



AGENDA

CODE ENFORCEMENT APPEALS BOARD REGULAR MEETING – 6:00 PM

City Hall
Council Chambers
555 Santa Clara Street
Vallejo, CA 94590
www.cityofvallejo.net

**FEBRUARY 24, 2022
VIA TELECONFERENCE**

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

BOARD MEMBERS
Fred Cavalli, Jr.
David Cates
Loretta Gaddies
Wanda Madeiros
Edward Taylor

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 (Board) without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Pursuant to the Government Code Section 54954.3 (The Brown Act), members of the public shall be afforded the opportunity to speak on any agenda item of interest to them provided they are first recognized by the presiding officer. Members of the public wishing to be so recognized are requested to submit a completed speaker card to the Board prior to the consideration of the item or raise their hand via ZOOM: (<https://ZoomRegular.Cityofvallejo.net>), Option to join by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press * 9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment. In person speakers will be recognized first.

Those wishing to address the Board on any matter for which another opportunity to speak is not provided on the AGENDA but which is within the jurisdiction of the Board to resolve may come forward in person to the podium or virtually during the "COMMUNITY FORUM" portion of the AGENDA.

Members of the public have the right to speak on any item on this agenda. Those wishing to address the Board: 1) during the Community Forum are limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300; 2) on a Consent Calendar item are limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310; and an Action Calendar item are limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.

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 Board will be available for public inspection at the Code Enforcement/Community Services Office, 2 Florida 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 subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (707) 553-7290, TDD (707) 649-3562.

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Due to the Coronavirus emergency, all Code Enforcement Appeals Board meetings will be held via teleconference. Members of the public may provide public comments during the Code Enforcement Appeals Board meeting via ZOOM

<https://ZoomRegular.CityofVallejo.net>

Option to join by phone:

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Enter Meeting ID: 914 0075 0676#

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1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE TO THE FLAG
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. January 27, 2022 – Regular Meeting
6. CORRESPONDENCE: None
7. FIRST COMMUNITY FORUM

*The Community Forum is an opportunity to address the Board on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Council to resolve. Any interested members of the public desiring to communicate with the CEAB as part of the First Community Forum may do so via ZOOM: (<https://ZoomRegular.Cityofvallejo.net>), Option to join by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely 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 a maximum of three minutes pursuant to Vallejo Municipal Code Section 2.02.300.

8. GUEST SPEAKER: None
9. PRESENTATIONS: None
10. OLD BUSINESS:

A. Code Enforcement Appeals Board Hearing – Update from Staff

Hearing on Notice of Violation for Vacant Lot on Marin Street (APN 0051190180) – Staff

Action: Vice Chairperson Matias motioned to uphold staff recommendation to uphold the Notice of Violation provided that the appellant does not bring the property to compliance within 14 days, with the Notice of Violation fee attaching if the property is still non-compliant on the 15th day, seconded by Board Member Taylor. The motion was carried unanimously. The Board's written decision was issued to the appellant following the hearing.

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

11. NEW BUSINESS:

A. Election of Code Enforcement Appeals Board Chairperson and Vice-Chairperson

Per Chapter 2.26.070 (A) of the Vallejo Municipal Code:

"Every board, commission and committee shall elect a chairperson and a vice-chairperson from among its members. Each shall serve a term of one year and until a successor is appointed and takes office. A member may serve no more than two consecutive years as chairperson."

Chairperson Ash and Vice-Chairperson Matias have been serving as Chairperson and Vice-Chairperson since February 2020, therefore the Board must re-elect a new Chairperson and Vice-Chairperson.

12. SECOND COMMUNITY FORUM

*Any interested members of the public desiring to communicate with the Board as part of the last Community Forum may do so in person via ZOOM: (<https://ZoomRegular.Cityofvallejo.net>), Option to join by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit, www.cityofvallejo.net/publiccomment.*

13. STAFF COMMENTS: None

14. ANNOUNCEMENTS:

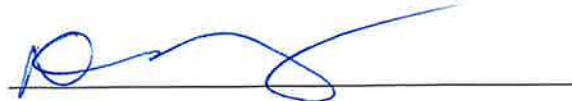
- A. REMINDER –** The March Regular Meeting has been cancelled; official announcement to follow.
Next Regular Meeting is scheduled for **Thursday, April 28th, 2022 @6:00 PM**

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, February 16, 2022.

Dated: Wednesday, February 16, 2022



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 6:05 p.m.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG :** Chairperson Ash
3. **ROLL CALL:**
 - Present: Chairperson Ash
Vice-Chairperson L. Alexander Matias
Board Members: Fred Cavalli, Jr., Loretta Gaddies, Wanda Madeiros, Edward Taylor,
 - Absent: David Cates (excused)
 - Staff: Police Sergeant (Sgt) Richard Wanzie, Senior Code Enforcement Officer (SCEO) Dong Yoo, Code Enforcement Officer (CEO) Angela Hodgins, Secretary Karen Ang, IT Director Naveed Ashraf, Assistant City Attorney Laura Zagaroli, Police Clerk Pamela Gallardo
4. **APPROVAL OF AGENDA:** Board Member Gaddies motioned to approve the agenda for the January 27th, 2022 Regular Meeting, seconded by Vice-Chairperson Taylor. The motion carried unanimously.
5. **APPROVAL OF MINUTES:** Board Member Gaddies motioned to approve the October 27th, 2021 CEAB Regular Meeting Minutes; seconded by Board Member Taylor. The motion carried unanimously.
6. **CORRESPONDENCE:** None
7. **FIRST COMMUNITY FORUM:** Garrett Toles, Former Board Member, thanked the Board and Staff
Due to the current coronavirus emergency, 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.*

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8. **GUEST SPEAKER:** None.
9. **PRESENTATIONS:**
10. **OLD BUSINESS:** None
11. **NEW BUSINESS:**
 - A. **Code Enforcement Appeals Board Hearing**
Hearing on Notice of Violation for Vacant Lot on Marin Street (APN 0051190180) – Staff
Recommendation: Uphold the Notice of Violation for the salvaged lumber, pallets, trash, junk and debris on the property, and order appellant to remove the old lumber, pallets, trash, junk and debris from the vacant lot within 30 days.
Action: Vice Chairperson Matias motioned to uphold staff recommendation provided that the appellant does not bring the property to compliance within 14 days, with the Notice of Violation fee attaching if the property is still non-compliant on the 15th day, seconded by Board Member Taylor. The motion was carried unanimously.
Contact: Dong Yoo, Senior Code Enforcement Officer 707-648-4389, Dong.Yoo@cityofvallejo.net
12. **SECOND COMMUNITY FORUM:** None.
13. **STAFF COMMENTS:** a) Police Sergeant Richard Wanzie and several Board Members expressed their appreciation for Mr. Toles for his dedication and hard work this past year. Mayor Robert McConnell issued a Certificate of Appreciation for service to Mr. Toles that will be mailed to him. b) Staff Secretary Karen Ang announced to the Board that former staff James Nielsen took a position in another city and David Sidie has transferred to the Building Division.
14. **ANNOUNCEMENTS:**
 - A. **REMINDER:** Next Regular Meeting is scheduled for February 24th, 2022 @6:00 PM.
15. **BOARD MEMBER COMMENTS AND DISCUSSION:** Vice Chairperson Matias expressed concern over staffing in response to the announcement of recent staff departures. His sentiments were echoed by fellow Board Members.
16. **ADJOURNMENT:** Chairperson Ash adjourned the meeting at 6:43 pm.