



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

AGENDA

CODE ENFORCEMENT APPEALS BOARD REGULAR MEETING – 6:00 PM

JUNE 23, 2022

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

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

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.

Want more City Information - Members of the public can:
Like us on Facebook and Instagram ([@cityofvallejo](https://www.instagram.com/cityofvallejo))
LinkedIn: [Linkedin.com/company/city-of-vallejo](https://www.linkedin.com/company/city-of-vallejo)
Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)
Sign up to for emergency alerts at: alertsolano.com



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: Members of the Public will be able to participate in-person or remotely via Zoom. 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.

PUBLIC COMMENT: Members of the Public may provide public comments during the City Council Meeting in person or via ZOOM (<https://ZoomRegular.Cityofvallejo.net>), or via phone, by dialing (669) 900-6833.

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

Vallejo City Hall
555 Santa Clara Street
Vallejo, CA 94590

CODE ENFORCEMENT
Code Enforcement Appeals Board (CEAB)
AGENDA

June 23, 2022
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. May 26, 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. **Special Assessments Hearing – Protest Hearing for Placement of Special Assessment Liens with the Solano County Auditor-Controller's Office for Unpaid Fees, Administrative Charges, Citation Fines, and Abatement Costs**
Fire Prevention – Weed Abatement
Code Enforcement

Recommendation: Approve the levying the assessments for unpaid fees, administrative charges, citation fines, and abatement costs in the amounts listed for each property on the Unpaid Fees, Citation Fines, and Abatement Costs/Special Assessment List with the total projected amount of **\$202,139.53**, including the i) Fire Prevention Weed Abatement Amount of **\$76,271.53**, and ii) Code Enforcement amount of **\$125,868.00**, to be placed on the fiscal year 2022-2023 tax roll.

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

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: None
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, June 8, 2022.

Dated: Wednesday, June 8, 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. **PLEDGE OF ALLEGIANCE TO THE FLAG :** Chairperson Matias
2. **CALL TO ORDER:** Chairperson L. Alexander Matias (Chairperson Matias) at 6:01 p.m.
3. **ROLL CALL:**
 - Present: Chairperson L. Alexander Matias,
Board Members: Fred Cavalli, Jr., Wanda Madeiros, Edward Taylor
 - Absent: Vice-Chairperson Dr. Carey Hawkins Ash (excused), (excused), Loretta Gaddies (excused)
 - Staff: Police Sergeant 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 (ACA) Laura Zagaroli
4. **APPROVAL OF AGENDA:** Board Member Madeiros motioned to approve the agenda for the May 26th, 2022 Regular Meeting, seconded by Board Member Taylor. The motion carried unanimously.
5. **APPROVAL OF MINUTES:** Board Member Taylor motioned to approve the April 28th, 2022 CEAB Regular Meeting Minutes; seconded by Board Member Cavalli. 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:** None
11. **NEW BUSINESS:**
 - A. **Consideration of Code Enforcement Staffing Request to Vallejo City Council**

Chairperson Matias inquired about the possibility of conducting a staffing study/comparison report between similar cities; Board Member Madeiros added for it to include complaints and case load review. Board Member Madeiros also shared concerns over the Board taking on additional new ordinances, Vacant Lots and Commercial Property Registration. Board Member Cavalli expressed safety concerns for each code enforcement officer due to local public safety and lack of police officer staffing. Vice Mayor Rozzana Verder-Aliga shared about the City Council Meeting held on Tuesday, May 24th, 2022, stating that the Budget for next fiscal year 2022-2023 has already been set. The two code enforcement officer vacancies were included but two additional positions could not be added seeing that the two current vacancies have not yet been filled. She added that discussion for the following fiscal year's budget starts in December. ACA Zagaroli reiterated what the Vice Mayor said regarding the Budget and staffing, and also reminded the Board that they do not have authority over Code Enforcement and rather are the appeals board hearing body for it.
12. **SECOND COMMUNITY FORUM:** None
13. **STAFF COMMENTS:** None
14. **ANNOUNCEMENTS:**
 - A. Mr. David Cates has resigned as a member of the Board, effective May 1, 2022.
 - B. **REMINDER:** Annual Special Assessments Hearing is scheduled for **Thursday, June 23rd, 2022 @6:00 PM.**
15. **BOARD MEMBER COMMENTS AND DISCUSSION:** The Board Members continued to express concern over staffing and budget. Staff proposed tabling Item #11A for the October CEAB meeting before Council discusses next fiscal year's budget again in December, which the Board agreed to.
16. **ADJOURNMENT:** Chairperson Matias adjourned the meeting at 6:34 pm.



DATE: June 23, 2022
TO: Code Enforcement Appeals Board
FROM: Sergeant Richard Wanzie, Code Enforcement/Community Services Division Supervisor
Dong Yoo, Senior Code Enforcement Officer
Vincent Sproete, Fire Prevention Division Manager
SUBJECT: CONSIDERATION OF ASSESSMENT TO RECOVER UNPAID FEES, ADMINISTRATIVE CHARGES, FINES, AND ABATEMENT COSTS

RECOMMENDATION

Approve the levying of assessments for unpaid fees, administrative charges, citation fines, and abatement costs in the amounts listed for each property on the Unpaid Fees, Administrative Charges, Citation Fines, and Abatement Costs/Special Assessment List.

REASONS FOR RECOMMENDATION/SUMMARY

The City of Vallejo issued notices, administrative charges and citations on a number of properties each year when conditions thereon constitute a violation of the City's municipal code. This year there are 80 properties that after appropriate notification, failed to correct the noted violation(s) by the time specified on the Notice of Violation, Administrative Citation, and other notices. These properties were fined and/or abated. Although the property owners have been sent invoices for the outstanding fines and charges, the City has not yet received any payment.

In accordance with Sections 1.15.150 and 7.54.150 of the Vallejo Municipal Code, the City of Vallejo Police Department's Code Enforcement/Community Services Division and the Fire Department's Fire Prevention Division have prepared a list of unpaid fees, administrative charges, citation fines, and abatement costs. The City of Vallejo is requesting approval of these property tax assessments to recover these unpaid amounts shown on the list.

BACKGROUND AND DISCUSSION

The City of Vallejo issues Notices of Violation, Administrative Citations and initiates abatement actions to correct violations of the Vallejo Municipal Code that exist on private properties within the City. In each case, the administrative charges, citation fines and/or abatement actions take place after other attempts to have the property owner correct the violations have failed.

Subject: CONSIDERATION OF ASSESSMENT TO RECOVER UNPAID FEES, ADMINISTRATIVE CHARGES, FINES, AND ABATEMENT COSTS

Page 2

The City of Vallejo is requesting that the Code Enforcement Appeals Board approve assessments of the following properties, as the fees, administrative charges, citation fines, and abatement costs have not been paid and the time in which to appeal said fees, charges, fines, and costs has passed.

All affected property owners were notified of the assessment hearing by certified mail at least (15) days prior to the hearing.

FISCAL IMPACT

These assessments are to recover unpaid fees, administrative charges, fines and abatement activities owed to the City of Vallejo in the projected amount of **\$202,139.53**. This amount is comprised of **\$76,271.53** for **Fire Prevention Weed Abatement** and **\$125,868.00** for **Code Enforcement**. If approved, the assessments will be placed on the fiscal year **2022-2023** tax roll.

ATTACHMENTS

A. Special Assessment Lists

CONTACT

Sergeant Richard Wanzie, Vallejo Police Department
Code Enforcement/Community Services Division Commander
(707) 917-4115, richard.wanzie@cityofvallejo.net

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

Vincent Sproete, Fire Prevention Division Manager
(707) 654-7868, vincent.sproete@cityofvallejo.net

Fire Prevention's Special Assessment List FY 22-23

(Unpaid Fees for Administrative Charges/Citation Fines/Monitoring Fees/Abatement Costs)

	Parcel No	Address	Fees Charged	Owner	Case No
1	0067140050	VLOT MINI DR & BROADWAY	\$1,524.60	LEONARD DETRICK	FP21-0019
2	0069010630	VLOT FLEMING EAST & SKYLINE	\$74,746.93	CARLEY GRACIE	FP21-0003
		FP TOTAL GOING TO TAX ROLL:	\$76,271.53		

Code Enforcement Special Assessment List FY 2022-2023 (Unpaid Fees for Administrative Charges/Citation Fines/Monitoring Fees/Abatement Costs)

	Parcel No	Address	Fees Charged	Owner	Case No	Officer
1	0056174220	701 EL DORADO STREET	\$3,998.00	WILLIAMSON MARJIE B TR	CE20-1757	DS
2	0075133140	128 JORDAN STREET	\$5,483.00	COVEY JOHN A	CE20-1937	DS
3	0053022130	505 COUCH STREET	\$13,586.00	WFG LIQUIDATION CORPORATION	CE21-0018	DS
4	0079202010	1372 FULTON AVENUE	\$371.00	DEBARTOLO ELIZABETH	CE21-0038	DS
5	0068212120	127 HODGES STREET	\$1,342.00	LAKE HOWARD	CE21-0041	AH
6	0055084160	314 OHIO STREET	\$3,634.00	SAARI CHRISTOPHER P TR	CE21-0097	DY
7	0051040460	2260 SACRAMENTO STREET	\$1,685.00	PANCIPANCI B A JR & E D JT	CE21-0098	DY
8	0069340150	711 ADMIRAL CALLAGHAN LANE	\$371.00	ORYOM VENTURES LLC	CE21-0107	AH
9	0061052190	615 MCLANE STREET	\$1,342.00	KENNARD JASPER CLEVELAND	CE21-0117	DY
10	0068054180	206 AMHERST AVENUE	\$1,290.00	WILSON ROBERT C TR	CE21-0165	DS
11	0056142270	819 FLORIDA ST	\$1,599.00	P T & T CO	CE21-0171	DS
12	0069093310	1213 MAPLE AVENUE	\$4,982.00	RIPLEY SILVIA I	CE21-0188	DY
13	0051161230	470 WILSON AVENUE	\$371.00	526 JERSEY STREET LLC	CE21-0198	DY
14	0074053450	460 REIS AVENUE	\$371.00	PACHECO SAYDI S PUGA	CE21-0285	JN
15	0069202270	1406 ROLLINGWOOD DRIVE	\$1,342.00	SERRANO ANTONIO S JR	CE21-0304	DS
16	0074222140	1230 CORONEL AVENUE	\$1,647.00	TAYLOR WILLIAM H & L R JT	CE21-0318	DS
17	0075105090	457 LA JOLLA STREET	\$1,817.00	COLONY STARWOOD HOMES	CE21-0321	DS
18	0056051130	754 INDIANA STREET	\$2,827.00	POON ELOCK	CE21-0339	DS
19	0074211200	58 BEVERLY DRIVE	\$371.00	GUTIERREZ JOSEPH	CE21-0484	DS
20	0057044010	1503 ILLINOIS STREET	\$3,598.00	ASHCRAFT MARK	CE21-0492	AH
21	0051142230	137 BENSON AVENUE	\$371.00	DHOOT PREMDIP SINGH	CE21-0599	DY
22	0059045030	115 NINTH STREET	\$371.00	GAVINA CONCORDIA B	CE21-0680	DS
23	0057212080	2228 GEORGIA STREET	\$371.00	LIEN KARENINA M	CE21-0685	DS
24	0067232080	160 MARI COURT	\$371.00	ZARATE ANGEL SALVADOR	CE21-0687	AH
25	0067085180	120 IMELDA STREET	\$386.00	MENDOZA RIGOBERTO JR JT	CE21-0696	DS
26	0074032120	300 LAUREL STREET	\$386.00	HUTCHINSON SHARRON ANN	CE21-0745	JN
27	0051040400	2302 SACRAMENTO STREET	\$1,632.00	EPONA INVESTMENT GROUP LLC	CE21-0780	DY
28	0051190250	111 BOYSEN STREET	\$6,620.00	AGUILAR EDUARDO MISAEL	CE21-0801	DY
29	0057191270	VLOT ON MAYO AVE	\$371.00	GREYPOINT DEV LLC	CE21-0809	DS
30	0055061090	130 ALABAMA STREET	\$371.00	MOLLE BARBARA TR	CE21-0865	DY
31	0061065330	657 PORTER STREET	\$386.00	JUNG EDMUND LEE TR	CE21-0917	DY
32	0059053100	318 CENTRAL AVENUE	\$2,938.00	DIGGS WILLIAM A & THELMA L JT	CE21-0927	DY
33	0051132240	552 WILSON AVENUE	\$2,938.00	LOVE STACY L	CE21-0938	DY
34	0056175090	717 ALAMEDA STREET	\$1,662.00	KARAH MOHAMED A	CE21-0943	DY
35	0061121100	503 SONOMA BOULEVARD	\$386.00	BONNER HENRY A JR JT	CE21-0979	DS
36	0055091260	690 MARE ISLAND WAY	\$371.00	GRIBBON CLARENCE L & C R TR	CE21-0982	DY
37	0055084150	318 OHIO STREET	\$371.00	RAMIREZ ANGEL A & TERESA R JT	CE21-0995	DY
38	0051190180	MARIN STREET VACANT LOT	\$1,395.00	PEARSALL ANTHONY / PEARSALL PAULINE	CE21-1019	DY
39	0056134150	VLOT ON CAROLINA ST	\$386.00	STEINBACH CAMIELE L	CE21-1030	DY
40	0053083010	184 LAS PALMAS AVENUE	\$371.00	DONG CYNTHIA	CE21-1116	AH
41	0054223080	243 FLEMING AVENUE	\$386.00	VINCENTY EDWARD TR	CE21-1154	DS
42	0054172270	125 COUCH STREET	\$371.00	KESLER JAMES R TR	CE21-1249	AH
43	0061065010	303 LEMON STREET	\$6,620.00	OCTOPUS P & L INVESTMENTS LLC	CE21-1278	DY
44	0061052190	615 MCLANE STREET	\$2,938.00	KENNARD JASPER CLEVELAND	CE21-1303	DY
45	0059063090	133 GLEASON AVENUE	\$1,929.00	BARMA VINCENT S & DEBORAH JT	CE21-1370	DY
46	0056015110	2907 SONOMA BOULEVARD	\$386.00	RATTU SURJEET S & KULDIP S JT	CE21-1541	DY
47	0056074100	2415 SONOMA BOULEVARD	\$386.00	WEST CHURCH STREET LLC	CE21-1545	DY
48	0068482190	106 OLYMPIC DRIVE	\$386.00	KATTARIA SANTOKH DEVI	CE21-1564	AH
49	0068122180	437 GONZAGA AVENUE	\$386.00	JERGE JOSHUA	CE21-1568	AH
50	0068242160	212 ST. OLAF WAY	\$386.00	MCGRIFF MARSHALL A	CE21-1574	AH
51	0061121100	503 SONOMA BOULEVARD	\$386.00	BONNER HENRY A JR JT	CE21-1692	DY
52	0074033440	220 REIS AVENUE	\$386.00	LOU MICHELLE LEE QEE	CE21-1699	DY

Code Enforcement Special Assessment List FY 2022-2023 (Unpaid Fees for Administrative Charges/Citation Fines/Monitoring Fees/Abatement Costs)

53	0081132050	224 DONCASTER DRIVE	\$838.00	CRUZ MARIA	PR21-0026	AH
54	0082253150	360 BRUNSWICK STREET	\$2,523.00	MORGAN DIONNE R JT	VA20-0134	JN
55	0053022130	505 COUCH STREET	\$1,685.00	WFG LIQUIDATION CORPORATION	VA21-0005	DS
56	0053010670	3678 SONOMA BOULEVARD	\$714.00	LONGS DRUG STORES INC	VA21-0007	AH
57	0052196090	115 WHITECLIFF DRIVE	\$2,286.00	LOPEZ TERESA D & JOSE A JT	VA21-0040	DS
58	0074053450	460 REIS AVENUE	\$714.00	PACHECO SAYDI S PUGA	VA21-0056	JN
59	0056051260	1822 SUTTER STREET	\$2,456.00	SYKES LEE A	VA21-0103	AH
60	0074032120	300 LAUREL STREET	\$714.00	HUTCHINSON SHARRON ANN	VA21-0142	JN
61	0069202090	1202 ROLLINGWOOD DRIVE	\$742.00	MEDINA JESUS R TR	VA21-0143	JN
62	0071125100	655 STEFFAN STREET	\$1,751.00	COUGHRAN AMY NOEL	VA21-0166	DS
63	0068411090	103 GENOA COURT	\$732.00	INVITATION HOMES INC	VA21-0201	AH
64	0061065010	303 LEMON STREET	\$6,650.00	OCTOPUS P & L INVESTMENTS LLC	VA21-0257	DY
65	0068482190	106 OLYMPIC DRIVE	\$742.00	KATTARIA SANTOKH DEVI	VA21-0330	AH
66	0051163020	110 BENSON AVENUE	\$1,009.00	DIAZ ALICIA	VA21-0362	DY
67	0081472390	215 GOHEEN CIRCLE	\$742.00	LOW BETTY A	VA21-0364	DY
68	0069202230	228 WEDGEWOOD COURT	\$742.00	MANIBUSAN ENRIQUE A	VA22-0002	DY
69	0069142140	2449 HELEN AVENUE	\$742.00	NEFF W FRANK TR	VA22-0003	DY
70	0069032240	VLOT ON KATHY ELLEN	\$1,224.00	GARTON MICHAEL & BEVERLY JT	VL21-0002	JN
71	0056095080	1143 TENNESSEE STREET	\$1,224.00	GARTON MICHAEL P & B J JT	VL21-0003	DY
72	0056095020	1131 TENNESSEE STREET	\$386.00	GARTON MICHAEL P & B J JT	VL21-0004	DY
73	0061052190	615 MCLANE STREET	\$1,758.00	KENNARD JASPER CLEVELAND	VL21-0007	DY
74	0069032250	621 ADMIRAL CALLAGHAN LANE	\$1,224.00	GARTON MICHAEL & BEVERLY JT	VL21-0027	AH
75	0051370290	516 HICHBORN STREET	\$1,064.00	SOHAL MANJINDER K	VL21-0050	DY
76	0054011510	249 COUCH STREET	\$1,064.00	GUERRA MARVIN A JT	VL21-0089	AH
77	0054102190	COUCH STREET VLOT	\$1,224.00	NINO KAMIL E TR	VL21-0090	AH
78	0051212210	VLOT ON CRAVEN AT MCMANUS	\$1,491.00	BURLINGTON BLDG MAT INC DBPP	VL21-0120	DY
		GRAND TOTAL FINES:	\$125,868.00			

SPECIAL ASSESSMENTS HEARING

Fire Prevention's List of Appellants

FIRE PREVENTION VEGETATION MANAGEMENT INSPECTORS

Christopher Balmer - CB

Moises Zarate - MZ

#	Property Owner	Property Address	Charges Owed	Assessor's Parcel No.	Fire Prevention Case No.	Staff
1	GRACIE, CARLEY	V-LOT FLEMING EAST & SKYLINE	\$74,746.93	0069010630	FP21-0003	CB
		TOTAL APPEALED FEES	\$ 74,746.93			

GRACIE CARLEY

VLOT – FLEMING EAST & SKYLINE

\$74,746.93

CASE # FP21-0003

INSPECTOR:

CHRISTOPHER BALMER

PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)



At this hearing, the Code Enforcement Appeals Board will listen to any testimony and accept evidence regarding discrepancies relating to the amount of the special assessment. Please note that **THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED**. The Code Enforcement Appeals Board **WILL NOT** receive testimony or evidence related to the validity of the underlying violation. The Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

If you wish to contest the amount of the special assessment, you must sign and return this form by **Tuesday, May 31, 2022 (postmarked by or hand delivered/dropped off by this date)**. This form may serve as your written objection, or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the annual hearing on **Thursday, JUNE 23, 2022**, and present testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s). Testimony and evidence submitted with your written objection or presented at the hearing will be given due consideration.

Property Owner: **MR. CARLEY GRACIE**
Site Address: **V-LOT FLEMING EAST & SKYLINE**
Case #: **FP21-0003**
Officer: **C. BALMER**
Total Due: **\$74,746.93**

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the Vallejo Police Department - Code Enforcement Division by the **Tuesday, MAY 31, 2022** deadline, I will no longer be eligible to request a financial review. **Submit your form to: 2 Florida Street.** Dropbox available if office is closed.

Property Owner Signature

Date



VALLEJO FIRE DEPARTMENT – PREVENTION DIVISION

May 6, 2022

CARLEY GRACIE
602 FLEMING AVE. EAST
VALLEJO, CA 94591

PARCEL NO.: 0069-010-630
CASE#: FP21-0003

SPECIAL ASSESSMENTS HEARING NOTICE

Per Section 7.54.150 (C)2 of the Vallejo Municipal Code, this notice shall be sent, at the address shown on the property owner's last Solano County equalized property tax assessment roll or to any other address known for the property owner.

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 23, 2022** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, in the Council Chambers at City Hall, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **APN# 0069-010-630**, Vallejo, California.

For the safety of others due to the present public health crisis, the Special Assessments Hearing will take place via the Zoom videoconferencing application:

<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.

In order to attend the above hearing, the **purple** objection/protest form must be submitted in **WRITING**, addressed to Vallejo Fire Department, and received in this office no later than **MAY 31, 2022** (in-person by the end of business day). **NO** objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

Vallejo Fire Department
970 Nimitz Ave.
Vallejo, CA 94592

All persons who submit the written objection/protest by the above date may attend the hearing and their testimony and evidence regarding discrepancies **RELATING TO THE AMOUNT** of the special assessment and **NOT THE VALIDITY** of the underlying violation(s), will be heard and given due consideration. Upon confirmation of the assessment by the Board, said amount will be declared the personal debt of the property owner and will be added to the tax bill for said property and thereafter shall become a tax assessment on said property. Such assessments may be collected at the same time and in the same manner as ordinary secured property taxes are collected and shall be subject to the same penalties and same procedures of sale as provided for delinquent ordinary secured property taxes. The assessments shall be subordinate to all existing special assessment liens previously imposed upon the property and paramount to all other liens except those for state, county and municipal taxes with which they shall be upon parity. All laws applicable to the levy, collection and enforcement of secured property taxes shall be applicable to such special assessments.

Details on the amount of the administrative fine(s) and late payment penalty are as follows:

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
Abatement Officer- Administration-Response to Complaint(5 Hours @ \$174.00)	4/2/2021	\$870.00		\$870.00
Warner Consulting Services (11.85 hours @ \$85.00)	9/9/2021	\$1,007.25		\$1,007.25
Abatement Invoice (House Of Acts Workforce)	8/30/2021	\$17,049.68		\$17,049.68
Vallejo City Attorney's Office (140 hours @ \$338.00-Attorney)	2021	Attorney-\$54,320.00		\$54,320.00
Vallejo City Attorney's Office (10 hours @ \$150.00)	2021	Paralegal-\$1,500.00		\$1,500.00
Payment instructions are below			GRAND TOTAL FINES DUE	\$74,746.93

Payments should be made to:

Vallejo Fire Department – Prevention
970 Nimitz Ave.
Vallejo, CA 94592
Account Number 001-2303-310.36-03

Or mail to:
Vallejo Fire Department – Prevention
970 Nimitz Ave.
Vallejo, CA 94592

A copy of this notice should be included with payment.

Please direct questions to Fire Prevention – Vince Sproete at (707) 648-4566.

Submit your "Special Assessment Financial Review Hearing Notice" to:

970 Nimitz Ave., Vallejo, CA 94592

*(Forms are acceptable in-person on Tuesday, May 31, 2022)

Code Enforcement's List of Appellants

Code Enforcement Officers (CEO)

Angela Hodgins - AH

Dong Yoo - DY

Blue = previously assigned to another Code Officer

#	Property Owner	Property Address	Charges Owed	Assessor's Parcel No.	Code Enforcement Case No.	CEO
1	SYKES LEE A	1822 SUTTER ST	\$ 2,913.00	0056051260	VA21-0103	AH
2	TAYLOR WILLIAM H & L R JT	1230 CORONEL AV	\$ 1,647.00	0074222140	CE21-0318	DY
3	DEBARTOLO ELIZABETH	1372 FULTON AVE	\$ 371.00	0079202010	CE21-0038	DY
4	COUGHRAN AMY NOEL	655 STEFFAN ST	\$ 1,751.00	0071125100	VA21-0166	DY
		TOTAL APPEALED FEES	\$ 6,682.00			

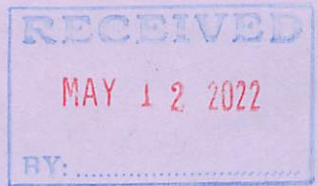
SYKES LEE A

1822 SUTTER STREET

\$2,913.00

CASE # VA21-0103

CEO: ANGELA HODGINS



PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION

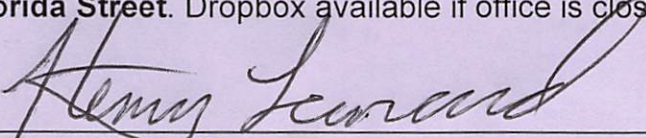
(FINANCIAL REVIEW)

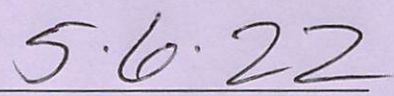
At this hearing, the Code Enforcement Appeals Board will listen to any testimony and accept evidence regarding discrepancies relating to the amount of the special assessment. Please note that **THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED**. The Code Enforcement Appeals Board **WILL NOT** receive testimony or evidence related to the validity of the underlying violation. The Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

If you wish to contest the amount of the special assessment, you must sign and return this form by **Tuesday, May 31, 2022 (postmarked by or hand delivered/dropped off by this date)**. This form may serve as your written objection, or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the annual hearing on **Thursday, JUNE 23, 2022**, and present testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s). Testimony and evidence submitted with your written objection or presented at the hearing will be given due consideration.

Property Owner: **SYKES LEE A**
Site Address: **1822 SUTTER ST**
Case #: **VA21-0103**
Officer: **ANGELA HODGINS**
Total Due: **\$2,913.00**

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the Vallejo Police Department - Code Enforcement Division by the **Tuesday, MAY 31, 2022** deadline, I will no longer be eligible to request a financial review. **Submit your form to: 2 Florida Street.** Dropbox available if office is closed.


Property Owner Signature


Date



Code Enforcement · Mailings/Payments: 555 Santa Clara St · Office: 2 Florida St · Vallejo · CA · 94590 · 707.648.4469

5/1/2022

SYKES LEE A
1822 SUTTER ST
VALLEJO, CA 94590

PARCEL NO.: 0056051260
CASE#: VA21-0103

SPECIAL ASSESSMENTS HEARING NOTICE

Per Section 7.54.150 (C)2 of the Vallejo Municipal Code, this notice shall be sent, at the address shown on the property owner's last Solano County equalized property tax assessment roll or to any other address known for the property owner.

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 23, 2022** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, in the Council Chambers at City Hall, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **1822 SUTTER STREET**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via the Zoom videoconferencing application:*

<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.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2022** (in-person: by the end of business day). **NO** objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

Vallejo Police Department – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590

All persons who submit the written objection/protest by the above date may attend the hearing and their testimony and evidence regarding discrepancies **RELATING TO THE AMOUNT** of the special assessment and **NOT THE VALIDITY** of the underlying violation(s), will be heard and given due consideration. Upon confirmation of the assessment by the Board, said amount will be declared the personal debt of the property owner and will be added to the tax bill for said property and thereafter shall become a tax assessment on said property. Such assessments may be collected at the same time and in the same manner as ordinary secured property taxes are collected and shall be subject to the same penalties and same procedures of sale as provided for delinquent ordinary secured property taxes. The assessments shall be subordinate to all existing special assessment liens previously imposed upon the property and paramount to all other liens except those for state, county and municipal taxes with which they shall be upon parity. All laws applicable to the levy, collection and enforcement of secured property taxes shall be applicable to such special assessments.



Code Enforcement · Mailings/Payments: 555 Santa Clara St · Office: 2 Florida St · Vallejo · CA · 94590 · 707.648.4469

Details on the amount of the administrative fine(s) and late payment penalty are as follows:

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
1 ST CITATION	8/16/2021	\$257.00	\$457.00	\$ 714.00
2 ND CITATION	11/2/2021	\$514.00	\$457.00	\$ 971.00
3 RD CITATION	2/24/2022	\$771.00	\$457.00	\$ 1,228.00
Payment instructions are on side 2		GRAND TOTAL FINES DUE		\$2,913.00

Payments should be made to:

Vallejo Police Department – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590
Account Number **001-2412-310.36-13**

Or mail to:

Vallejo Police Department – Code Enforcement
P.O. BOX 3068
Vallejo, CA 94590-5922

A copy of this notice should be included with payment.

Please direct questions to Code Enforcement Officer **ANGELA HODGINS** at (707) 648-4469 and select option #3.

Submit your “Special Assessment Financial Review Hearing Notice” in person to:

2 Florida Street, Vallejo, CA 94590

*(Forms are acceptable in-person by Tuesday, May 31, 2022)

TAYLOR WILLIAM H & L R JT

1230 CORONEL AVENUE

\$1,647.00

CASE # CE21-0318

CEO: DONG YOO

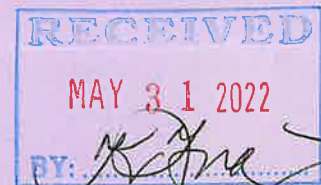
PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

At this hearing, the Code Enforcement Appeals Board will listen to any testimony and accept evidence regarding discrepancies relating to the amount of the special assessment. Please note that **THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED**. The Code Enforcement Appeals Board **WILL NOT** receive testimony or evidence related to the validity of the underlying violation. The Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

If you wish to contest the amount of the special assessment, you must sign and return this form by **Tuesday, May 31, 2022 (postmarked by or hand delivered/dropped off by this date)**. This form may serve as your written objection, or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the annual hearing on **Thursday, JUNE 23, 2022**, and present testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT the VALIDITY of the underlying violation(s)**. Testimony and evidence submitted with your written objection or presented at the hearing will be given due consideration.

Property Owner: **TAYLOR WILLIAM H & L R JT**
Site Address: **1230 CORONEL AV**
Case #: **CE21-0318**
Officer: **DONG YOO**
Total Due: **\$1,647.00**



I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the Vallejo Police Department - Code Enforcement Division by the **Tuesday, MAY 31, 2022** deadline, I will no longer be eligible to request a financial review. **Submit your form to: 2 Florida Street.** Dropbox available if office is closed.


Property Owner Signature


Date



Code Enforcement · Mailings/Payments: 555 Santa Clara St · Office: 2 Florida St · Vallejo · CA · 94590 · 707.648.4469

5/1/2022

TAYLOR WILLIAM H & L R JT
1230 CORONEL AV
VALLEJO, CA 94591

PARCEL NO.: 0074222140
CASE#: CE21-0318

SPECIAL ASSESSMENTS HEARING NOTICE

Per Section 7.54.150 (C)2 of the Vallejo Municipal Code, this notice shall be sent, at the address shown on the property owner's last Solano County equalized property tax assessment roll or to any other address known for the property owner.

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 23, 2022** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, in the Council Chambers at City Hall, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **1230 CORONEL AVENUE**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via the Zoom videoconferencing application:*

<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.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2022** (in-person: by the end of business day). **NO** objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

Vallejo Police Department – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590

All persons who submit the written objection/protest by the above date may attend the hearing and their testimony and evidence regarding discrepancies **RELATING TO THE AMOUNT** of the special assessment and **NOT THE VALIDITY** of the underlying violation(s), will be heard and given due consideration. Upon confirmation of the assessment by the Board, said amount will be declared the personal debt of the property owner and will be added to the tax bill for said property and thereafter shall become a tax assessment on said property. Such assessments may be collected at the same time and in the same manner as ordinary secured property taxes are collected and shall be subject to the same penalties and same procedures of sale as provided for delinquent ordinary secured property taxes. The assessments shall be subordinate to all existing special assessment liens previously imposed upon the property and paramount to all other liens except those for state, county and municipal taxes with which they shall be upon parity. All laws applicable to the levy, collection and enforcement of secured property taxes shall be applicable to such special assessments.



Code Enforcement · Mailings/Payments: 555 Santa Clara St · Office: 2 Florida St · Vallejo · CA · 94590 · 707.648.4469

Details on the amount of the administrative fine(s) and late payment penalty are as follows:

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	7/7/2021	\$371.00	\$0.00	\$ 371.00
1 ST CITATION	9/16/2021	\$801.00	\$475.00	\$1,276.00
Payment instructions are on side 2			GRAND TOTAL FINES DUE	\$1,647.00

Payments should be made to:

Vallejo Police Department – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590
Account Number **001-2412-310.36-13**

Or mail to:

Vallejo Police Department – Code Enforcement
P.O. BOX 3068
Vallejo, CA 94590-5922

A copy of this notice should be included with payment.

Please direct questions to Code Enforcement Officer **DONG YOO** at (707) 648-4469 and select option #3.

Submit your “Special Assessment Financial Review Hearing Notice” in person to:

2 Florida Street, Vallejo, CA 94590

*(Forms are acceptable in-person by Tuesday, May 31, 2022)

DEBARTOLO ELIZABETH

1372 FULTON AVENUE

\$371.00

CASE # CE21-0038

CEO: DONG YOO

RECEIVED
MAY 31 2022
BY:

PLEASE READ

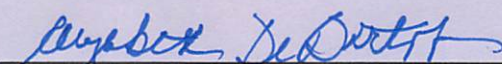
IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

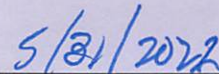
At this hearing, the Code Enforcement Appeals Board will listen to any testimony and accept evidence regarding discrepancies relating to the amount of the special assessment. Please note that **THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED**. The Code Enforcement Appeals Board **WILL NOT** receive testimony or evidence related to the validity of the underlying violation. The Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

If you wish to contest the amount of the special assessment, you must sign and return this form by Tuesday, May 31, 2022 (postmarked by or hand delivered/dropped off by this date). This form may serve as your written objection, or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the annual hearing on **Thursday, JUNE 23, 2022**, and present testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT the VALIDITY of the underlying violation(s)**. Testimony and evidence submitted with your written objection or presented at the hearing will be given due consideration.

Property Owner: **DEBARTOLO ELIZABETH**
Site Address: **1372 FULTON AVE**
Case #: **CE21-0038**
Officer: **DONG YOO**
Total Due: **\$371.00**

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the Vallejo Police Department - Code Enforcement Division by the **Tuesday, MAY 31, 2022** deadline, I will no longer be eligible to request a financial review. **Submit your form to: 2 Florida Street.** Dropbox available if office is closed.


Property Owner Signature


Date



Code Enforcement · Mailings/Payments: 555 Santa Clara St · Office: 2 Florida St · Vallejo · CA · 94590 · 707.648.4469

5/1/2022

DEBARTOLO ELIZABETH
1372 FULTON AVE
VALLEJO, CA 94591

PARCEL NO.: 0079202010
CASE#: CE21-0038

SPECIAL ASSESSMENTS HEARING NOTICE

Per Section 7.54.150 (C)2 of the Vallejo Municipal Code, this notice shall be sent, at the address shown on the property owner's last Solano County equalized property tax assessment roll or to any other address known for the property owner.

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 23, 2022** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, in the Council Chambers at City Hall, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **1372 FULTON AVENUE**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via the Zoom videoconferencing application:*

<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.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2022** (in-person: by the end of business day). **NO** objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

Vallejo Police Department – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590

All persons who submit the written objection/protest by the above date may attend the hearing and their testimony and evidence regarding discrepancies **RELATING TO THE AMOUNT** of the special assessment and **NOT THE VALIDITY** of the underlying violation(s), will be heard and given due consideration. Upon confirmation of the assessment by the Board, said amount will be declared the personal debt of the property owner and will be added to the tax bill for said property and thereafter shall become a tax assessment on said property. Such assessments may be collected at the same time and in the same manner as ordinary secured property taxes are collected and shall be subject to the same penalties and same procedures of sale as provided for delinquent ordinary secured property taxes. The assessments shall be subordinate to all existing special assessment liens previously imposed upon the property and paramount to all other liens except those for state, county and municipal taxes with which they shall be upon parity. All laws applicable to the levy, collection and enforcement of secured property taxes shall be applicable to such special assessments.



Code Enforcement · Mailings/Payments: 555 Santa Clara St · Office: 2 Florida St · Vallejo · CA · 94590 · 707.648.4469

Details on the amount of the administrative fine(s) and late payment penalty are as follows:

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	4/14/2021	\$371.00	\$0.00	\$ 371.00
Payment instructions are on side 2			GRAND TOTAL FINES DUE	\$ 371.00

Payments should be made to:

Vallejo Police Department – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590
Account Number **001-2412-310.36-13**

Or mail to:

Vallejo Police Department – Code Enforcement
P.O. BOX 3068
Vallejo, CA 94590-5922

A copy of this notice should be included with payment.

Please direct questions to Code Enforcement Officer **DONG YOO** at (707) 648-4469 and select option #3.

Submit your “Special Assessment Financial Review Hearing Notice” in person to:

2 Florida Street, Vallejo, CA 94590

*(Forms are acceptable in-person by Tuesday, May 31, 2022)

COUGHRAN AMY NOEL

655 STEFFAN STREET

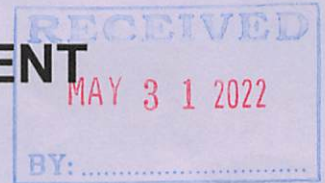
\$1,751.00

CASE # VA21-0166

CEO: DONG YOO

PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)



At this hearing, the Code Enforcement Appeals Board will listen to any testimony and accept evidence regarding discrepancies relating to the amount of the special assessment. Please note that **THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED**. The Code Enforcement Appeals Board **WILL NOT** receive testimony or evidence related to the validity of the underlying violation. The Board will **ONLY** be reviewing the cost accounting of the assessments and making sure that the figures are correct.

If you wish to contest the amount of the special assessment, you must sign and return this form by **Tuesday, May 31, 2022** (postmarked by or hand delivered/dropped off by this date). This form may serve as your written objection, or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the annual hearing on **Thursday, JUNE 23, 2022**, and present testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s). Testimony and evidence submitted with your written objection or presented at the hearing will be given due consideration.

Property Owner: **COUGHRAN AMY NOEL**
Site Address: **655 STEFFAN ST**
Case #: **VA21-0166**
Officer: **DONG YOO**
Total Due: **\$1,751.00**

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the Vallejo Police Department - Code Enforcement Division by the **Tuesday, MAY 31, 2022** deadline, I will no longer be eligible to request a financial review. **Submit your form to: 2 Florida Street.** Dropbox available if office is closed.


Property Owner Signature

05/18/22
Date

City of Vallejo
555 SANTA CLARA STREET
VALLEJO CA 94590

SAH 655 STEFFAN ST
VA21 0166 DS

USPS CERTIFIED MAIL™



9407 1368 9784 6253 6030 72



COUGHRAN AMY NOEL
655 STEFFAN ST
VALLEJO CA 94591-6505

US POSTAGE AND FEES PAID

2022-04-29
94590
C363112
Retail
1.0 OZLTR

easypost.
easypost.com/signuo



0901000002175



FOLD ALONG THIS LINE

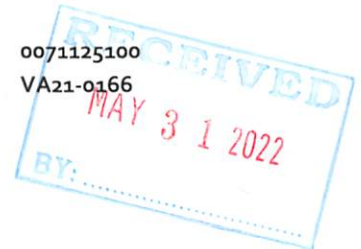


Code Enforcement · Mailings/Payments: 555 Santa Clara St · Office: 2 Florida St · Vallejo · CA · 94590 · 707.648.4469

5/1/2022

COUGHRAN AMY NOEL
655 STEFFAN ST
VALLEJO, CA 94590

PARCEL NO.: 0071125100
CASE#: VA21-0166



SPECIAL ASSESSMENTS HEARING NOTICE

Per Section 7.54.150 (C)2 of the Vallejo Municipal Code, this notice shall be sent, at the address shown on the property owner's last Solano County equalized property tax assessment roll or to any other address known for the property owner.

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 23, 2022** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, in the Council Chambers at City Hall, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **655 STEFFAN STREET**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via the Zoom videoconferencing application:*

<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.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2022** (in-person: by the end of business day). NO objection or protest received AFTER this date will be considered by the Board. Written objections or protests should be mailed to:

Vallejo Police Department – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590

All persons who submit the written objection/protest by the above date may attend the hearing and their testimony and evidence regarding discrepancies **RELATING TO THE AMOUNT** of the special assessment and **NOT THE VALIDITY** of the underlying violation(s), will be heard and given due consideration. Upon confirmation of the assessment by the Board, said amount will be declared the personal debt of the property owner and will be added to the tax bill for said property and thereafter shall become a tax assessment on said property. Such assessments may be collected at the same time and in the same manner as ordinary secured property taxes are collected and shall be subject to the same penalties and same procedures of sale as provided for delinquent ordinary secured property taxes. The assessments shall be subordinate to all existing special assessment liens previously imposed upon the property and paramount to all other liens except those for state, county and municipal taxes with which they shall be upon parity. All laws applicable to the levy, collection and enforcement of secured property taxes shall be applicable to such special assessments.



Code Enforcement - Mailings/Payments: 555 Santa Clara St · Office: 2 Florida St · Vallejo · CA · 94590 · 707.648.4469

Details on the amount of the administrative fine(s) and late payment penalty are as follows:

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
1 ST CITATION	8/19/2021	\$267.00	\$475.00	\$ 742.00
2 ND CITATION	10/1/2021	\$534.00	\$475.00	\$ 1,009.00
Payment instructions are on side 2			GRAND TOTAL FINES DUE	\$1,751.00

Payments should be made to:

Vallejo Police Department – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590
Account Number **001-2412-310.36-13**

Or mail to:

Vallejo Police Department – Code Enforcement
P.O. BOX 3068
Vallejo, CA 94590-5922

A copy of this notice should be included with payment.

Please direct questions to Code Enforcement Officer **DONG YOO** at (707) 648-4469 and select option #3.

Submit your "Special Assessment Financial Review Hearing Notice" in person to:

2 Florida Street, Vallejo, CA 94590

*(Forms are acceptable in-person by Tuesday, May 31, 2022)



Code Enforcement · Mailings/Payments: 555 Santa Clara St · Office: 2 Florida St · Vallejo · CA · 94590 · 707.648.4469

5/1/2022

COUGHRAN AMY NOEL
655 STEFFAN ST
VALLEJO, CA 94590

PARCEL NO.: 0071125100
CASE#: VA21-0166

SPECIAL ASSESSMENTS HEARING NOTICE

Per Section 7.54.150 (C)2 of the Vallejo Municipal Code, this notice shall be sent, at the address shown on the property owner's last Solano County equalized property tax assessment roll or to any other address known for the property owner.

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 23, 2022** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, in the Council Chambers at City Hall, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **655 STEFFAN STREET**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via the Zoom videoconferencing application:*

<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.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2022** (in-person: by the end of business day). **NO** objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

Vallejo Police Department – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590

All persons who submit the written objection/protest by the above date may attend the hearing and their testimony and evidence regarding discrepancies **RELATING TO THE AMOUNT** of the special assessment and **NOT THE VALIDITY** of the underlying violation(s), will be heard and given due consideration. Upon confirmation of the assessment by the Board, said amount will be declared the personal debt of the property owner and will be added to the tax bill for said property and thereafter shall become a tax assessment on said property. Such assessments may be collected at the same time and in the same manner as ordinary secured property taxes are collected and shall be subject to the same penalties and same procedures of sale as provided for delinquent ordinary secured property taxes. The assessments shall be subordinate to all existing special assessment liens previously imposed upon the property and paramount to all other liens except those for state, county and municipal taxes with which they shall be upon parity. All laws applicable to the levy, collection and enforcement of secured property taxes shall be applicable to such special assessments.



Code Enforcement · Mailings/Payments: 555 Santa Clara St · Office: 2 Florida St · Vallejo · CA · 94590 · 707.648.4469

Details on the amount of the administrative fine(s) and late payment penalty are as follows:

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
1 ST CITATION	8/19/2021	\$267.00	\$475.00	\$ 742.00
2 ND CITATION	10/1/2021	\$534.00	\$475.00	\$ 1,009.00
Payment instructions are on side 2			GRAND TOTAL FINES DUE	\$1,751.00

Payments should be made to:

Vallejo Police Department – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590
Account Number **001-2412-310.36-13**

Or mail to:

Vallejo Police Department – Code Enforcement
P.O. BOX 3068
Vallejo, CA 94590-5922

A copy of this notice should be included with payment.

Please direct questions to Code Enforcement Officer **DONG YOO** at (707) 648-4469 and select option #3.

Submit your “Special Assessment Financial Review Hearing Notice” in person to:

2 Florida Street, Vallejo, CA 94590

*(Forms are acceptable in-person by Tuesday, May 31, 2022)