



AGENDA

CODE ENFORCEMENT APPEALS BOARD REGULAR MEETING VIA TELECONFERENCE

www.cityofvallejo.net

MAY 27, 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**

**May 27, 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. April 22, 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:** None
10. **OLD BUSINESS:**

A. Code Enforcement Appeals Hearing - Continuation

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

11. NEW BUSINESS:

A. Code Enforcement Appeals Hearing

Hearing on First Administrative Citation for 117 Parkhaven Drive – Staff

Recommendation: Uphold the First Administrative Citation for the inoperative vehicle on the property.

Contact: James Nielsen, Code Enforcement Officer 707-648-0446 james.nielsen@cityofvallejo.net

12. SECOND COMMUNITY FORUM

13. STAFF COMMENTS: None

14. ANNOUNCEMENTS:

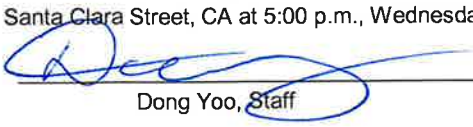
- A. **REMINDER** - The next Regular Meeting is also our annual Special Assessments Hearing, scheduled for **Thursday, June 24th, 2021 @6:00 PM**
- B. Code Enforcement will be holding monthly community clean-ups at designated neighborhoods throughout the city.

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, May 19, 2021.

Dated: Wednesday, May 19, 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 6:03 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, Garrett Toles
 - 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:** Board Member Taylor motioned to approve the agenda; seconded by Board Member Madeiros, and carried unanimously.
5. **APPROVAL OF MINUTES:** Vice-Chairperson Matias motioned to approve the February 25, 2021 CEAB Regular Meeting Minutes; seconded by Board Member Madeiros. 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/committee 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:** The Board voted to grant Vice Mayor Verder-Aliga speaking rights; motioned by Board Member Taylor, seconded by Board Member Toles, and was carried unanimously.
9. **PRESENTATIONS:** None.
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**
Vice Mayor Verder-Aliga stated that this item is on the April 27th, 2021 Special City Council Meeting Agenda with a waiver of time to place into effect. The item also set a precedent for the Council to do away with the two-step process to save time on an item that has already been vetted by a commission.
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.
Action: Board Member Madeiros motioned to uphold staff recommendation with the inclusion that the appellant is provided with a list of supportive resources that would help keep their property compliant and prevent them from receiving any further enforcement, seconded by Vice-Chairperson Matias, Board Members Taylor, Cavalli and Toles.
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 landscape encroachment on City of Vallejo property.
Action: Vice-Chairperson Matias motioned to postpone this case until next month to compel all pertinent department staff to attend, seconded by Board Member Madeiros and was carried unanimously.
Contact: David Sidie, Code Enforcement Officer, 707-648-4009, david.sidie@cityofvallejo.net
 - C. **Appointment(s) to Joint CEAB and Beautification Commission Subcommittee - CEAB**

Board Member Cavalli and Board Member Toles were both appointed to this Joint Subcommittee.

12. SECOND COMMUNITY FORUM: None

13. STAFF COMMENTS: Sgt. Richard Wanzie, Code Enforcement / Community Services Division Supervisor briefly explained how/why more Code Enforcement cases are being presented to the Board.

14. ANNOUNCEMENTS:

A. Next Regular Meeting Scheduled for May 27, 2021 @6:00 PM.

B. Code Enforcement Community Clean-up Events scheduled for the next four consecutive Saturdays

15. BOARD MEMBER COMMENTS AND DISCUSSION

16. ADJOURNMENT: Chairperson Ash adjourned the meeting at 8:19 pm.

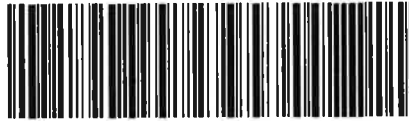
4/27/2021

Simple Certified Mail

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

RHN CONT ZV20 0020 5055
GEORGIA STREET DS

USPS CERTIFIED MAIL™



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ABOUDI WILLIAM
5055 GEORGIA ST
VALLEJO CA 94591-8132

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FOLD ALONG THIS LINE



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

April 27, 2021

ABOUDI WILLIAM
5055 GEORGIA STREET
VALLEJO, CA 94591

RHN - Cont / 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 **continuation** hearing of the appeal of the First Citation on **THURSDAY, MAY 27, 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.



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

Sincerely,

Dong Yoo
Senior Code Enforcement Officer

5/4/2021

Simple Certified Mail

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

RHN CE20 1645 117 PARKH
AVEN JN

USPS CERTIFIED MAIL™



9407 1368 9784 6911 3731 63



JOSEPH & MICHELLE CANEPA
117 PARKHAVEN DR
VALLEJO CA 94591-4236

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FOLD ALONG THIS LINE



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

May 4, 2021

JOSEPH & MICHELLE CANEPA
117 PARKHAVEN DR
VALLEJO, CA 94591

RHN / CE20-1645 / 117 PARKHAVEN DR / JAMES NIELSEN

HEARING NOTICE - ZOOM

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.: CE20-1645
PARCEL NO.: 0081391090
LOCATION: 117 PARKHAVEN DRIVE

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, MAY 27, 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 **117 PARKHAVEN DRIVE**, 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.

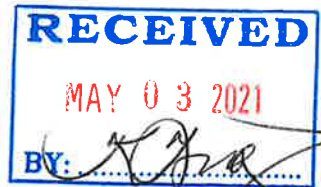
If you have any questions, please contact me immediately at (707) 648-4469 or e-mail code.enforcement@cityofvallejo.net. Thank you.

Sincerely,

Dong Yoo
Senior Code Enforcement Officer

Regular Hearing Notice - Zoom
CE20-1645 / 117 PARKHAVEN DR / JAMES NIELSEN

Revised: [05/04/2021]



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 #:

5/3/2021

CE20-1645

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)	CE20-1645	3/2/2021
☐ PR NOTICE OF VIOLATION (VMC CHAPTER 7.62)	_____	_____
☐ PR ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)	_____	_____
☐ OTHER: _____	_____	_____

(PMO = Property Maintenance Ordinance = City of Vallejo Municipal Code 7.54)

(PR = Property Registration Ordinance = City of Vallejo Municipal Code 7.62)

(VMC = Vallejo Municipal Code)

BEFORE THE CODE ENFORCEMENT APPEALS BOARD, THE APPEALS OF:

NAME(S): Joseph / Michelle Conner

VIOLATION ADDRESS: 117 Parkhaven Dr

CONTACT MAILING ADDRESS: Same

CONTACT PHONE NUMBER(S) 707-324-9681

- ☒ 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

WHO

REVIEWED

DATE

K. Ang
D. Ang

5/3/2021
5-3-21

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

My interest is having the fee/fine waived

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

Have been trying to contact DMV - to get said ^{Vehicle} ~~Vehicle~~ to be donated, as unable to donate vehicle as not in my name for 3 months

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

Trying to get car donated. Was not able to donate as vehicle not in my name. Tried getting paperwork on said car - per request from donation facility - car was not worth of getting ~~then~~ any money. Tried calling City Code - left msg of car - officer out. Car was picked up 3/4/21

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.

5/13/2021

DATE

Michelle Canepa

PRINT NAME

Michelle Canepa

SIGNATURE

DATE

PRINT NAME

SIGNATURE

(ATTACH ADDITIONAL PAGES IF NEEDED)

-- END OF FORM --

CITY OF VALLEJO, CALIFORNIA
*** CUSTOMER RECEIPT ***
Oper: AVILLADA Type: OC Drawer: 1
Date: 5/03/21 01 Receipt no: 169874

Description	Quantity	Amount
CA	CODE ENFORCEMENT VIOLATON	
	1.00	\$257.00

G/L account number:
00124123103613
CE20-1645

Tender detail		
MC BANKCARD (MC	34905	\$257.00
Total tendered		\$257.00
Total payment		\$257.00

Trans date: 5/03/21 Time: 13:49:16

THANK YOU FOR YOUR PAYMENT

Adriana Robles
Pickup Receipt
Apr 28, 2021 at 2:11:14 PM
joeandmichelle2@att.net

Hello,

Attached are the pickup receipts for the 1999 Mercedes C280 that was picked up on 03/04/21.

Thanks,
Adriana Robles
CSR
Copart
2701 Waterfront Road
Martinez, CA 94553
(925) 370-3900 Office

Find messages, documents, photos or people

← Back ↩ ↶ ➡

📁 Archive

📁 Move

🗑 Delete

🛡 Spam

⋮

▲ ▼ ✕

Claim: DONATION Lot: 35751921 (1999 - MERZ - C 280 - SILVR)

Yahoo/Inbox



Copart Agent <16537832-0f03ea28-fbee-44a4-ba00-7a7557310a3a@copart-connect.com>
To: joeandmichelle2@att.net

Wed, Mar 3 at 11:05 AM

Hello,

This message is on behalf of CAR DONATION SERVICES INC. We wanted to schedule pick up for your vehicle, but first we will need a picture of the title front and back to confirm you have it and if it is transferable. If you do not have title, we are unable to pick up your vehicle with out it. Please reply back to this message or:

PLEASE REPLY BACK TO THIS EMAIL

or send to TITLESYARD078@COPART.COM

Make sure you also include lot # to know what vehicle it belongs to *****

If you have any questions or concerns please contact: (925) 370-3900

Thank You,
Noelia Rubio
Copart Inc.
78 - CA - MARTINEZ
2701 WATERFRONT ROAD
MARTINEZ, CA 94553 1450
(925) 370-3900

↩ ↶ ➡ ⋮

or

35751921

From: MICHELLE CANEPA (joeandmichelle2@att.net)

To: titlesyard078@copart.com

Date: Wednesday, March 3, 2021, 11:19 AM PST

Attached is title of 1999 Benz. Should you have any questions, please call me at 797-324-9681.

Thank you,
Michelle

1999 Benz Title

Sent from my iPhone



STATE OF CALIFORNIA.pdf

1.8MB

35751921

From: MICHELLE CANEPA (joeandmichelle2@att.net)

To: titlesyard078@copart.com

Date: Wednesday, March 3, 2021, 09:11 AM PST

Attached is title of 1999 Benz. Any questions, please call 707-324-9681.
Michelle

Sent from my iPhone



STATE OF CALIFORNIA.pdf
1.8MB



PICK UP ORDER

Date: 03/04/21
Time: 14:14:53

Lot # 35751921 X

Seller	CDS1 CAR DONATION SERVICES INC.	Insured	MICHELLE CANEPA
Adjuster	LINDA HUNTER	Owner	MICHELLE CANEPA
Phone#	(925) 229 - 5444	Owner Phone	(707) 324 - 9681
Assigned	3/1/21 16:15:48 PDT	Policy#	
Loss type		Claim#	DONATION
Loss Date	03/01/21		

Description:	1999	Damage:	License#	Tow:	No
VIN#	WDBHA29G6XA738433	Vehicle Type:	V Vendor:	Statewide Transport	

From	To
RESIDENCE	CA - MARTINEZ
117 PARKHAVEN DRIVE	2701 WATERFRONT ROAD
VALLEJO, CA USA 94591	MARTINEZ, CA USA 94553 1450
(707) 324 - 9681	(925) 370 - 3900
Cross St: USA	Cross St: USA

RESIDENT HAS KEYS? Y

Trip Zone: 3.0	Advanced Limit: \$ 0.00	Weight: 3316.0 lbs
----------------	-------------------------	--------------------

P/U Title:	Get Lien Release:	Get P.O.A.:	Other:
Description:	1999	Description Correction:	99 MERZ C 280 SILVR
Tow Type?	Keys? Yes	Keys Fob? No	
Color:	Primary Damage:	Secondary Damage:	
Plate#	State:	No. Of Plates: 2	VIN Plate?
Shop VIN#			

Inventory Information (Missing parts are selected)

<u>Mechanical</u>	<u>Interior</u>	<u>Sheet Metal</u>	<u>External</u>
☐ Battery	☐ CD Changer	☐ Fenders	☐ Bumper Cover
☐ CAT Conv	☐ DVD Player	☐ Doors	☐ Headlamps
☐ Engine	☐ Navigation	☐ Deck/Trunk Lid	☐ Taillamps
☐ Radiator	☐ Radio/Faceplate	☐ Hood	☐ Tailgate
☐ Transmission	☐ Seat(Incl 3rd Row)		
	☐ Trim		

# of wheels (including spare):	Type	/
Evidence of teardown: No		

Notes:

Print Name:	Driver Signature	03/04/2021
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Print Name:	<u>Not Present</u>	Shop/Owner Signature	03/04/2021
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Re: Request for Information:Reminder Vehicle Title Transfer - Conf #DMV-VO:839582--Case #02035795-- [ref:_00Dt0Gyxg._500t0dxdMD:ref]

From: MICHELLE CANEPA (joeandmichelle2@att.net)

To: virtual@services.dmvonline.ca.gov

Date: Monday, February 8, 2021, 03:21 PM PST

What I really want to do to the car is donate it. I don't want to spend money on it. Donation center states I have to have it in my name in order to do so. Please help.
Michelle

Sent from my iPhone

On Feb 8, 2021, at 2:19 PM, Virtual Email-to-Case <virtual@services.dmvonline.ca.gov> wrote:

Hi Joseph,

To help complete the transfer process for this vehicle, this is what's still needed:

- Another REG 101 form by Darwin, this time for line 1a on the front of the title (crossed out signature)
- Smog certification from within the past 90 days

Please complete and scan. If you have questions regarding your application, need to request corrections of the information you provided, or upload new documents, please reply to this email. If you reply, it is important that you keep the same email subject line to ensure your information is updated correctly. If you are attaching a file to this email, please note the following:

- Files should be either .PDF or image file type;
- File size should be 10MB or less;
- Files cannot be password protected

Sincerely,
California Department of Motor Vehicles

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

From: MICHELLE CANEPA [joeandmichelle2@att.net]

Sent: 2/5/2021 1:38 PM

To: virtual@services.dmvonline.ca.gov

Subject: Re: Request for Information:Reminder Vehicle Title Transfer - Conf #DMV-VO:839582--Case #02035795--
ref:_00Dt0Gyxg._500t0dxdMD:ref

Please let me know if this works.
Michelle Canepa

Fwd: Request for Information:Reminder Vehicle Title Transfer - Conf #DMV-VO:839582--Case #02035795--ref:_00Dt0Gyxg._500t0dxdMD:ref

From: MICHELLE CANEPA (joeandmichelle2@att.net)

To: virtual@services.dmvonline.ca.gov

Date: Friday, January 29, 2021, 12:03 PM PST

Sent from my iPhone

Begin forwarded message:

From: MICHELLE CANEPA <JOEANDMICHELLE2@att.net>

Date: January 29, 2021 at 12:01:05 PM PST

To: virtual@services.dmvonline.ca.gov

Subject: Re: Request for Information:Reminder Vehicle Title Transfer - Conf #DMV-VO:839582--Case #02035795--ref:_00Dt0Gyxg._500t0dxdMD:ref

Sent from my iPhone

On Jan 28, 2021, at 8:04 PM, MICHELLE CANEPA <JOEANDMICHELLE2@att.net> wrote:

Sent from my iPhone

On Jan 24, 2021, at 7:12 PM, virtual@services.dmvonline.ca.gov wrote:

Information Requested

Automatic Reminder

Hi JOSEPH CANEPA,

I'm following up about your application for Vehicle Title Transfer, which is still missing some key information or document(s). A list of missing document(s) was

sent from virtual@services.dmvonline.ca.gov on 1/4/2021 titled "Request for Information."

Please refer to the previous email message and email back any requested documents.

If you are attaching a file to this email, please note the following:

- Files should be either .PDF or image file type
- File size should be 10MB or less
- Files cannot be password protected

Once you have obtained the required item(s), please reply to this email with a digital copy of the item(s) requested and we will continue processing your application. When you reply, it is important that **you keep the email same subject line** to ensure your information is updated correctly.

If we do not receive a response, this application will be automatically closed and you will need to start over with a new application. You can check on your case status at any time by clicking [Status Checker](#).

Alternatively, if you no longer need assistance you can reply to this email with *"Close my case"*.

Sincerely,

California Department of Motor Vehicles

ref:_00Dt0Gyxg._500t0dxdMD:ref



STATEMENT TO RECORD OWNERSHIP.pdf
410.5kB

Re: Request for Information:Reminder Vehicle Title Transfer - Conf #DMV-VO:839582--Case #02035795--ref:_00Dt0Gyxcg_500t0dxdMD:ref

From: MICHELLE CANEPA (joeandmichelle2@att.net)

To: virtual@services.dmvonline.ca.gov

Date: Friday, January 22, 2021, 04:09 PM PST

Needing assistant and having questions. Please call me at 707-324-9681
Thank you,
Michelle

Sent from my iPhone

On Jan 11, 2021, at 6:01 PM, virtual@services.dmvonline.ca.gov wrote:

Information Requested

Automatic Reminder

Hi JOSEPH CANEPA,

I'm following up about your application for Vehicle Title Transfer, which is still missing some key information or document(s). A list of missing document(s) was sent from virtual@services.dmvonline.ca.gov on 1/4/2021 titled "Request for Information."

Please refer to the previous email message and email back any requested documents.

If you are attaching a file to this email, please note the following:

- Files should be either .PDF or image file type
- File size should be 10MB or less
- Files cannot be password protected

Once you have obtained the required item(s), please reply to this email with a digital copy of the item(s) requested and we will continue processing your application. When you reply, it is important that **you keep the email same subject line** to ensure your information is updated correctly.

If we do not receive a response, this application will be automatically closed and you will need to start over with a new application. You can check on your case status at any time by clicking [Status Checker](#).
Alternatively, if you no longer need assistance you can reply to this email with "*Close my case*".

Sincerely,

California Department of Motor Vehicles

ref:_00Dt0Gyxg._500t0dxdMD:ref



CITY OF VALLEJO

POLICE DEPARTMENT

CODE ENFORCEMENT

HEARING DATE: May 27, 2021
TO: Code Enforcement Appeals Board
FROM: James Nielsen, Code Enforcement Officer
SUBJECT: HEARING ON APPEAL OF FIRST CITATION FOR 117 PARKHAVEN DRIVE

Subject Property Address: 117 PARKHAVEN DRIVE
Parcel Number: 0081-391-090
Owner of Record: CANEPA, JOSEPH & MICHELLE
Case Number: CE20-1645
Violation(s): Vallejo Municipal Code (VMC) Section 7.64 Prohibits storage of inoperative and/or unregistered vehicles on the property.

This is an appeal for the First Administrative Citation for the storage of an inoperative vehicle on the property at 117 PARKHAVEN DRIVE.

BACKGROUND

- 1) 9-12-2020 A proactive inspection was done today showing an INOP (3/2018) Mercedes in the driveway. One tire is flat. Photos taken.
- 2) 9-12-2020 An Administrative Warning Notice was sent to the property owner per Section 7.64.010 of the Vallejo Municipal Code, via regular and certified mail.
- 3) 11-02-2020 Re-inspection today showed the same INOP Mercedes in the driveway. I will send the 1st Citation to the owner.
- 4) 11-02-2020 Citation 1 for \$257.00 was sent to the owner via regular and certified mail.
- 5) 11-20-2020 Phone call returned to owner Mrs. Canepa. She asked some questions as to why they were picked for a citation on their block. I explained that to be fair, I had to scan the neighborhood for any observable violations and open cases. I agreed to waive the Cit 1 fine of \$257.00 as she will get her husband to donate the car. They will call or inform me when it is done. I extended the deadline until 1-11-2021.
- 6) 3-02-2021 Re-inspection today showed the same INOP Mercedes in the driveway. Two tires are nearly flat. I previously waived the Cit 1 fine of \$257.00 related to the agreement the car was to be donated by January 2021. My re-inspection was scheduled mid-January but due to personal issues, the re-inspection was delayed. This property was given an extra five to six weeks past the original re-inspection. I will re-issue the Cit 1 fine of \$257.00.
- 7) 3-02-2021 The Citation 1 fine for \$257.00 was sent to the owner via regular and certified mail.

- 8) 3-13-2021 No posting placed at property due to Covid-19 officer safety. Mailings were sent.
- 9) 4-28-2021 In-Person Meeting: I spoke with Mrs. Canepa who came in today to discuss reducing her Cit 1 fine and late fees. She thought the violation had been abated before my re-inspection. I mentioned that as of March 2, 2021 the violations still existed. She tried to contact me while I was out of state and due to that fact she can appeal the Cit 1 fine and late fees. I mentioned I will still seek to uphold the fines in the appeal process. She will bring in the vehicle donation forms and DMV emails that she has to prove she was trying to deal with the violation. She will return to our office when our department secretary can set up her appeal forms. Mrs. Canepa left her cell number as a means of contact.

ATTACHMENTS

1. Initial Inspection Photos, Property Search, and Administration Warning Notice dated 9/12/2020
2. Citation 1, Re-inspection Photos dated 11/2/2020
3. Citation 1, Re-inspection Photos, and Property Search dated 3/02/2021

RECOMMENDATION

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

1. Uphold the First Administrative Citation and the late fee for the storage of inoperative and/or unregistered vehicles on the property.

CONTACT

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

117 PARKHAVEN DRIVE PHOTOS

by James Nielsen

DATE: 09/12/20 TIME: 16:01

INSURANCE INFORMATION UNKNOWN

POSSIBLE FILE CODES: A(4EZS490) S(4EZS490)

REG VALID FROM: 03/02/17 TO 03/02/18

LIC#:4EZS490 YRMD:99 MAKE:MERZ BTM :4D VIN :WDBHA29G6XA738433

R/O :GOODRUM DARVIN, 2013 TURNBERRY CT CITY:SANTA ROSA C.C.:49

ZIP#:95403

SOLD:00/00/99 RCID:02/16/17 OCID:04/11/03 LOCD:9

TYPE:11 POWR:G VEH :12 BODY:0 CLAS:BX *-YR:03

REC STATUS:

02/13/17 SMOG DUE 03/02/19

04/05/99 PREV LIC R163090

RELEASE OF LIABILITY (REG. 138)

RECEIPT DATE:09/27/17 TRANSFER DATE:07/13/17 SELL PRICE:000300

BUYER:CANEPA JOE, 8032 MITCHELL DR

CITY:ROHNERT PARK SELLER:SAME AS R/O ON FILE

CLEARANCE INFORMATION RECORDS:

OFFICE	WORK DATE	TECH/ID	SEQ #	VALUE	FICHE DATE	TTC
183	03/16/12	01	0031	00111.00	03/20/12	H05
RI3	03/05/12	51	7109	00171.00	PRIOR SUSPENSE	
RI3	02/21/13	30	7075	00087.00	02/21/13	POT
RJ4	03/03/14	30	7738	00088.00	03/03/14	POT
143	03/04/15	23	8425	00089.00	03/05/15	POT
555	11/09/15	39	0006	00020.00	11/20/15	H00
RJ5	03/01/16	50	7590	00089.00	03/01/16	POT
B80	10/10/16	7K	0029	00000.00	10/12/16	H00
RJ1	02/13/17	44	7993	00089.00	02/13/17	POT

02/21/2003-ODOMETER: 71,769 MILES ACTUAL MILEAGE

END

: 0081 391 090		Total	: \$474,300
: Canepa Joseph R & Michelle A		Land	: \$86,700
:		Structure	: \$387,600
: 117 Parkhaven Dr Vallejo 94591		Other	:
: 117 Parkhaven Dr Vallejo Ca 94591		% Improved	: 82
: 03/28/2018	Doc # : 21170	Exempt	:
: \$465,000 Full	Deed : Grant Deed	Type	:
: 11/20/2009	PrDoc# : 99101	Tax Area	: 007025
: \$259,500 Full		19-20 Tax	: \$6,658.14
: 1000	Res,Sgl Family Residence,Improved	Mello-Roos	: No
: WOODRIDGE 1 SUB BK-PG 32-67 LOT 63		HOA	: No
:			
: Woodridge			
: Tract	: 2501.04	Block	: 1

ta			
School	: Vallejo Unified	Fire	:
ol	: Vallejo Unified	Park/Rec	: Greater Vallejo
y College	: Solano	Water	: Solano Co, Benefit No. 01

: 3	Building SF	: 1,519	Year Built	: 1978
: 2.00	1st Floor SF	: 1,519	CntHt/Ac	: Heat Only
om :	2nd Floor SF	:	Fireplace	: Yes
om : Yes	Addition SF	:	Patio	:
ns :	Other Rm SF	:	Patio SF	:
:	Garage SqFt	: 460	Pool	:
:	Garage Type	: Garage	Bldg Class	: 6.5
: 1	Extra Bldg	:	Condition	:
1 :	Ext Bldg SF	:		
	Lot Acres	: .16		
	Lot SqFt	: 6,969		



09/12/2020 09:25



09/12/2020 09:25







117 PARKHAVEN DR, VALLEJO, CA 94591**Property Details**

Type SFR	Use Code RSFR	County SOLANO
Year Built 1978	Zoning	APN 0081-391-090
Beds 3	Units 1	Radar ID P1A91C2B
Baths 2	Rooms 6	Subdivision WOODRIDGE
Sq Ft 1,519	Garage No	Census 250104
Lot Sq Ft 6,969	Pool No	Tract 0
Lot Acres 0.2	Fireplace Yes	Lot 63,63
Stories 1	HVAC Yes	
Legal WOODRIDGE 1 SUB BK-PG 32-67 LOT 63		

Tax Assessment

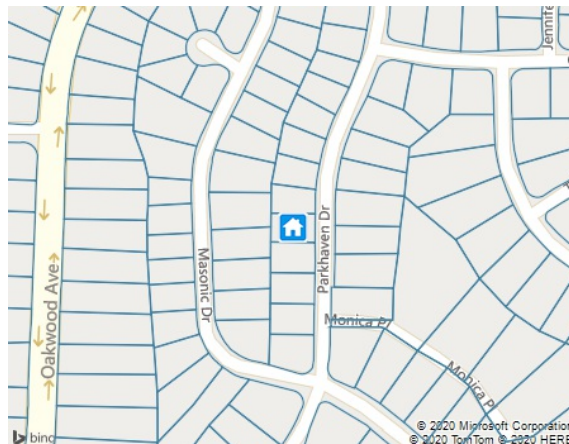
Total Value \$294,389	Year Assessed 2018
Land Value \$73,737	Annual Taxes \$4,333
Improvements \$220,652	Est. Tax Rate 1.5%
Owner Exempt No	Tax Rate Area 7025

Market Value and Rent

Estimated Value	\$516,500	\$340/sf as of 8/11/2020	71% confidence
Comp. Sales	\$447,001	\$294/sf as of Today	\$310k - \$565k
Comp. Listings	\$484,850	\$319/sf as of Today	\$402k - \$625k
HUD FM Rent	\$1,891	\$1.24/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Grant Deed Market		3/28/2018	21170	Seller Buyer	WEBB,MEREDITH CANEPA,JOSEPH R & MICHE	\$465,000
Loan PMoney	1	3/28/2018	21171	Borrower Lender	CANEPA,JOSEPH R & MICHE AMERICAN PACIFIC MTG	\$456,577

**Status**

Est. Value \$516,500	Listed for Sale No
Loan Balance \$451,345	In Foreclosure No
Equity \$65,155	13% Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 3/28/2018	CANEPA,JOSEPH R & MICHELLE A
Purchase Amt \$465,000	117 PARKHAVEN DR VALLEJO, CA 94591

Down Payment **\$8,423**
Transfer Type **Market**

Listing History

Type	Status	As Of	DOM	Price
For Sale - Market	Withdrawn	2/23/2018	26	\$465,000



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

9/12/2020

CANEPA JOSEPH R & MICHELLE A
117 PARKHAVEN DR
VALLEJO, CA 94591

AN Warning / CE20-1645/ 117 PARKHAVEN DRIVE/JAMES NIELSEN

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.: CE20-1645
PARCEL NO.: 0081391090
LOCATION: 117 PARKHAVEN DRIVE

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 09/12/2020** 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 7.64.010 Prohibits abandoned, wrecked, dismantled or inoperative vehicle, or part thereof, on private or public property. Either register the Mercedes, remove it, or place it in storage. DMV non-op status is still a violation of this ordinance.

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 10/26/2020 will result in the issuance of a 1st Citation, pursuant to Chapter 1.15 of the Vallejo Municipal Code, and imposition of a \$250.00 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: \$500.00, 3rd and subsequent Citations: \$750.00 - 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 on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.



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

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

117 PARKHAVEN DRIVE PHOTOS

by James Nielsen

DATE: 11/07/20 TIME: 05:51

INSURANCE INFORMATION UNKNOWN

POSSIBLE FILE CODES: A(4EZS490) S(4EZS490)

REG VALID FROM: 03/02/17 TO 03/02/18

LIC#:4EZS490 YRMD:99 MAKE:MERZ BTM :4D VIN :WDBHA29G6XA738433

R/O :GOODRUM DARVIN, 2013 TURNBERRY CT CITY:SANTA ROSA C.C.:49

ZIP#:95403

SOLD:00/00/99 RCID:02/16/17 OCID:04/11/03 LOCD:9

TYPE:11 POWR:G VEH :12 BODY:0 CLAS:BX *-YR:03

REC STATUS:

02/13/17 SMOG DUE 03/02/19

04/05/99 PREV LIC R163090

RELEASE OF LIABILITY (REG. 138)

RECEIPT DATE:09/27/17 TRANSFER DATE:07/13/17 SELL PRICE:000300

BUYER:CANEPA JOE, 8032 MITCHELL DR

CITY:ROHNERT PARK SELLER:SAME AS R/O ON FILE

CLEARANCE INFORMATION RECORDS:

OFFICE	WORK DATE	TECH/ID	SEQ #	VALUE	FICHE DATE	TTC
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RI3	03/05/12	51	7109	00171.00	PRIOR SUSPENSE	
RI3	02/21/13	30	7075	00087.00	02/21/13	POT
RJ4	03/03/14	30	7738	00088.00	03/03/14	POT
143	03/04/15	23	8425	00089.00	03/05/15	POT
555	11/09/15	39	0006	00020.00	11/20/15	H00
RJ5	03/01/16	50	7590	00089.00	03/01/16	POT
B80	10/10/16	7K	0029	00000.00	10/12/16	H00
RJ1	02/13/17	44	7993	00089.00	02/13/17	POT

02/21/2003-ODOMETER: 71,769 MILES ACTUAL MILEAGE

END

Property Detail Report

For Property Located At :

117 PARKHAVEN DR, VALLEJO, CA 94591-4236



RealQuest

Owner Information

[Photos Available \(02/12/2020\)](#)

Owner Name: CANEPA JOSEPH R/CANEPA MICHELLE A
Mailing Address: 117 PARKHAVEN DR, VALLEJO CA 94591-4236 C061
Vesting Codes: / /

Location Information

Legal Description: WOODRIDGE 1 SUB BK-PG 32-67 LOT 63
County: SOLANO, CA APN: 0081-391-090
Census Tract / Block: 2501.04 / 1 Alternate APN:
Township-Range-Sect: Subdivision: WOODRIDGE
Legal Book/Page: Map Reference: 135-B1 /
Legal Lot: 63 Tract #:
Legal Block: School District: VALLEJO BASIC
Market Area: School District Name: VALLEJO BASIC
Neighbor Code: Munic/Township: VALLEJO

Owner Transfer Information

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

Last Market Sale Information

Recording/Sale Date: 03/28/2018 / 03/21/2018 1st Mtg Amount/Type: \$456,577 / FHA
Sale Price: \$465,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: 21171
Document #: 21170 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$306.12
New Construction: Multi/Split Sale:
Title Company: FIDELITY NAT'L TITLE CO/CA
Lender: AMERICAN PACIFIC MTG CORP
Seller Name: WEBB MEREDITH

Prior Sale Information

Prior Rec/Sale Date: 11/20/2009 / 11/17/2009 Prior Lender: PRINCETON BK
Prior Sale Price: \$259,500 Prior 1st Mtg Amt/Type: \$207,600 / CONV
Prior Doc Number: 99101 Prior 1st Mtg Rate/Type: /
Prior Deed Type: GRANT DEED

Page 39 of 58

Property Characteristics

Gross Area: 1,519 Parking Type: GARAGE Construction:

City of Vallejo Code Enforcement

Property Profile

707-648-4389

dong.yoo@cityofvallejo.net

117 PARKHAVEN DR, VALLEJO, CA 94591

Property Details

Type	SFR	Use Code	RSFR	County	SOLANO
Year Built	1978	Zoning		APN	0081-391-090
Beds	3	Units	1	Radar ID	P1A91C2B
Baths	2	Rooms	6	Subdivision	WOODRIDGE
Sq Ft	1,519	Garage	No	Census	250104
Lot Sq Ft	6,969	Pool	No	Tract	0
Lot Acres	0.2	Fireplace	Yes	Lot	63,63
Stories	1	HVAC	Yes		
Legal	WOODRIDGE 1 SUB BK-PG 32-67 LOT 63				

Tax Assessment

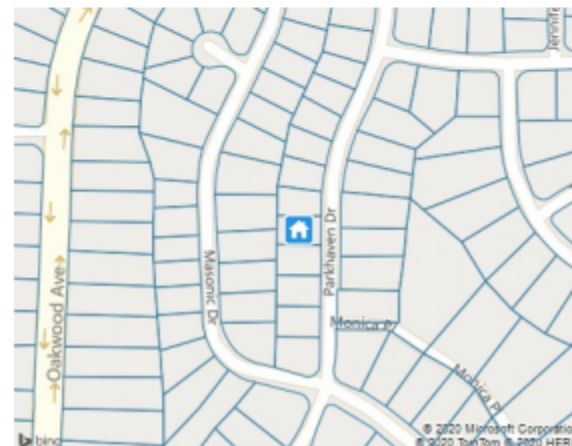
Total Value	\$294,389	Year Assessed	2018
Land Value	\$73,737	Annual Taxes	\$4,333
Improvements	\$220,652	Est. Tax Rate	1.5%
Owner Exempt	No	Tax Rate Area	7025

Market Value and Rent

Estimated Value	\$521,000	\$343/sf	as of 10/9/2020	71% confidence
Comp. Sales	\$440,742	\$290/sf	as of Today	\$310k - \$565k
Comp. Listings	\$485,357	\$320/sf	as of Today	\$390k - \$625k
HUD FM Rent	\$1,891	\$1.24/sf		

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Grant Deed		3/28/2018	21170	Seller	WEBB, MEREDITH	\$465,000
Market				Buyer	CANEPA, JOSEPH R & MICHE	
Loan	1	3/28/2018	21171	Borrower	CANEPA, JOSEPH R & MICHE	\$456,577
PMoney				Lender	AMERICAN PACIFIC MTG	



Status

Est. Value	\$521,000	Listed for Sale	No	
Loan Balance	\$451,345	In Foreclosure	No	
Equity	\$69,655	13%	Owner Occupied	Yes

Ownership & Mailing Address

Transfer Date	3/28/2018	CANEPA, JOSEPH R & MICHELLE A
Purchase Amt	\$465,000	117 PARKHAVEN DR
		VALLEJO, CA 94591

Down Payment \$8,423

Transfer Type Market

Listing History

Type	Status	As Of	DOM	Price
For Sale - Market	Withdrawn	2/23/2018	26	\$465,000





11/02/2020 07:21



11/02/2020 07:21



117

11/02/2020 07:22



Administrative Citation

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

PERSON CITED:

CASE #: CE20-1645

CANEPA JOSEPH R & MICHELLE A

VIOLATION ADDRESS:

PARCEL #:

117 PARKHAVEN DRIVE

0081391090

MAILING ADDRESS:

117 PARKHAVEN DR, 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 12/11/2020**. 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
\$257.00	Section 7.64.010 Prohibits abandoned, wrecked, dismantled or inoperative vehicle, or part thereof, on private or public property. Either register the Mercedes, remove it, or place it in the garage. DMV non-op status is still a violation of this ordinance. 
\$257.00	(see reverse side for payment and appeal instructions)

Date and time violation was observed: 11/2/2020

Citation Date: 11/2/2020

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.

117 PARKHAVEN DRIVE

by James Nielsen

le A

591

94591

Doc # : 21170

Deed : Grant Deed

PrDoc# : 99101

Family Residence,Improved

32-67 LOT 63

Total : \$483,786

Land : \$88,434

Structure : \$395,352

Other :

% Improved : 82

Exempt :

Type :

Tax Area : 007025

19-20 Tax : \$6,835.82

Mello-Roos : No

HOA : No

Block : 1

Fire :

Park/Rec : Greater Vallejo

Water : Solano Co, Benefit No. 01

Building SF : 1,519

1st Floor SF : 1,519

2nd Floor SF :

Addtion SF :

Other Rm SF :

Garage SqFt : 460

Garage Type : Garage

Extra Bldg :

Ext Bldg SF :

Lot Acres : 16

Year Built : 1978

CntlHt/Ac : Heat Only

Fireplace : Yes

Patio :

Patio SF :

Pool :

Bldg Class : 6.5

Condition :

00111
FORMATION UNKNOWN
E CODES: A(4EVS490) S(4EVS490)
OM: 03/02/17 TO 03/02/18
YRMD:99 MAKE:MERZ BTM :4D VIN :WDBHA29G6XA738433
DARVIN, 2013 TURNBERRY CT CITY:SANTA ROSA C.C.:49

9 RCID:02/16/17 OCID:04/11/03 LOCD:9

:G VEH :12 BODY:0 CLAS:BX *-YR:03

G DUE 03/02/19

V LIC R163090

LIABILITY (REG. 138)

:09/27/17 TRANSFER DATE:07/13/17 SELL PRICE:000300

JOE, 8032 MITCHELL DR

PARK SELLER:SAME AS R/O ON FILE

FORMATION RECORDS:

K DATE	TECH/ID	SEQ #	VALUE	FICHE DATE	TTC
/16/12	01	0031	00111.00	03/20/12	H05
/05/12	51	7109	00171.00	PRIOR SUSPENSE	
/21/13	30	7075	00087.00	02/21/13	POT
/03/14	30	7738	00088.00	03/03/14	POT
/04/15	23	8425	00089.00	03/05/15	POT
/09/15	39	0006	00020.00	11/20/15	H00
/01/16	50	7590	00089.00	03/01/16	POT
/10/16	7K	0029	00000.00	10/12/16	H00
/13/17	44	7993	00089.00	02/13/17	POT

DOMETER: 71,769 MILES ACTUAL MILEAGE



PARKHAVEN DR →
00

03/02/2021 08:10



03/02/2021 08:12



03/02/2021 08:12



03/02/2021 08:13



03/02/2021 08:13

117 PARKHAVEN DR, VALLEJO, CA 94591**Property Details**

Type SFR	Use Code RSFR	County SOLANO
Year Built 1978	Zoning	APN 0081-391-090
Beds 3	Units 1	Radar ID P1A91C2B
Baths 2	Rooms 6	Subdivision WOODRIDGE
Sq Ft 1,519	Garage No	Census 250104
Lot Sq Ft 6,969	Pool No	Tract 0
Lot Acres 0.2	Fireplace Yes	Lot 63,63
Stories 1	HVAC Yes	
Legal WOODRIDGE 1 SUB BK-PG 32-67 LOT 63		

Tax Assessment

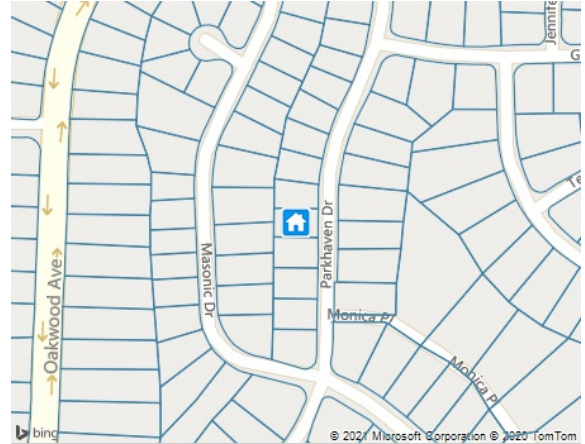
Total Value \$294,389	Year Assessed 2018
Land Value \$73,737	Annual Taxes \$4,333
Improvements \$220,652	Est. Tax Rate 1.5%
Owner Exempt No	Tax Rate Area 7025

Market Value and Rent

Estimated Value	\$539,600	\$355/sf as of 2/13/2021	71% confidence
Comp. Sales	\$570,021	\$375/sf as of Today	\$403k - \$1,290k
Comp. Listings	\$539,418	\$355/sf as of Today	\$429k - \$595k
HUD FM Rent	\$1,891	\$1.24/sf	

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Grant Deed Market		3/28/2018	21170	Seller Buyer	WEBB,MEREDITH CANEPA,JOSEPH R & MICHE	\$465,000
Loan PMoney	1	3/28/2018	21171	Borrower Lender	CANEPA,JOSEPH R & MICHE AMERICAN PACIFIC MTG	\$456,577

**Status**

Est. Value \$539,600	Listed for Sale No
Loan Balance \$451,345	In Foreclosure No
Equity \$88,255	16% Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 3/28/2018	CANEPA,JOSEPH R & MICHELLE A
Purchase Amt \$465,000	117 PARKHAVEN DR VALLEJO, CA 94591

Down Payment **\$8,423**
Transfer Type **Market**

Listing History

Type	Status	As Of	DOM	Price
For Sale - Market	Withdrawn	2/23/2018	26	\$465,000

Administrative Citation

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

PERSON CITED:

CASE #: CE20-1645

CANEP A JOSEPH R & MICHELLE A

VIOLATION ADDRESS:

PARCEL #:

117 PARKHAVEN DRIVE

0081391090

MAILING ADDRESS:

117 PARKHAVEN DR, 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 05/03/2021**. 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 7.64.010 Prohibits abandoned, wrecked, dismantled or inoperative vehicle, or part thereof, on private or public property. EITHER REGISTER THE MERCEDES; REMOVE IT, OR PLACE IN STORAGE. IF DONATING PLEASE PROVIDE PROOF OF DONATION. DMV NON-OP STATUS IS STILL A VIOLATION OF THIS ORDINANCE. 
\$257.00	(see reverse side for payment and appeal instructions)

Date and time violation was observed: 3/2/2021

Citation Date: 3/2/2021

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.