



AGENDA

CODE ENFORCEMENT APPEALS BOARD REGULAR MEETING – 6:00 PM

**COUNCIL CHAMBERS
555 Santa Clara Street, Vallejo
California**

APRIL 28, 2022

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

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

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

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.

VIEW THE MEETING:

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

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



Vallejo City Council Chambers ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

NOTICE: Access to City Hall and the Council Chambers will be provided to members of the public 30 minutes prior to the start of the meeting.

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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. February 24, 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 City Council as part of the First Community Forum may do so in person by submitting a completed speaker's card to the Staff/Secretary or 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. When called upon, each speaker should step to the podium, state his/her name for the record.*

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: None
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."

12. SECOND COMMUNITY FORUM

*Any interested members of the public desiring to communicate with the City Council as part of the last Community Forum may do so in person by submitting a completed speakers cards to the City Clerk or 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.*

13. STAFF COMMENTS: None
14. ANNOUNCEMENTS:

- A. REMINDER – Next Regular Meeting is scheduled for **Thursday, May 26th, 2022 @6:00 PM** and the Annual Special Assessments Hearing is scheduled for **Thursday, June 23rd, 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, April 20, 2022.

Dated: Wednesday, April 20, 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:** Vice Chairperson Alexander Matias (Vice Chairperson Matias) at 6:01 p.m.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG :** Vice Chairperson Matias
3. **ROLL CALL:**
 - Present: Vice-Chairperson L. Alexander Matias
Board Members: Fred Cavalli, Jr., David Cates, Loretta Gaddies, Wanda Madeiros
 - Absent: Chairperson Ash (excused), Edward Taylor (excused)
 - Staff: 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 Madeiros motioned to approve the agenda for the February 24th, 2022 Regular Meeting, seconded by Board Members Cavalli and Gaddies. The motion carried unanimously.
5. **APPROVAL OF MINUTES:** Board Member Cavalli motioned to approve the January 27th, 2022 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 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.*
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
10. **OLD BUSINESS:**
 - A. **Code Enforcement Appeals Board Hearing – Update from Staff RE: Case #CE21-1019 Hearing on Notice of Violation for Vacant Lot on Marin Street (APN 0051190180) – Staff**
Action: At the January 27th, 2022 Hearing, the Board decided to uphold staff recommendation to uphold the Notice of Violation (NOV) provided that the appellant did not bring the property to compliance within 14 days of the hearing, with the NOV fee attaching if the property was still non-compliant on the 15th day. The Board's written decision was issued to the appellant following the hearing. SCEO Yoo re-inspected the property on the 15th day, February 11, 2022, and found more junk/debris, therefore, in addition to upholding the NOV, a First Administrative Citation was issued.
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. Due to the absence of two Board Members, Vice Chairperson Matias motioned to reschedule the election to their next regular meeting, seconded by Board Member Madeiros. The motion was carried unanimously.
12. **SECOND COMMUNITY FORUM:** None.
13. **STAFF COMMENTS:** a) Next meeting will be hybrid: in-person and videoconference, but all Board Members must attend in-person.
14. **ANNOUNCEMENTS:**
 - A. **REMINDER:** Next Regular Meeting is scheduled for Thursday, April 28th, 2022 @6:00 PM.

Vallejo City Hall
555 Santa Clara Street
Vallejo, CA 94590

CODE ENFORCEMENT
Code Enforcement Appeals Board (CEAB)
MINUTES – VIA TELECONFERENCE

February 24, 2022
6:00 p.m.

15. **BOARD MEMBER COMMENTS AND DISCUSSION:** Newly appointed Board Member Cates was greeted and welcomed to the Board.
16. **ADJOURNMENT:** Vice Chairperson Matias adjourned the meeting at 6:24 pm.