	: 03/27/2014	PrDoc# : 21727
: \$185,500 Full		: \$185,500 Full	
: 1000	Res,Sgl Family Residence,Improved	: 1000	Res,Sgl Family Residence,Improved
: HILLCREST ESTATES 1 SUB BK-PG 16-37		: HILLCREST ESTATES 1 SUB BK-PG 16-37	
: LOT 105		: LOT 105	
: Hillcrest Estates		: Hillcrest Estates	
: Tract	: 2505.02	: Tract	: 2505.02
Block	: 1	Block	: 1

: 0072 120 130		: 0072 120 130	
: Carter Lejeune R Jt		: Carter Lejeune R Jt	
:		:	
: 4257 Georgia St Vallejo 94591		: 4257 Georgia St Vallejo 94591	
: 4257 Georgia St Vallejo Ca 94591		: 4257 Georgia St Vallejo Ca 94591	
: 10/10/2014	Doc # : 78004	: 10/10/2014	Doc # : 78004
: \$348,000 Full	Deed : Grant Deed	: \$348,000 Full	Deed : Grant Deed
: 03/27/2014	PrDoc# : 21727	: 03/27/2014	PrDoc# : 21727
: \$185,500 Full		: \$185,500 Full	
: 1000	Res,Sgl Family Residence,Improved	: 1000	Res,Sgl Family Residence,Improved
: HILLCREST ESTATES 1 SUB BK-PG 16-37		: HILLCREST ESTATES 1 SUB BK-PG 16-37	
: LOT 105		: LOT 105	
: Hillcrest Estates		: Hillcrest Estates	
: Tract	: 2505.02	: Tract	: 2505.02
Block	: 1	Block	: 1

: 0072 120 130		: 0072 120 130	
: Carter Lejeune R Jt		: Carter Lejeune R Jt	
:		:	
: 4257 Georgia St Vallejo 94591		: 4257 Georgia St Vallejo 94591	
: 4257 Georgia St Vallejo Ca 94591		: 4257 Georgia St Vallejo Ca 94591	
: 10/10/2014	Doc # : 78004	: 10/10/2014	Doc # : 78004
: \$348,000 Full	Deed : Grant Deed	: \$348,000 Full	Deed : Grant Deed
: 03/27/2014	PrDoc# : 21727	: 03/27/2014	PrDoc# : 21727
: \$185,500 Full		: \$185,500 Full	
: 1000	Res,Sgl Family Residence,Improved	: 1000	Res,Sgl Family Residence,Improved
: HILLCREST ESTATES 1 SUB BK-PG 16-37		: HILLCREST ESTATES 1 SUB BK-PG 16-37	
: LOT 105		: LOT 105	
: Hillcrest Estates		: Hillcrest Estates	
: Tract	: 2505.02	: Tract	: 2505.02
Block	: 1	Block	: 1

: 0072 120 130		: 0072 120 130	
: Carter Lejeune R Jt		: Carter Lejeune R Jt	
:		:	
: 4257 Georgia St Vallejo 94591		: 4257 Georgia St Vallejo 94591	
: 4257 Georgia St Vallejo Ca 94591		: 4257 Georgia St Vallejo Ca 94591	
: 10/10/2014	Doc # : 78004	: 10/10/2014	Doc # : 78004
: \$348,000 Full	Deed : Grant Deed	: \$348,000 Full	Deed : Grant Deed
: 03/27/2014	PrDoc# : 21727	: 03/27/2014	PrDoc# : 21727
: \$185,500 Full		: \$185,500 Full	
: 1000	Res,Sgl Family Residence,Improved	: 1000	Res,Sgl Family Residence,Improved
: HILLCREST ESTATES 1 SUB BK-PG 16-37		: HILLCREST ESTATES 1 SUB BK-PG 16-37	
: LOT 105		: LOT 105	
: Hillcrest Estates		: Hillcrest Estates	
: Tract	: 2505.02	: Tract	: 2505.02
Block	: 1	Block	: 1

: 0072 120 130		: 0072 120 130	
: Carter Lejeune R Jt		: Carter Lejeune R Jt	
:		:	
: 4257 Georgia St Vallejo 94591		: 4257 Georgia St Vallejo 94591	
: 4257 Georgia St Vallejo Ca 94591		: 4257 Georgia St Vallejo Ca 94591	
: 10/10/2014	Doc # : 78004	: 10/10/2014	Doc # : 78004
: \$348,000 Full	Deed : Grant Deed	: \$348,000 Full	Deed : Grant Deed
: 03/27/2014	PrDoc# : 21727	: 03/27/2014	PrDoc# : 21727
: \$185,500 Full		: \$185,500 Full	
: 1000	Res,Sgl Family Residence,Improved	: 1000	Res,Sgl Family Residence,Improved
: HILLCREST ESTATES 1 SUB BK-PG 16-37		: HILLCREST ESTATES 1 SUB BK-PG 16-37	
: LOT 105		: LOT 105	
: Hillcrest Estates		: Hillcrest Estates	
: Tract	: 2505.02	: Tract	: 2505.02
Block	: 1	Block	: 1

: 0072 120 130		: 0072 120 130	
: Carter Lejeune R Jt		: Carter Lejeune R Jt	
:		:	
: 4257 Georgia St Vallejo 94591		: 4257 Georgia St Vallejo 94591	
: 4257 Georgia St Vallejo Ca 94591		: 4257 Georgia St Vallejo Ca 94591	
: 10/10/2014	Doc # : 78004	: 10/10/2014	Doc # : 78004
: \$348,000 Full	Deed : Grant Deed	: \$348,000 Full	Deed : Grant Deed
: 03/27/2014	PrDoc# : 21727	: 03/27/2014	PrDoc# : 21727
: \$185,500 Full		: \$185,500 Full	
: 1000	Res,Sgl Family Residence,Improved	: 1000	Res,Sgl Family Residence,Improved
: HILLCREST ESTATES 1 SUB BK-PG 16-37		: HILLCREST ESTATES 1 SUB BK-PG 16-37	
: LOT 105		: LOT 105	
: Hillcrest Estates		: Hillcrest Estates	
: Tract	: 2505.02	: Tract	: 2505.02
Block	: 1	Block	: 1

: 0072 120 130		: 0072 120 130	
: Carter Lejeune R Jt		: Carter Lejeune R Jt	
:		:	
: 4257 Georgia St Vallejo 94591		: 4257 Georgia St Vallejo 94591	
: 4257 Georgia St Vallejo Ca 94591		: 4257 Georgia St Vallejo Ca 94591	
: 10/10/2014	Doc # : 78004	: 10/10/2014	Doc # : 78004
: \$348,000 Full	Deed : Grant Deed	: \$348,000 Full	Deed : Grant Deed
: 03/27/2014	PrDoc# : 21727	: 03/27/2014	PrDoc# : 21727
: \$185,500 Full		: \$185,500 Full	
: 1000	Res,Sgl Family Residence,Improved	: 1000	Res,Sgl Family Residence,Improved
: HILLCREST ESTATES 1 SUB BK-PG 16-37		: HILLCREST ESTATES 1 SUB BK-PG 16-37	
: LOT 105		: LOT 105	
: Hillcrest Estates		: Hillcrest Estates	
: Tract	: 2505.02	: Tract	: 2505.02
Block	: 1	Block	: 1

: 0072 120 130		: 0072 120 130	
: Carter Lejeune R Jt		: Carter Lejeune R Jt	
:		:	
: 4257 Georgia St Vallejo 94591		: 4257 Georgia St Vallejo 94591	
: 4257 Georgia St Vallejo Ca 94591		: 4257 Georgia St Vallejo Ca 94591	
: 10/10/2014	Doc # : 78004	: 10/10/2014	Doc # : 78004
: \$348,000 Full	Deed : Grant Deed	: \$348,000 Full	Deed : Grant Deed
: 03/27/2014	PrDoc# : 21727	: 03/27/2014	PrDoc# : 21727
: \$185,500 Full		: \$185,500 Full	
: 1000	Res,Sgl Family Residence,Improved	: 1000	Res,Sgl Family Residence,Improved
: HILLCREST ESTATES 1 SUB BK-PG 16-37		: HILLCREST ESTATES 1 SUB BK-PG 16-37	
: LOT 105		: LOT 105	
: Hillcrest Estates		: Hillcrest Estates	
: Tract	: 2505.02	: Tract	: 2505.02
Block	: 1	Block	: 1

: 0072 120 130		: 0072 120 130	
: Carter Lejeune R Jt		: Carter Lejeune R Jt	
:		:	
: 4257 Georgia St Vallejo 94591		: 4257 Georgia St Vallejo 94591	
: 4257 Georgia St Vallejo Ca 94591		: 4257 Georgia St Vallejo Ca 94591	
: 10/10/2014	Doc # : 78004	: 10/10/2014	Doc # : 78004
: \$348,000 Full	Deed : Grant Deed	: \$348,000 Full	Deed : Grant Deed
: 03/27/2014	PrDoc# : 21727	: 03/27/2014	PrDoc# : 21727
: \$185,500 Full		: \$185,500 Full	
: 1000	Res,Sgl Family Residence,Improved	: 1000	Res,Sgl Family Residence,Improved
: HILLCREST ESTATES 1 SUB BK-PG 16-37		: HILLCREST ESTATES 1 SUB BK-PG 16-37	
: LOT 105		: LOT 105	
: Hillcrest Estates		: Hillcrest Estates	
: Tract	: 2505.02	: Tract	: 2505.02
Block	: 1	Block	: 1

: 0072 120 130		: 0072 120 130	
: Carter Lejeune R Jt		: Carter Lejeune R Jt	
:		:	
: 4257 Georgia St Vallejo 94591		: 4257 Georgia St Vallejo 94591	
: 4257 Georgia St Vallejo Ca 94591		: 4257 Georgia St Vallejo Ca 94591	
: 10/10/2014	Doc # : 78004	: 10/10/2014	Doc # : 78004
: \$348,000 Full	Deed : Grant Deed	: \$348,000 Full	Deed : Grant Deed
: 03/27/2014	PrDoc# : 21727	: 03/27/2014	PrDoc# : 21727
: \$185,500 Full		: \$185,500 Full	
: 1000	Res,Sgl Family Residence,Improved	: 1000	Res,Sgl Family Residence,Improved
: HILLCREST ESTATES 1 SUB BK-PG 16-37		: HILLCREST ESTATES 1 SUB BK-PG 16-37	
: LOT 105		: LOT 105	
: Hillcrest Estates		: Hillcrest Estates	
: Tract	: 2505.02	: Tract	: 2505.02
Block	: 1	Block	: 1

: 0072 120 130		: 0072 120 130	
: Carter Lejeune R Jt		: Carter Lejeune R Jt	
:		:	
: 4257 Georgia St Vallejo 94591		: 4257 Georgia St Vallejo 94591	
: 4257 Georgia St Vallejo Ca 94591		: 4257 Georgia St Vallejo Ca 94591	
: 10/10/2014	Doc # : 78004	: 10/10/2014	Doc # : 78004
: \$348,000 Full	Deed : Grant Deed	: \$348,000 Full	Deed : Grant Deed
: 03/27/2014	PrDoc# : 21727	: 03/27/2014	PrDoc# : 21727
: \$185,500 Full		: \$185,500 Full	
: 1000	Res,Sgl Family Residence,Improved	: 1000	Res,Sgl Family Residence,Improved
: HILLCREST ESTATES 1 SUB BK-PG 16-37		: HILLCREST ESTATES 1 SUB BK-PG 16-37	
: LOT 105		: LOT 105	
: Hillcrest Estates		: Hillcrest Estates	
: Tract	: 2505.02	: Tract	: 2505.02
Block	: 1	Block	: 1

: 0072 120 130		: 0072 120 130	
: Carter Lejeune R Jt		: Carter Lejeune R Jt	
:		:	
: 4257 Georgia St Vallejo 94591		: 4257 Georgia St Vallejo 94591	
: 4257 Georgia St Vallejo Ca 94591		: 4257 Georgia St Vallejo Ca 94591	
: 10/10/2014	Doc # : 78004	: 10/10/2014	Doc # : 78004
: \$348,000 Full	Deed : Grant Deed	: \$348,000 Full	Deed : Grant Deed
: 03/27/2014	PrDoc# : 21727	: 03/27/2014	PrDoc# : 21727
: \$185,500 Full		: \$185,500 Full	
: 1000	Res,Sgl Family Residence,Improved	: 1000	Res,Sgl Family Residence,Improved
: HILLCREST ESTATES 1 SUB BK-PG 16-37		: HILLCREST ESTATES 1 SUB BK-PG 16-37	
: LOT 105		: LOT 105	
: Hillcrest Estates		: Hillcrest Estates	
: Tract	: 2505.02	: Tract	: 2505.02
Block	: 1	Block	: 1

: 0072 120 130		: 0072 120 130	
: Carter Lejeune R Jt		: Carter Lejeune R Jt	
:		:	
: 4257 Georgia St Vallejo 94591		: 4257 Georgia St Vallejo 94591	
: 4257 Georgia St Vallejo Ca 94591		: 4257 Georgia St Vallejo Ca 94591	
: 10/10/2014	Doc # : 78004	: 10/10/2014	Doc # : 78004
: \$348,000 Full	Deed : Grant Deed	: \$348,000 Full	Deed : Grant Deed
: 03/27/2014	PrDoc# : 21727	: 03/27/2014	PrDoc# : 21727
: \$185,500 Full		: \$185,500 Full	
: 1000	Res,Sgl Family Residence,Improved	: 1000	Res,Sgl Family Residence,Improved
: HILLCREST ESTATES 1 SUB BK-PG 16-37		: HILLCREST ESTATES 1 SUB BK-PG 16-37	
: LOT 105		: LOT 105	
: Hillcrest Estates		: Hillcrest Estates	
: Tract	: 2505.02	: Tract	: 2505.02
Block	: 1	Block	: 1

: 0072 120 130		: 0072 120 130	
: Carter Lejeune R Jt		: Carter Lejeune R Jt	
:		:	
: 4257 Georgia St Vallejo 94591		: 4257 Georgia St Vallejo 94591	
: 4257 Georgia St Vallejo Ca 94591		: 4257 Georgia St Vallejo Ca 94591	
: 10/10/2014	Doc		









10/20/2020 11:11







10/20/2020 11:12







10/20/2020 11:12



10/20/2020 11:12



10/20/2020 11:12



10/20/2020 11:12

4257 GEORGIA ST, VALLEJO, CA 94591

Property Details

Type SFR	Use Code RSFR	County SOLANO
Year Built 1955	Zoning	APN 0072-120-130
Beds 3	Units 1	Radar ID P10A8599
Baths 2	Rooms 7	Subdivision HILLCREST ESTATES
Sq Ft 1,804	Garage No	Census 250502
Lot Sq Ft 6,098	Pool No	Tract 0
Lot Acres 0.1	Fireplace Yes	Lot 105,105
Stories 1	HVAC Yes	
Legal HILLCREST ESTATES 1 SUB BK-PG 16-37 LOT 105		

Tax Assessment

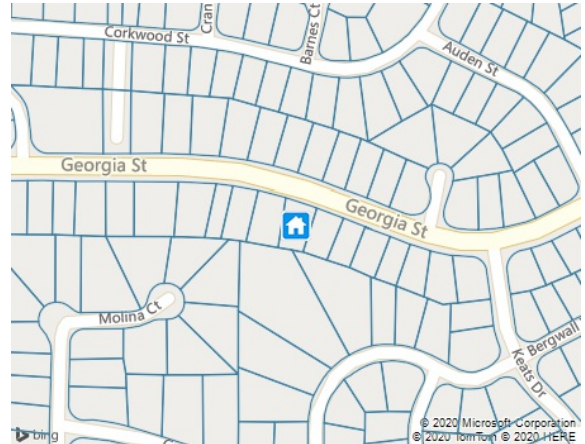
Total Value \$367,577	Year Assessed 2018
Land Value \$73,937	Annual Taxes \$4,835
Improvements \$293,640	Est. Tax Rate 1.3%
Owner Exempt No	Tax Rate Area 7000

Market Value and Rent

Estimated Value	\$495,100	\$274/sf as of 10/9/2020	77% confidence
Comp. Sales	\$545,409	\$302/sf as of Today	\$410k - \$530k
Comp. Listings	\$556,386	\$308/sf as of Today	\$390k - \$630k
HUD FM Rent	\$1,891	\$1.05/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Grant Deed		10/10/2014	78004	Seller	MORRIS,GARY	\$348,000
Market				Buyer	CARTER,LEJEUNE R	
Loan	1	10/10/2014	78005	Borrower	CARTER,LEJEUNE R	\$175,000
PMoney				Lender	BANK OF AMERICA CALIFOF	



Status

Est. Value \$495,100	Listed for Sale No
Loan Balance \$161,563	In Foreclosure No
Equity \$333,537	67% Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 10/10/2014	CARTER,LEJEUNE R
Purchase Amt \$348,000	4257 GEORGIA ST
Down Payment \$173,000	VALLEJO, CA 94591
Transfer Type Market	

Listing History

Type	Status	As Of	DOM	Price
------	--------	-------	-----	-------

Administrative Citation

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

PERSON CITED:

CASE #: CE20-1013

CARTER LEJEUNE R JT

VIOLATION ADDRESS:

PARCEL #:

4257 GEORGIA STREET

0072120130

MAILING ADDRESS:

4257 GEORGIA ST, VALLEJO, CA 94591

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by **12/07/2020**. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$250.00	Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, junk and debris on the property. THE ENTIRE PROPERTY MUST BE FREE FROM DEBRIS OR TRASH.
\$250.00	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. 
\$500.00	(see reverse side for payment and appeal instructions)

Date and time violation was observed: 10/20/2020

Citation Date: 10/20/2020

Issuing Officer: JAMES NIELSEN

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-0446

Division Address: Vallejo Police Department – Code Enforcement, 2 Florida Street, Vallejo, CA 94590

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 \$250.00, Second Citation \$500.00, Third and subsequent citations \$750.00.

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 \$445.00 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 Vallejo Police Department - Code Enforcement Division, 555 Santa Clara Street, Vallejo, CA 94590. Payment by mail should be made by personal check, cashier's check or money order, payable to the **City of Vallejo** – Account No. **001-2412-310.36-13**. Be sure to bring the citation with you, if paying in person, and **write the Citation Number** on your check or money order. If paying by mail, please **enclose a copy of this Administrative Citation**. **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.





4257 GEORGIA STREET PHOTOS

by James Nielsen

1
4591

Doc # : 78004
Deed : Grant Deed
PrDoc# : 21727

Family Residence, Improved
B BK-PG 16-37

Total : \$374,927
Land : \$75,415
Structure : \$299,512
Other :
% Improved : 80
Exempt :
Type :
Tax Area : 007000
19-20 Tax : \$5,155.32
Mello-Roos : No
HOA : No

Block : 1

Fire :
Park/Rec : Greater Vallejo
Water : Solano Co, Benefit No. 01

Building SF	: 1,804	Year Built	: 1955
1st Floor SF	: 1,108	CntlHt/Ac	: Heat Only
2nd Floor SF	:	Fireplace	: Yes
Addtion SF	: 696	Patio	: Yes
Other Rm SF	:	Patio SF	:
Garage SqFt	: 440	Pool	:
Garage Type	: Garage	Bldg Class	: 6.5
Extra Bldg	:	Condition	:
Ext Bldg SF	:		
Lot Acres	: 14		

4257 GEORGIA ST, VALLEJO, CA 94591**Property Details**

Type SFR	Use Code RSFR	County SOLANO
Year Built 1955	Zoning	APN 0072-120-130
Beds 3	Units 1	Radar ID P10A8599
Baths 2	Rooms 7	Subdivision HILLCREST ESTATES
Sq Ft 1,804	Garage No	Census 250502
Lot Sq Ft 6,098	Pool No	Tract 0
Lot Acres 0.1	Fireplace Yes	Lot 105,105
Stories 1	HVAC Yes	
Legal HILLCREST ESTATES 1 SUB BK-PG 16-37 LOT 105		

Tax Assessment

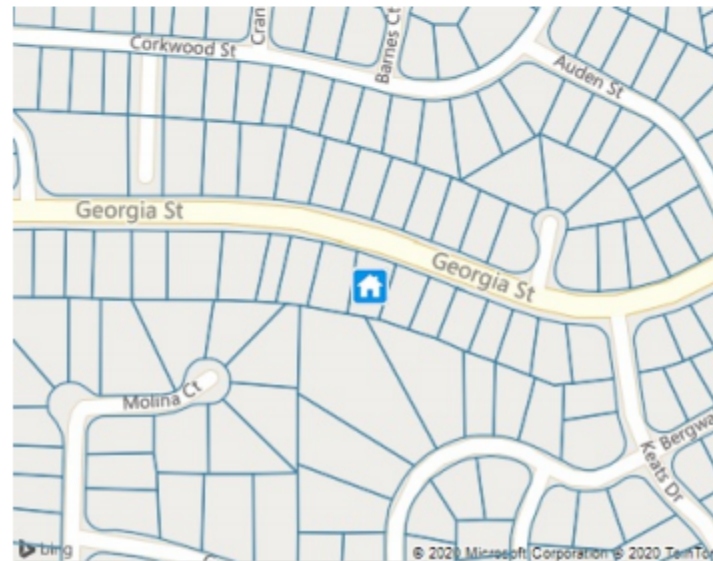
Total Value \$367,577	Year Assessed 2018
Land Value \$73,937	Annual Taxes \$4,835
Improvements \$293,640	Est. Tax Rate 1.3%
Owner Exempt No	Tax Rate Area 7000

Market Value and Rent

Estimated Value	\$495,300	\$275/sf as of 11/3/2020	77% confidence
Comp. Sales	\$549,046	\$304/sf as of Today	\$375k - \$570k
Comp. Listings	\$564,495	\$313/sf as of Today	\$390k - \$605k
HUD FM Rent	\$1,891	\$1.05/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Grant Deed		10/10/2014	78004	Seller	MORRIS, GARY	
Market				Buyer	CARTER, LEJEUNE R	
Loan	1	10/10/2014	78005	Borrower	CARTER, LEJEUNE R	\$175,000
PMoney				Lender	BANK OF AMERICA CALIFOR	

**Status**

Est. Value \$495,300	Listed for Sale No
Loan Balance \$161,563	In Foreclosure No
Equity \$333,737	67% Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 10/10/2014	CARTER, LEJEUNE R
Purchase Amt \$348,000	4257 GEORGIA ST
Down Payment \$173,000	VALLEJO, CA 94591
Transfer Type Market	

Listing History

Type	Status	As Of	DOM	Price
------	--------	-------	-----	-------





12/15/2020 10:00





12/15/2020 10:00



12/15/2020 10:00





12/15/2020 10:01



Administrative Citation

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

PERSON CITED:

CASE #: CE20-1013

CARTER LEJEUNE R JT

VIOLATION ADDRESS:

PARCEL #:

4257 GEORGIA STREET

0072120130

MAILING ADDRESS:

4257 GEORGIA ST, VALLEJO, CA 94591

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation **by 01/25/2021**. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$514.00	Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, junk and debris on the property.
\$514.00	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.
	
\$1028.00	(see reverse side for payment and appeal instructions)

Date and time violation was observed: 12/15/2020

Citation Date: 12/15/2020

Issuing Officer: JAMES NIELSEN

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-0446

Division Address: Vallejo Police Department – Code Enforcement, 2 Florida Street, 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 \$257.00, Second Citation \$514.00, Third and subsequent citations \$771.00.

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 \$457.00 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 Vallejo Police Department - Code Enforcement Division, 555 Santa Clara Street, Vallejo, CA 94590. 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. **001-2412-310.36-13**. 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. [CASHIER: Print TWO receipts and place duplicate receipt in Code Enforcement outbox for pick-up and recording]**

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.



Code Enforcement • 2 Florida Street • Vallejo • CA • 94590 • 707.648.4469

March 15, 2021

ABOUDI WILLIAM
5055 GEORGIA STREET
VALLEJO, CA 94591

RHN / ZV20-0020 / 5055 GEORGIA STREET / DAVID SIDIE

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.: ZV20-0020
PARCEL NO.: 0082112050
LOCATION: 5055 GEORGIA 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 Citation on **THURSDAY, APRIL 22, 2021 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, concerning violations of the Vallejo Municipal Code regarding the property at **5055 GEORGIA STREET**, Vallejo, California. **Please note that due to the present Coronavirus emergency/public health crisis, all board and commission meetings, including this hearing, will not be held in person and will instead take place via videoconference and teleconference.**

To join via Zoom: <https://zoomregular.cityofvallejo.net>

To join via phone, dial (669) 900-6833
Enter meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

Pursuant to Section 7.54.030 (A) 4 / 1.15.150 (D) 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
Senior Code Enforcement Officer

3/15/2021

Simple Certified Mail

CODE ENFORCEMENT DIVISION
555 SANTA CLARA ST
VALLEJO CA 94590-5922

RHN ZV20 0020 5055 GEOR
GIA STREET DS

USPS CERTIFIED MAIL™



9407 1368 9784 6725 6382 81



ABOUDI WILLIAM
5055 GEORGIA ST
VALLEJO CA 94591-8132

US POSTAGE AND FEES PAID

easypost

2021-03-16
94590
C363112
Retail
1.0 OZLTR



0901000002150

FOLD ALONG THIS LINE



CITY OF VALLEJO

POLICE DEPARTMENT CODE ENFORCEMENT DIVISION

555 Santa Clara Street, Vallejo, CA 94590 • (707) 648-4469 • FAX: (707) 649-3540

LAST DAY TO SUBMIT

THIS FORM

CASE #: ZV20-0020

HEARING REQUEST FORM

(ONLY THE PERSON CITED OR NOTICED MAY APPEAL)

PLEASE PRINT OR TYPE

CITATION #

DATE OF NOTICE

- ☐ VEHICLE CITATION (VMC CHAPTER 7.64)
- ☐ PMO NOTICE OF VIOLATION (VMC CHAPTER 7.54)
- ☐ PMO ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)
- ☐ PR NOTICE OF VIOLATION (VMC CHAPTER 7.62)
- ☐ PR ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)
- ☐ OTHER: _____

ZV20-0020 2/09/2021

(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 Aboudi

VIOLATION ADDRESS: UNKNOWN

CONTACT MAILING ADDRESS: 5055 GEORGIA STREET
VALLEJO, CA 94591

CONTACT PHONE NUMBER(S) 510 - 604 - 0466

- ☐ I HAVE SUBMITTED THE REQUIRED APPEAL FEE.
- ☐ I HAVE SUBMITTED A REQUEST FOR APPEAL FEE WAIVER.

— FORM CONTINUES ON REVERSE —

TO BE FILED OUT BY OFFICE STAFF ONLY

- ☐ THIS HAS BEEN REVIEWED BY CLERICAL
- ☐ THIS HAS BEEN REVIEWED BY DIVISION MANAGER

REVIEWED BY

WHO

KAB KAB

REVIEWED

DATE

3/9/2021

3/10/21

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

I OWN THE PROPERTY 5055 GEORGIA ST, VALLEJO CA 94591

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

PLANTING TREES IS POSITIVE ACTION EVEN THE CITY OF VALLEJO
WEBSITE PROMOTES IT, PREVENTS LAND SLIDE, BEAUTIFUL, LIMITS
WEED GROWTH.

AN INSPECTOR ADVISED ME A PERMIT NEEDS TO BE FILED WITH THE
CITY TO PLANT ON LMD LAND BEHIND MY HOUSE AND I DID.

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

THE PERMIT FILED WITH THE CITY HAS NOT BEEN DENIED IN WRITING.
BY PUBLIC RECORD REQUEST I FOUND OUT THE DENIAL WAS RECOMMENDED
DUE TO AN ^{"UNKNOWN"} DISPUTE I HAD WITH THE HOUSE UP THE HILL
(FOI RESPONSE ATTACHED) "UNTRUE" REQUEST - 1) REVERSE THIS CITATION

3) STOP SPRAYING WEED KILLER

2) RECOMMEND TO CITY COUNCIL NEW

4) FOI RESPONSE SHOW NO SUCH VIOLATION EVER ORDINANCE TO REVERSE POLICY ON
ISSUED FOR TREE PLANTING ON LMD LAND PLANTING TREES.

5) MY GARDNER WAS ENCOURAGED BY CITY TO PLANT BEHIND HIS HOUSE IN ANOTHER
VALLEJO LMD LAND (TOLD NO PERMIT NEEDED)

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.

3/5/2021

DATE

Bill Aboudi

PRINT NAME



SIGNATURE

DATE

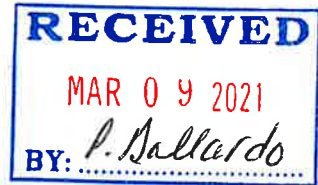
PRINT NAME

SIGNATURE

(ATTACH ADDITIONAL PAGES IF NEEDED)

— END OF FORM —

5055 Georgia St



CITY OF VALLEJO, CALIFORNIA
***** CUSTOMER RECEIPT *****
TY OF VALLEJO
POLICE DEPARTMENT
DE ENFORCEMENT DIVISION

Oper: KNARAN
Date: 3/09/21 07
Type: OC
Drawer: 1
Receipt no: 139900

Description: 99
Quantity: 1.00
Amount: \$257.00
Miscellaneous Payment

G/L account number:
00124123103613
ZV20-0020

Tender detail: 7631
CK CHECK: \$257.00
Total tendered: \$257.00
Total payment: \$257.00

Trans date: 3/09/21
Time: 12:09:08

94590 • (707) 648-4469 • FAX: (707) 649-3540

LAST DAY TO SUBMIT

THIS FORM

CASE #: ZV20-0020

REQUEST FORM

CITED OR NOTICED MAY APPEAL)

CITATION #

DATE OF NOTICE

- ☐ THANK YOU FOR YOUR PAYMENT
- ☐ (7.54)
- ☐ PRECATIVE CITATION (VMC CHAPTER 1.15)
- ☐ PR NOTICE OF VIOLATION (VMC CHAPTER 7.62)
- ☐ PR ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)
- ☐ OTHER:

ZV20-0020 2/09/2021

(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 Aboudi

VIOLATION ADDRESS: UNKNOWN

CONTACT MAILING ADDRESS: 5055 GEORGIA STREET
VALLEJO, CA 94591

CONTACT PHONE NUMBER(S) 510 - 604 - 0466

- ☐ I HAVE SUBMITTED THE REQUIRED APPEAL FEE.
- ☐ I HAVE SUBMITTED A REQUEST FOR APPEAL FEE WAIVER.

— FORM CONTINUES ON REVERSE —

TO BE FILED OUT BY OFFICE STAFF ONLY

REVIEWED BY
WHO

REVIEWED
DATE

- ☐ THIS HAS BEEN REVIEWED BY CLERICAL
- ☐ THIS HAS BEEN REVIEWED BY DIVISION MANAGER

CASE# ZV20-0020

The LMD personnel did not have a good reason for not allowing the planting of trees in public areas between the homes deeded to the City by the developer. The denial was verbally done without due process. In fact the reason for denial discovered by FOI request was an untrue statement.

Another reason discovered via FOI request on November 9th, Mr Lacey gave to Dennis Uy in an email that states *"The LMD is responsible for maintaining this area does not want the additional reasonability of these tree pose"*

A requirement was given for applying for an encroachment permit which was promptly done. The Encroachment Permit is clear that the responsibility for the upkeep is on the permit holder which we already do due to lack of interest in maintaining the hill behind our homes.

The planting of trees has been common for me and my neighbors since I purchased the house almost 30 years ago. We only see positive results to point out some of them, beautification, preventing landslides, control the brush, easy maintenance.

I have kept honey bees in my backyard and recently learned the reason for the bees dying due to the hill spraying with weed killer instead of the normal weed wacking procedures twice a year.

As a homeowner/taxpayer my property tax bill includes a charge for LMD maintenance line item which I pay. This citation is forcing me to be taxed without representation and in this appeal I want my representation.

The policy for planting trees which is highly encouraged now is made into a personal preference for LMD personal making decisions for homeowners that care about their neighborhoods, this citation is comparing trees to a pile of trash.

A working group should be established to discuss the maintenance of LMD and better management of the area for the benefit of all residents.



CITY OF VALLEJO

Central Permit Center

555 SANTA CLARA STREET • VALLEJO • CALIFORNIA • 94590-5934 • www.ci.vallejo.ca.us

ENCROACHMENT PERMIT

APPLICATION FOR A PERMIT TO ENCROACH ON CITY PROPERTY

Owner's Name William Aboudi
First Last
Mailing Address 5055 Georgia Street
Street
Vallejo CA 94591
City State Zip
Site Address 5055 Georgia Street (Open Space behind my property)
Street
Vallejo CA 94591
City State Zip
Phone Number 510-604-0466
Email Address bill@abtruck.com

- A. Description of the proposed encroachment (please include site plan and detail plan showing the locations, and all surface structures within/adjacent to proposed work area, ie: poles, utility boxes, fire hydrants, height and type of fence / retaining wall):

PLANTING 15 ITALIAN CYPRESS TREES IN THE OPEN SPACE BEHIND
MY HOUSE, THE HILL HAS SOME TREES BUT LOOKS BARE.
I HAVE CLEARED THE BRUSH TO REDUCE FIRE HAZARD AND WOULD LIKE
TO PLANT TREES FOR BEAUTIFICATION AND REDUCTION OF LIGHT POLLUTION.

- B. Reason for the encroachment: PLANTING TREES
- C. Provide a copy of the Covenants, Conditions, and Restrictions (CCR's) for your subdivision. You should have a copy of these with your deed, or check with your Title Company for a copy.
- D. Additional Comments: I PLAN TO KEEP BEES IN MY BACKYARD, SPRAY OF CHEMICAL ON
THE: THIS IS A CONCERN.

"I/we understand and agree as follows: That any permit or waiver issued hereon shall be issued pursuant and subject to the provisions of Chapter 10.16 of the Vallejo Municipal Code, that such permit or waiver may be canceled by the City of Vallejo, acting by and through its Public Works Director, at any time, and that the encroachment must be removed within thirty (30) days thereafter; that no right, title or interest in any property owned by the City of Vallejo shall be vest or accrue to me/us by reason of the issuance of such permit or waiver or exercise of the privilege given thereby; that I/we will not suffer or permit any dangerous or defective conditions of property to exist in connection with exercise of the privilege; and that I/we assume and will pay for all injuries and damage to persons or property arising from or in connection with the exercise of the privilege."

[Signature]
Owner's Signature

11/4/2020
Date

ENCROACHMENT PERMIT



From: [Dennis Uy](#)
To: [Michelle Hightower](#); [Cesar Orozco](#); [Jonathan Atkinson](#); [James Olson](#)
Cc: [Steve Kenyon](#); [Matt Herrera](#); [Jason Lacey](#); [Aaron Sage](#)
Subject: LMD Ewasement/ Open Space behind 5055 Georgia St.
Date: Monday, November 9, 2020 8:07:37 AM
Attachments: [Xerox Scan_11092020074846.pdf](#)

All,

See attached encroachment permit application and site plan for planting trees in City property for your review and approval.

Thanks,

Dennis Uy
Engineering Technician II
City of Vallejo | Public Works- Engineering
Central Permit Center
555 Santa Clara St., Vallejo, CA 94590
(707) 651-7151 | dennis.uy@cityofvallejo.net

From: [Jason Lacey](#)
To: [Dennis Uy](#); [Michelle Hightower](#); [Cesar Orozco](#); [Jonathan Atkinson](#); [James Olson](#)
Cc: [Steve Kenyon](#); [Matt Herrera](#); [Aaron Sage](#)
Subject: RE: LMD Ewasement/ Open Space behind 5055 Georgia St.
Date: Monday, November 9, 2020 8:55:00 AM

Dennis,

PW-LMD objects to this planting and wishes to deny the application. The LMD is responsible for maintaining this area does not want the additional reasonability of these tree pose.

Please also note, the resident up slope from the applicant has voiced strong opposition to the trees and shared with me they have had view/privacy issues between the two homes in the past. We should not allow COV property for either side to gain advantage with their standing issues.

Regards, Jason

-----Original Message-----

From: Dennis Uy
Sent: Monday, November 9, 2020 8:08 AM
To: Michelle Hightower <Michelle.Hightower@cityofvallejo.net>; Cesar Orozco <Cesar.Orozco@cityofvallejo.net>; Jonathan Atkinson <Jonathan.Atkinson@cityofvallejo.net>; James Olson <James.Olson@cityofvallejo.net>
Cc: Steve Kenyon <Steve.Kenyon@cityofvallejo.net>; Matt Herrera <Matt.Herrera@cityofvallejo.net>; Jason Lacey <Jason.Lacey@cityofvallejo.net>; Aaron Sage <Aaron.Sage@cityofvallejo.net>
Subject: LMD Ewasement/ Open Space behind 5055 Georgia St.

All,

See attached encroachment permit application and site plan for planting trees in City property for your review and approval.

Thanks,

Dennis Uy
Engineering Technician II
City of Vallejo | Public Works- Engineering Central Permit Center
555 Santa Clara St., Vallejo, CA 94590
(707) 651-7151 | dennis.uy@cityofvallejo.net

From: [Jason Lacey](#)
To: [Dennis Uy](#)
Cc: [Melissa Tigbao](#); [Matt Herrera](#)
Subject: RE: LMD Ewasement/ Open Space behind 5055 Georgia St.
Date: Monday, November 9, 2020 11:39:00 AM
Attachments: [RE LMD Ewasement Open Space behind 5055 Georgia St..msg](#)

Hello Dennis,

I spoke with the applicant just now, PW is not changing our position of denying the encroachment permit. If VMC allows for an appeal process please send him the process and explain how to proceed.

Thanks, Jason

-----Original Message-----

From: Dennis Uy
Sent: Monday, November 9, 2020 8:08 AM
To: Michelle Hightower <Michelle.Hightower@cityofvallejo.net>; Cesar Orozco <Cesar.Orozco@cityofvallejo.net>; Jonathan Atkinson <Jonathan.Atkinson@cityofvallejo.net>; James Olson <James.Olson@cityofvallejo.net>
Cc: Steve Kenyon <Steve.Kenyon@cityofvallejo.net>; Matt Herrera <Matt.Herrera@cityofvallejo.net>; Jason Lacey <Jason.Lacey@cityofvallejo.net>; Aaron Sage <Aaron.Sage@cityofvallejo.net>
Subject: LMD Ewasement/ Open Space behind 5055 Georgia St.

All,

See attached encroachment permit application and site plan for planting trees in City property for your review and approval.

Thanks,

Dennis Uy
Engineering Technician II
City of Vallejo | Public Works- Engineering Central Permit Center
555 Santa Clara St., Vallejo, CA 94590
(707) 651-7151 | dennis.uy@cityofvallejo.net

Request #20-958 >

1 of 4 filtered by keyword search: encroachment

Please provide me with Encroachment Permit appeal process and procedures.

Received December 2, 2020 via web

Departments

Requester

Bill Aboudi
bill@abtruck.com
5055 Georgia Street, Vallejo, CA 94591
510-604-0466

Documents

Public (none)

Requester (none)

Staff

Point of Contact Brisa Rojas, Secretary

CLOSED

Request Closed

We have searched our files, and the record you asked for does not exist. P

December 4, 2020, 3:19pm by Brisa Rojas, Secretary

Request Published

December 2, 2020, 11:09am by Dawn Abrahamson, City Clerk

Department Assignment

Removed: City Clerk's Office.

December 2, 2020, 11:09am by Dawn Abrahamson, City Clerk

Department Assignment

City Clerk's Office

December 2, 2020, 10:58am

Request Opened

Request received via web

December 2, 2020, 10:58am

< Jason Lacey



Delivered 1:16 PM

Monday, November 9, 2020

Read

Not removed yet



Read 2:41 PM



Ok...thanks

2:43 PM



Thursday, November 12, 2020





Code Enforcement - 2 Florida St - Vallejo - CA - 94590 - 707.648.4469 code.enforcement@cityofvallejo.net

11/17/2020

ABOUDI WILLIAM I
5055 GEORGIA ST
VALLEJO, CA 94591

AN Warning / ZV20-0020/ 5055 GEORGIA STREET/DAVID SIDIE

ADMINISTRATIVE NOTICE - WARNING

Sent via 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.: ZV20-0020
PARCEL NO.: 0082112050
LOCATION: 5055 GEORGIA 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 11/17/2020** 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 10.16.010 Prohibits encroachment on, in, over or under any real property, including easements, owned by the city, by any structure or object of any kind or character, temporary or permanent in nature, and whether such encroachment is real, personal, or mixed property. Please remove the landscaping along the City of Vallejo property behind your property.



Code Enforcement • 2 Florida St • Vallejo • CA • 94590 • 707.648.4469 code.enforcement@cityofvallejo.net



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 12/28/2020 will result in the issuance of a 1st Citation, pursuant to Chapter 1.15 of the Vallejo Municipal Code, and imposition of a \$257.00 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: \$514.00, 3rd and subsequent Citations: \$771.00 - *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

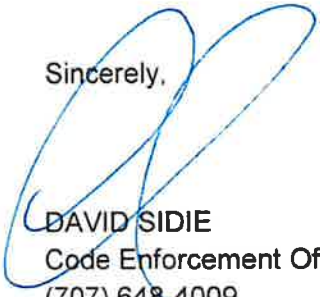


Code Enforcement · 2 Florida St · Vallejo · CA · 94590 · 707.648.4469 code_enforcement@cityofvallejo.net

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,



DAVID SIDIE
Code Enforcement Officer
(707) 648-4009
David.sidie@cityofvallejo.net

William Aboudi
5055 Georgia Street
Vallejo, CA 94591
707.552.5055

November 24, 2020

David Sidie
Code Enforcement Officer
City of Vallejo
2 Florida Street
Vallejo, CA 94590

Re: Letter Dated 11/17/2020 Case No: ZV20-0020

Mr. Sidie

Your letter mentions a violation and threatens a penalty if not corrected, the letter included a picture of the property behind my house with landscaping.

"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."

I live in the neighborhood, maintaining the value of real property and preventing deterioration of my neighborhood is also important to me and my neighbors.

Please provide me with clear instructions of the corrective actions required mentioned by your letter.

Sincerely Yours,

A handwritten signature in black ink, appearing to read 'Bill Aboudi', with a stylized, cursive script.

Bill Aboudi

From: [David Sidie](#)
To: [Karen Ang](#)
Subject: FW: 5055 Georgia
Date: Wednesday, December 02, 2020 2:43:32 PM
Attachments: [image001.png](#)
[image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

David Sidie
Code Enforcement officer
City of Vallejo | Police Department
Code Enforcement Division
(707) 648-4009 | david.sidie@cityofvallejo.net

Please click on this link for property searches or to schedule/view inspections: <http://web.ci.vallejo.ca.us/eTRAKIT3/>

From: Dennis Uy
Sent: Wednesday, December 02, 2020 10:41 AM
To: David Sidie <David.Sidie@cityofvallejo.net>
Subject: RE: 5055 Georgia

Also the name of the owner is William Not Dennis.

Dennis Uy
Engineering Technician II
City of Vallejo | Public Works- Engineering
Central Permit Center
555 Santa Clara St., Vallejo, CA 94590
(707) 651-7151 | dennis.uy@cityofvallejo.net


From: David Sidie
Sent: Wednesday, December 02, 2020 8:55 AM
To: Dennis Uy <Dennis.Uy@cityofvallejo.net>
Subject: 5055 Georgia

Hi Dennis,

Can you confirm if the owner Dennis Aboudi filed an encroachment permit to allow landscaping

behind his property (city of Vallejo property)?

David Sidie

Code Enforcement officer

City of Vallejo | Police Department

Code Enforcement Division

(707) 648-4009 | david.sidie@cityofvallejo.net

Please click on this link for property searches or to schedule/view inspections: <http://web.ci.vallejo.ca.us/eTRAKIT3/>



Code Enforcement • 2 Florida St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net

1/4/2021

ABOUDI WILLIAM I
5055 GEORGIA ST
VALLEJO, CA 94591

AN Warning / ZV20-0020/ 5055 GEORGIA STREET/DAVID SIDIE

2ND ADMINISTRATIVE NOTICE - WARNING

Sent via 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.: ZV20-0020
PARCEL NO.: 0082112050
LOCATION: 5055 GEORGIA 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 01/04/2021** 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 10.16.010 Prohibits encroachment on, in, over or under any real property, including easements, owned by the city, by any structure or object of any kind or character, temporary or permanent in nature, and whether such encroachment is real, personal, or mixed property. Please remove the unapproved landscaping along the City of Vallejo property behind your property.



Code Enforcement • 2 Florida St • Vallejo • CA • 94590 • 707.648.4469 code.enforcement@cityofvallejo.net



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 02/08/2021 will result in the issuance of a 1st Citation, pursuant to Chapter 1.15 of the Vallejo Municipal Code, and imposition of a \$257.00 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: \$514.00, 3rd and subsequent Citations: \$771.00 - *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



Code Enforcement · 2 Florida St · Vallejo · CA · 94590 · 707.648.4469 code.enforcement@cityofvallejo.net

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,

A handwritten signature in blue ink, appearing to read "David Sidie", is written over the word "Sincerely,".

DAVID SIDIE
Code Enforcement Officer
(707) 648-4009
David.sidie@cityofvallejo.net

CITY OF VALLEJO**CITATION #: ZV20-0020 ZONE****Administrative Citation**☒ 1st Citation ☐ 2nd Citation ☐ 3rd Citation ☐ 4th Citation ☐ 5th Citation**PERSON CITED:****CASE #: ZV20-0020****ABOUDI WILLIAM I****VIOLATION ADDRESS:****PARCEL #:****5055 GEORGIA STREET****0082112050****MAILING ADDRESS:****5055 GEORGIA ST, VALLEJO, CA 94591**

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 03-19-2021. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$257.00	Section 10.16.010 Prohibits encroachment on, in, over or under any real property, including easements, owned by the city, by any structure or object of any kind or character, temporary or permanent in nature, and whether such encroachment is real, personal, or mixed property. Please remove the landscaping along the City of Vallejo property behind your property. 
\$257.00	(see reverse side for payment and appeal instructions)

Date and time violation was observed: 02-09-2021

Citation Date: 2/9/2021

Issuing Officer: DAVID SIDIE

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: Vallejo Police Department – Code Enforcement, 2 Florida Street, 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 \$257.00, Second Citation \$514.00, Third and subsequent citations \$771.00.

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 \$457.00 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 Vallejo Police Department - Code Enforcement Division, 555 Santa Clara Street, Vallejo, CA 94590. 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. 001-2412-310.36-13**. 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. [CASHIER: Print TWO receipts and place duplicate receipt in Code Enforcement outbox for pick-up and recording]**

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.

Parcel Info

Contacts (1)

Restriction Details

Land Use

Building

Type	Date Added	Date Cleared	Restriction	
WARNING: E...	N/A	N/A	HIGH	More Info
WARNING: L...	N/A	N/A	few landslides	More Info

Restriction - WARNING: LANDSLIDE



Type:

WARNING: LANDSLIDE

Date Added:

N/A

Date Required:

N/A

Date Satisfied:

Status:

Remarks:

few landslides

Notes:

CLOSE

Case #ZV20-0020

Case Info

Site Info

Case #: ZV20-0020

Case Name: ENCROACHING LANDSCAPING

Type: ZONING

Subtype:

Officer: DAVID SIDIE

Referred By:

Status: WARNING LTR

Opened: 11/17/2020

Closed:

Last Action: 3/22/2021

Follow Up: 3/19/2021

Audit

Case #ZV20-0020

Case Info

Site Info

Address: 5055 GEORGIA STREET 

City/State/Zip: VALLEJO, CA,

Property Type: PARCEL

APN: 0082112050

Subdivision:

Tract: 2521.03

Block:

Lot:

Sect-Twp-Rng: 00000000

Lot Size (SF): 13228

Re: Regarding our telephone conversation 12/02/2020

1 message

Bill Aboudi <bill@abtruck.com>

Tue, Feb 9, 2021 at 9:30 PM

To: David Sidie <david.sidie@cityofvallejo.net>

Cc: Robert.McConnell@cityofvallejo.net, Mina.Diaz@cityofvallejo.net

Bcc: Bill Aboudi OPS <bill@abtruck.com>

Mr Sidie,

Per our conversation today, I have submitted an Encroachment Permit as requested which was provided in the previous email.

To this day no denial notice has been received regarding the Encroachment Permit.

The violation you called me about is mute.

As a matter of clarification to your analogy taking over a City car and planting on public land is unintelligible.

I consider this matter closed.

Bill Aboudi

Operations Manager @ OPS



Office Phone: 510.835.0930

Mobile Phone: 510.604.0466

Site: www.abtruck.com

Email: bill@abtruck.com

Address: 10 Burma Road, Oakland, CA 94607

On Thu, Dec 3, 2020 at 9:59 PM Bill Aboudi <bill@abtruck.com> wrote:

Mr Sidie,

Per our conversation this morning attached is a copy of the Encroachment Permit that was filled on Nov 4th, 2020 with the City per Public Works.

As we discussed, the letter was unclear in what is exactly is causing the deterioration of neighborhoods and the action you want me to remedy. A public records request for a list of Encroachment Permits approved or denied (file is attached) as of Nov 30th, 2020 the list does not reflect my encroachment permit as denied.

Planting trees is encouraged as a public policy also is common practice.

I have lived in my home for close to 30 years never had this issue come up, I take pride in my house, my neighborhood, and my City. Your letter borders on harassment of a good citizen of this City.

I'm unsure by your comments about Public Works giving you instructions to send out the violation and then you said the City Attorney instructed you??

Please provide me the name and contact information of the attorney you mentioned.



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.

Bill Aboudi
bill@abtruck.com
c 510.604.0466

Member: <https://westrk.org/>

RE: Regarding our telephone conversation 12/02/2020

1 message

David Sidie <David.Sidie@cityofvallejo.net>
To: Bill Aboudi <bill@abtruck.com>

Mon, Dec 7, 2020 at 7:05 AM

Mr. Aboudi,

I don't have your answers for any of the permitting process, I assume this is handled with Mr. Lacey in Public works. I would suggest contacting him.

David Sidie

Code Enforcement officer

City of Vallejo | Police Department

Code Enforcement Division

(707) 648-4009 | david.sidie@cityofvallejo.net

Please click on this link for property searches or to schedule/view inspections: <http://web.ci.vallejo.ca.us/eTRAKIT3/>

From: Bill Aboudi [mailto:bill@abtruck.com]

Sent: Monday, December 07, 2020 7:03 AM

To: David Sidie <David.Sidie@cityofvallejo.net>

Subject: Re: Regarding our telephone conversation 12/02/2020

Where would I find the denial letter for the encroachment permit, reason and appeal process?

Bill

On Mon, Dec 7, 2020 at 6:53 AM David Sidie <David.Sidie@cityofvallejo.net> wrote:

Good morning Mr. Aboudi,

Please re-read the encroachment notice as you can appeal this process after I issue the penalty. As for your years of living in the City of Vallejo, I do appreciate this information but it is not helpful. I have already confirmed you're encroachment permit process was denied and therefore have planted on City of Vallejo property.

My next date for re-inspection is set for the 29th of December. As always have a nice day.

David Sidie

Code Enforcement officer

City of Vallejo | Police Department

Code Enforcement Division

(707) 648-4009 | david.sidie@cityofvallejo.net

Please click on this link for property searches or to schedule/view inspections: <http://web.ci.vallejo.ca.us/eTRAKIT3/>

From: Bill Aboudi [mailto:bill@abtruck.com]
Sent: Thursday, December 03, 2020 10:00 PM
To: David Sidie <David.Sidie@cityofvallejo.net>
Subject: Regarding our telephone conversation 12/02/2020

Mr Sidie,

Per our conversation this morning attached is a copy of the Encroachment Permit that was filled on Nov 4th, 2020 with the City per Public Works.

As we discussed, the letter was unclear in what is exactly is causing the deterioration of neighborhoods

and the action you want me to remedy.

A public records request for a list of Encroachment Permits approved or denied (file is attached) as of Nov 30th, 2020 the list does not reflect my encroachment permit as denied.

Planting trees is encouraged as a public policy also is common practice.

I have lived in my home for close to 30 years never had this issue come up, I take pride in my house, my neighborhood, and my City. Your letter borders on harassment of a good citizen of this City.

I'm unsure by your comments about Public Works giving you instructions to send out the violation and then you said the City Attorney instructed you??

Please provide me the name and contact information of the attorney you mentioned.



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.

Bill Aboudi

bill@abtruck.com

c 510.604.0466

Member: <https://westrk.org/>



***** This is an EXTERNAL EMAIL. Stop and think before clicking links or opening attachments. *****



CITY OF VALLEJO

POLICE DEPARTMENT

CODE ENFORCEMENT

HEARING DATE: April 22, 2021
TO: Code Enforcement Appeals Board
FROM: David Sidie
SUBJECT: HEARING ON APPEAL OF 5055 GEORGIA STREET

Subject Property Address: 5055 Georgia St
Parcel Number: 0082-112-050
Owner of Record: William Aboudi
Case Number: ZV20-0020
Violation(s): Vallejo Municipal Code (VMC) Section 10.16.010 Prohibits encroachment on, in, over or under any real property owned by the City.

This is an appeal for the First Administrative Citation for the encroachment on City of Vallejo property.

BACKGROUND

- 1) 11-17-2020 I was asked by the City Attorney's office to pick up the enforcement for Public Works because of encroaching landscaping.

I inspected the lot where the encroaching was happening and found landscaping that was the concern by Public Works and took some photos. I notice that hoses and items were going to Mr. Aboudi's property. I generated the notice for 10.16.010 VMC and sent it via regular and certified mail to the owner.
- 2) 12-01-2020 I received a correspondence from Mr. Aboudi concerned about the notice. It was in writing and scanned into the case.
- 3) 12-02-2020 I contacted Mr. Aboudi regarding his concerns and then he notified me that he had submitted an encroachment permit and was waiting for the response. I was not aware of that so I explained to Mr. Aboudi that I would contact Public Works to see where his permit was at and contact him back.
- 4) 12-02-2020 I emailed Dennis Uy (Engineering Technician, Public Works) regarding Mr. Aboudi and Mr. Uy confirmed that Mr. Aboudi was notified via staff member Jason Lacey (Landscape Manager, Public Works) that his permit was denied on November 9th, 2020.
- 5) 12-02-2020 I contacted Mr. Aboudi again to confirm the questions he had but he wanted all correspondence in writing. I explained to him that the violation notice is serving as that since the verbal confirmation was not good enough.
- 6) 12-03-2020 I received this email "Mr Sidie, Per our conversation this morning attached is a copy of the Encroachment Permit that was filled on Nov 4th, 2020 with the City per Public Works. As we discussed, the letter was unclear in what is exactly is causing the deterioration of neighborhoods and the action you want me to remedy. A public records request for a list of Encroachment Permits approved or denied (file is attached) as of Nov 30th, 2020 the list does not reflect my encroachment permit as denied. Planting trees is encouraged as a public policy also is common practice. I have lived in my home for close to 30

years never had this issue come up, I take pride in my house, my neighborhood, and my City. Your letter borders on harassment of a good citizen of this City. I'm unsure by your comments about Public Works giving you instructions to send out the violation and then you said the City Attorney instructed you?? Please provide me the name and contact information of the attorney you mentioned”.

I respond to Mr. Aboudi within the same day confirming my next date for re-inspection and that his permit was denied by Public Works.

- 7) 1/04/2021 I re-inspected the property and confirmed that the unapproved landscaping was still on the City property. I resent the violation notice to the owner in hopes to get voluntary compliance. The notice was sent via regular and certified mail to the owner.
- 8) 2/09/2021 I re-inspected the property and confirmed the unapproved landscaping was still on the City property. I made the effort to contact Mr. Aboudi in hopes I could work with him on time and I could gain voluntary compliance. He was adamant until he receives a denial in writing than he would not comply.
- 9) 2-09-2021 I received the following email from Mr. Aboudi “Mr Sidie, Per our conversation today, I have submitted an Encroachment Permit as requested which was provided in the previous email. To this day no denial notice has been received regarding the Encroachment Permit. The violation you called me about is mute. As a matter of clarification to your analogy taking over a City car and planting on public land is unintelligible. I consider this matter closed.”
- 10) 2-9-2021 I issued the citation to the owner for violation chapter 10.16.010 VMC.
- 11) 2-11-2021 Mr. Lacey forwarded me the following voicemail from November 9th, 2020: “Hi Jason, my name is Bill Aboudi, I live in Vallejo on Georgia Street and I applied for an encroachment permit for planting some cypress trees behind my house in city open land. I dropped off the application—Dennis just called me—said that it was denied and I have to go through the next step and he didn’t know so he said to give you a call, so I am calling you. My phone number is [redacted]. Again my name is Bill; if you can, give me a call back. Thanks.”

ATTACHMENTS

1. Initial Inspection Photographs dated 11/17/2020
2. Administrative Warning Notice dated 11/17/2020
3. Re-inspection Photographs dated 1/04/2021
4. Administrative Warning Notice dated 1/04/2021
5. Re-inspection Photographs dated 2/09/2021
6. Citation issued for violation dated 2/09/2021
7. Follow-up Inspection Photographs dated 04/22/2021 (will be provided on day of hearing)

RECOMMENDATION

Based upon the evidence presented, Staff recommends that the Board:

1. Uphold the First Administrative Citation for the encroachment on City of Vallejo property.

CONTACT

David Sidie
Code Enforcement Officer
(707) 648-4009
David.sidie@cityofvallejo.net



- General Inquiry**
- Secured Inquiry
 - Unsecured Inquiry
 - Name/Address Search
- Map Inquiries**
- Assessor Inquiries**
- Auditor Inquiries**

◀ November 2020 ▶

SN	MON	TU	WED	TH	FR	SA
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30					



Logout

SCIPS Integrated Intranet Access

Production

Parcel: 0082112050 [Submit] [Prior] [Next] [Map]

[Detail] [Permits] [DocHist] [Spec/Bnd] [Secbill]

Situs Address **Etal Name/Assessee Mailing Address**

0082-112-050 **Aboudi William I** 100.00 % SA

5055 Georgia Street Aboudi William I
Vallejo CA **5055 Georgia St.**
TRA : 7057 Vallejo CA 94591

Property Information - Roll Being Prepared

Land Value	\$95,117	Acres	0.30	TRA Chg	302	Valued By	HP3K - 06/20/14
Improvements	\$249,560	Lot SqFt	13,228	TRA	7057	Exempt By	AR82 - 01/25/94
Trees and Vines	\$0	Units	0	TRA Last	7057	Census	2521.030
Personalty	\$0	GovtOwn	NO	TRA Year	8283	Record Map	
Fixtures	\$0	CIP Code	NO	TaxRoll CIP	NO	Bill Control	NR
Penalties	\$0	Spec Stat	NO	Sublink	500076	Late File	00
Total Value	\$344,677						
Home Owners	\$7,000	Description	1000 - Single Family Res				
Net Total	\$337,677	Subdivision	Somerset Hills				
		Created By	Recorded Document BOP On 12/29/1988				
		Unit:	1	Lot:	n/a		
		Block:	n/a	Sublot:	n/a		

Property Characteristics

Quality Class	7.0	Year Built/Eff Age	1989 / 1989	Lot Description	
Floor Area		Rooms		Features	
1st Floor	998	Bedrooms	4	Fireplace	1
2nd Floor	965	Baths	2.5	Central Heat	
3rd Area	0	Dining Room	Yes	Solar	None
Finished Basement	0	Family Room	Yes	Swimming Pool	None
Add'l Area	100%	Utility Room	Yes	Garage/Carport	621 / 0
		Other Room	1	Non-Living Area	0
Total Area	2,167	Total Rooms	10		

SecRoll

Auditor Information [2020/21 - 2004/05]

	2020/21	2019/20	2018/19	2017/18	2016/17
Status	AC	AC	AC	AC	AC
Tax Rate Area	7057	7057	7057	7057	7057
TRA Last Year	7057	7057	7057	7057	7057
Use Code	1000	1000	1000	1000	1000
Govt Owned	NO	NO	NO	NO	NO
Exem Status	HO	HO	HO	HO	HO
Full Values					
Land	\$95,117	\$93,252	\$91,424	\$89,632	\$87,875
Improvements	\$249,560	\$244,667	\$239,870	\$235,167	\$230,556
Mineral Rights	\$0	\$0	\$0	\$0	\$0
Trees/Vines	\$0	\$0	\$0	\$0	\$0
Personalty	\$0	\$0	\$0	\$0	\$0
Fixtures	\$0	\$0	\$0	\$0	\$0
Penalties	\$0	\$0	\$0	\$0	\$0
Total Value	\$344,677	\$337,919	\$331,294	\$324,799	\$318,431
Exemptions	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Net Total	\$337,677	\$330,919	\$324,294	\$317,799	\$311,431

End of Listing

Nov 17, 2020 at 7:59:12 AM



Nov 17, 2020 at 7:59:13 AM



Nov 17, 2020 at 7:59:14 AM



Nov 17, 2020 at 7:59:15 AM



Nov 17, 2020 at 7:59:16 AM



Nov 17 2020 at 7:59:17 AM



Nov 17, 2020 at 7:59:28 AM



Nov 17, 2020 at 7:59:29 AM



Nov 17, 2020 at 7:59:30 AM



Nov 17, 2020 at 7:59:32 AM



Nov 17, 2020 at 8:02:42 AM



Nov 17, 2020 at 8:02:43 AM



Nov 17, 2020 at 8:02:46 AM



Nov 17, 2020 at 8:02:47 AM



Nov 17, 2020 at 8:02:49 AM



Nov 17, 2020 at 8:02:52 AM





Code Enforcement · 2 Florida St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

11/17/2020

ABOUDI WILLIAM I
5055 GEORGIA ST
VALLEJO, CA 94591

AN Warning / ZV20-0020/ 5055 GEORGIA STREET/DAVID SIDIE

ADMINISTRATIVE NOTICE - WARNING

Sent via 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.: ZV20-0020
PARCEL NO.: 0082112050
LOCATION: 5055 GEORGIA 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 11/17/2020** 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 10.16.010 Prohibits encroachment on, in, over or under any real property, including easements, owned by the city, by any structure or object of any kind or character, temporary or permanent in nature, and whether such encroachment is real, personal, or mixed property. Please remove the landscaping along the City of Vallejo property behind your property.



Code Enforcement • 2 Florida St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net



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 12/28/2020 will result in the issuance of a 1st Citation, pursuant to Chapter 1.15 of the Vallejo Municipal Code, and imposition of a \$257.00 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: \$514.00, 3rd and subsequent Citations: \$771.00 - *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



Code Enforcement · 2 Florida St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

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,

DAVID SIDIE
Code Enforcement Officer
(707) 648-4009
David.sidie@cityofvallejo.net



- General Inquiry**
- Secured Inquiry
 - Unsecured Inquiry
 - Name/Address Search
- Map Inquiries**
- Assessor Inquiries**
- Auditor Inquiries**

January 2021

SN	MON	TU	WED	TH	FR	SA
					1	2
3	4	5	6	7	8	9
10	11	12	13	14	15	16
17	18	19	20	21	22	23
24	25	26	27	28	29	30
31						



Logout

SCIPS Integrated Intranet Access

Production

Parcel 0082112050

Submit Prior Next

Map

Detail Permits DocHist Spc/Bnd Secbill

1

Secured Inquiry - Property Detail

Monday, January 14, 2021
VJ01 11:46:11 AM

Situs Address	Etal Name/Assessee	Mailing Address
0082-112-050	Aboudi William I	100.00 % SA
5055 Georgia Street Vallejo	Aboudi William I 5055 Georgia St., Vallejo CA 94591	
TRA : 7057		

Property Information - Roll Being Prepared

Land Value	\$95,117	Acres	0.30	TRA Chg	302	Valued By	HP3K - 06/20/14
Improvements	\$249,560	Lot SqFt	13,228	TRA	7057	Exempt By	AR82 - 01/25/94
Trees and Vines	\$0	Units	0	TRA Last	7057	Census	2521.030
Personalty	\$0	GovtOwn	NO	TRA Year	8283	Record Map	
Fixtures	\$0	CIP Code	NO	TaxRoll CIP	NO	Bill Control	NR
Penalties	\$0	Spec Stat	NO	Sublink	500076	Late File	00

Total Value	\$344,677		
Home Owners	\$7,000	Description	1000 - Single Family Res
Net Total	\$337,677	Subdivision	Somerset Hills
		Created By	Recorded Document BOP On 12/29/1988
		Unit:	1
		Block:	n/a
		Lot:	n/a
		Sublot:	n/a

Property Characteristics

Quality Class	7.0	Year Built/Eff Age	1989 / 1989	Lot Description
1st Floor	998	Bedrooms	4	Fireplace
2nd Floor	965	Baths	2.5	Central Heat
3rd Area	0	Dining Room	Yes	Solar
Finished Basement	0	Family Room	Yes	Swimming Pool
Add'l Area	100%	Utility Room	Yes	Garage/Carport
		Other Room	1	Non-Living Area
Total Area	2,167	Total Rooms	10	

SecRoll

Auditor Information [2020/21 - 2004/05]

	2020/21	2019/20	2018/19	2017/18	2016/17
Status	AC	AC	AC	AC	AC
Tax Rate Area	7057	7057	7057	7057	7057
TRA Last Year	7057	7057	7057	7057	7057
Use Code	1000	1000	1000	1000	1000
Govt Owned	NO	NO	NO	NO	NO
Exem Status	HO	HO	HO	HO	HO
Full Values					
Land	\$95,117	\$93,252	\$91,424	\$89,632	\$87,875
Improvements	\$249,560	\$244,667	\$239,870	\$235,167	\$230,556
Mineral Rights	\$0	\$0	\$0	\$0	\$0
Trees/Vines	\$0	\$0	\$0	\$0	\$0
Personalty	\$0	\$0	\$0	\$0	\$0
Fixtures	\$0	\$0	\$0	\$0	\$0
Penalties	\$0	\$0	\$0	\$0	\$0
Total Value	\$344,677	\$337,919	\$331,294	\$324,799	\$318,431
Exemptions	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Net Total	\$337,677	\$330,919	\$324,294	\$317,799	\$311,431

End of Listing

Jan 4, 2021 at 8:25:25 AM



Jan 4, 2021 at 8:25:26 AM



Jan 4, 2021 at 8:25:29 AM



Jan 4, 2021 at 8:25:41 AM



Jan 4, 2021 at 8:25:56 AM



Jan 4, 2021 at 8:25:57 AM



Jan 4, 2021 at 8:25:58 AM



Jan 4, 2021 at 8:25 59 AM



Jan 4, 2021 at 8:26:00 AM



Jan 4, 2021 at 8:26:01 AM



Jan 4, 2021 at 8:26:02 AM



Jan 4, 2021 at 8:26:05 AM



Jan 4, 2021 at 8:26:08 AM



Jan 4, 2021 at 8:26:10 AM





Code Enforcement • 2 Florida St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net

1/4/2021

ABOUDI WILLIAM I
5055 GEORGIA ST
VALLEJO, CA 94591

AN Warning / ZV20-0020/ 5055 GEORGIA STREET/DAVID SIDIE

2ND ADMINISTRATIVE NOTICE - WARNING

Sent via 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.: ZV20-0020
PARCEL NO.: 0082112050
LOCATION: 5055 GEORGIA 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 01/04/2021** 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 10.16.010 Prohibits encroachment on, in, over or under any real property, including easements, owned by the city, by any structure or object of any kind or character, temporary or permanent in nature, and whether such encroachment is real, personal, or mixed property. Please remove the unapproved landscaping along the City of Vallejo property behind your property.



Code Enforcement • 2 Florida St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net



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 02/08/2021 will result in the issuance of a 1st Citation, pursuant to Chapter 1.15 of the Vallejo Municipal Code, and imposition of a \$257.00 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: \$514.00, 3rd and subsequent Citations: \$771.00 - *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



Code Enforcement · 2 Florida St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

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,

DAVID SIDIE
Code Enforcement Officer
(707) 648-4009
David.sidie@cityofvallejo.net



- General Inquiry
 - Secured Inquiry
 - Unsecured Inquiry
 - Name/Address Search
- Map Inquiries
- Assessor Inquiries
- Auditor Inquiries

February 2021

SN	MON	TU	WED	TH	FR	SA
	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28						



Logout

SCIPS Integrated Intranet Access

Production

Parcel 0082112050

Submit Prior Next

Map

Detail Permits DocHist Spc/Bnd Secbill

1

Secured Inquiry - Property Detail

Tuesday, February 19, 2021
VJ01 10:29:17 AM

Situs Address	Etal Name/Assessee	Mailing Address
0082-112-050	Aboudi William I	100.00 % SA
5055 Georgia Street Vallejo	Aboudi William I 5055 Georgia St., Vallejo CA 94591	
TRA : 7057		

Property Information - Roll Being Prepared

Land Value	\$95,117	Acres	0.30	TRA Chg	302	Valued By	HP3K - 06/20/14
Improvements	\$249,560	Lot SqFt	13,228	TRA	7057	Exempt By	AR82 - 01/25/94
Trees and Vines	\$0	Units	0	TRA Last	7057	Census	2521.030
Personalty	\$0	GovtOwn	NO	TRA Year	8283	Record Map	
Fixtures	\$0	CIP Code	NO	TaxRoll CIP	NO	Bill Control	NR
Penalties	\$0	Spec Stat	NO	Sublink	500076	Late File	00
Total Value	\$344,677						
Home Owners	\$7,000	Description	1000 - Single Family Res				
Net Total	\$337,677	Subdivision	Somerset Hills				
		Created By	Recorded Document BOP On 12/29/1988				
		Unit:	1	Lot:	n/a		
		Block:	n/a	Sublot:	n/a		

Property Characteristics

Quality Class	7.0	Year Built/Eff Age	1989 / 1989	Lot Description
Floor Area		Rooms		Features
1st Floor	998	Bedrooms	4	Fireplace
2nd Floor	965	Baths	2.5	Central Heat
3rd Area	0	Dining Room	Yes	Solar
Finished Basement	0	Family Room	Yes	Swimming Pool
Add'l Area	100%	Utility Room	Yes	Garage/Carport
		Other Room	1	Non-Living Area
Total Area	2,167	Total Rooms	10	

SecRoll

Auditor Information [2020/21 - 2004/05]

<< < > >>

	2020/21	2019/20	2018/19	2017/18	2016/17
Status	AC	AC	AC	AC	AC
Tax Rate Area	7057	7057	7057	7057	7057
TRA Last Year	7057	7057	7057	7057	7057
Use Code	1000	1000	1000	1000	1000
Govt Owned	NO	NO	NO	NO	NO
Exem Status	HO	HO	HO	HO	HO
Full Values					
Land	\$95,117	\$93,252	\$91,424	\$89,632	\$87,875
Improvements	\$249,560	\$244,667	\$239,870	\$235,167	\$230,556
Mineral Rights	\$0	\$0	\$0	\$0	\$0
Trees/Vines	\$0	\$0	\$0	\$0	\$0
Personalty	\$0	\$0	\$0	\$0	\$0
Fixtures	\$0	\$0	\$0	\$0	\$0
Penalties	\$0	\$0	\$0	\$0	\$0
Total Value	\$344,677	\$337,919	\$331,294	\$324,799	\$318,431
Exemptions	\$7,000	\$7,000	\$7,000	\$7,000	\$7,000
Net Total	\$337,677	\$330,919	\$324,294	\$317,799	\$311,431

End of Listing

Production • Help • Contact • Print • E-Mail •

VJ01



I want to...

+
-

Land Use Description:

[Assessor Parcel Map](#)

[Driving Directions \(Google\)](#)

Dual Maps (Street View and Oblique)

[Google Map View at Street Location](#)

[Reverse Geocode \(ESRI\)](#)

Property Characteristics

Tax Billing Information



Parcels



World To...



1:500 I

Feb 9, 2021 at 7:40:33 AM



Feb 9, 2021 at 7:40:34 AM



Feb 9, 2021 at 7:40:35 AM



Feb 9, 2021 at 7:40:35 AM



Feb 9, 2021 at 7:40:36 AM



Feb 9, 2021 at 7:40:41 AM



Feb 9, 2021 at 7:40:42 AM



Feb 9, 2021 at 7:40:43 AM



Feb 9, 2021 at 7:40:45 AM



Feb 9, 2021 at 7:40:46 AM



Feb 9, 2021 at 7:40:47 AM



Feb 9, 2021 at 7:40:48 AM



Feb 9, 2021 at 7:40:49 AM



Feb 9, 2021 at 7:40:50 AM



Feb 9, 2021 at 7:40:53 AM



Feb 9, 2021 at 7:41:04 AM



Feb 9, 2021 at 7:41:05 AM



Feb 9, 2021 at 7:41:05 AM



Feb 9, 2021 at 7:41:09 AM



Feb 9, 2021 at 7:41:10 AM



Feb 9, 2021 at 7:41:12 AM



Feb 9, 2021 at 7:41:13 AM



Feb 9, 2021 at 7:41:15 AM



Feb 9, 2021 at 7:41:17 AM



Administrative Citation

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

PERSON CITED:

CASE #: ZV20-0020

ABOUDI WILLIAM I

VIOLATION ADDRESS:

PARCEL #:

5055 GEORGIA STREET

0082112050

MAILING ADDRESS:

5055 GEORGIA ST, VALLEJO, CA 94591

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 03-19-2021. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$257.00	Section 10.16.010 Prohibits encroachment on, in, over or under any real property, including easements, owned by the city, by any structure or object of any kind or character, temporary or permanent in nature, and whether such encroachment is real, personal, or mixed property. Please remove the landscaping along the City of Vallejo property behind your property. 
\$257.00	(see reverse side for payment and appeal instructions)

Date and time violation was observed: 02-09-2021

Citation Date: 2/9/2021

Issuing Officer: DAVID SIDIE

Signature:

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: Vallejo Police Department – Code Enforcement, 2 Florida Street, 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 \$257.00, Second Citation \$514.00, Third and subsequent citations \$771.00.

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 \$457.00 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 Vallejo Police Department - Code Enforcement Division, 555 Santa Clara Street, Vallejo, CA 94590. 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. **001-2412-310.36-13**. 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. [CASHIER: Print TWO receipts and place duplicate receipt in Code Enforcement outbox for pick-up and recording]**

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.