



AGENDA

CODE ENFORCEMENT APPEALS BOARD REGULAR MEETING – 6:00 PM

SEPTEMBER 22, 2022

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

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

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

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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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

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE TO THE FLAG
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. June 23, 2022 – Regular Meeting (Special Assessments Hearing)

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: None

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:

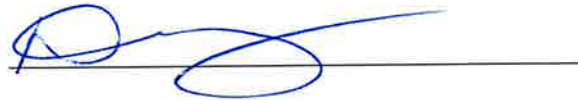
- A. Welcome New Board Member, Kevin Tennyson
- B. Sergeant Richard Wanzie retired in July 2022. His temporary replacement is Sergeant Kyle Wylie.
- C. Annual Board and Commissions Dinner - Monday, September 26, 2022.

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, September 14, 2022.

Dated: Wednesday, September 14, 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 6:06 p.m.
3. **ROLL CALL**:
 - Present: Chairperson L. Alexander Matias,
Vice-Chairperson Dr. Carey Hawkins Ash
Board Members: Fred Cavalli, Jr., Loretta Gaddies, Edward Taylor
 - Absent: Wanda Madeiros (excused)
 - Staff: Police Sergeants Richard Wanzie and Kyle Wylie, Senior Code Enforcement Officer (SCEO) Dong Yoo, Code Enforcement Officers (CEO) David Gomez and Angela Hodgins, Secretary Karen Ang, Police Clerks Pamela Gallardo and Nicole Martin, Fire Prevention Manager Vincent Sproete, Fire Prevention Inspectors Christopher Balmer and Moises Zarate, IT Director Naveed Ashraf, Assistant City Attorneys (ACA) Farrah Hussein and Laura Zagaroli
4. **APPROVAL OF AGENDA**: Vice Chairperson Ash motioned to approve the agenda for the June 23rd, 2022 Regular Meeting/Special Assessments Hearing, seconded by Board Members Gaddies and Taylor. The motion carried unanimously.
5. **APPROVAL OF MINUTES**: Board Member Taylor motioned to approve the May 26th, 2022 CEAB Regular Meeting Minutes; seconded by Board Member Cavalli. The motion carried unanimously.
6. **CORRESPONDENCE**: None
7. **FIRST COMMUNITY FORUM**: Eduardo Aguilar, 111 Boysen Street, Case #CE21-0801 (asked to stay for the hearing for when this item is called)
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. **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

The Board heard the statement from the Fire Prevention appellant Carley Gracie's attorney, Ann Draper, via Zoom videoconference for his vacant lot property, Assessor Parcel Number (APN) 0069-010-630, located on Fleming Avenue East and Skyline Drive. Ms. Draper felt that the fines were exorbitant and that she lacked notice. Fire Prevention Manager Vincent Sproete presented facts about Fire Prevention's active case including a parcel map showing the area of reference, an invoice detailing the House of Acts contractor actual abatement costs but city administrative processing fees. Assistant City Attorney Farrah Hussein informed Ms.

Draper during a phone call that she would seek the recovery of attorney's fees; the fees were later invoiced by Fire Prevention and mailed to the owner. After lengthy deliberation and a brief intermission, Chairperson Matias motioned to reduce the attorney fees in half, bringing the amount down to a total of **\$47,586.93** for the weed abatement and attorney fees; seconded by Vice Chairperson Ash, and was carried unanimously.

The appellant for 1822 Sutter Street did not appear, therefore the Board upheld the assessment.

The Board heard the statement from the appellant, William Taylor and his daughter, Alexandra Taylor, via Zoom videoconference for his property at 1230 Coronel Avenue. Ms. Taylor requested for some leniency since she is a full time student who has taken over her senior citizen parents' financial and legal responsibilities. Board Member Taylor asked if a payment plan would help and the appellant responded that it would. Board Member Gaddies motioned to remove the item from the list and have the appellant work out a payment plan with staff; seconded by Vice Chairperson Ash.

The appellant for 1372 Fulton Avenue did not appear, therefore the Board upheld the assessment.

The Board heard the statement from the appellant, Amy Noel Coughran, for her property at 655 Steffan Street. Ms. Coughran complained about receiving numerous fines after the initial \$267 citation. She implored with the Board that the car was broken into, she is a county employee who works six days a week and cannot afford the full \$1,751 in fines. SCEO Yoo briefly reviewed the financials on the case which was opened by a former code enforcement officer. Since the vehicle is still inoperative in the driveway, the Board members hesitated to reduce the amount that far. Chairperson Matias motioned to sustain the citations but waive the late fees, seconded by Vice Chairperson Ash, which would bring the new total to **\$801.00**. The motion carried unanimously.

On the Code Enforcement Special Assessment List, the following items were removed due to payments received since the distribution of the hearing agenda packet earlier this month: 1) Line item #27, APN 0051040400, 2302 Sacramento Street, \$1,632.00 for case #CE21-0780, 2) Line item #47, APN 0056074100, 2415 Sonoma Boulevard, \$386.00 for case #CE21-1545.

Line item #28, APN 0051190250, 111 Boysen Street, Case #CE21-0801, the owner, Eduardo Aguilar, who appeared during the First Community Forum because he did not submit his Special Assessments Hearing form in time, was kept on the list, but left open for staff to review with the property owner.

Vice Chairperson Ash motioned to approve the levying of assessments for unpaid fees, administrative charges, citation fines, and abatement costs in the amounts listed for each property, including the adjusted Fire Prevention Weed Abatement amount of **\$49,111.53** and the adjusted Code Enforcement amount of **\$121,253.00**, with a new grand total amount of **\$170,364.53**. Board Member Cavalli seconded the motion which was carried unanimously. The Board allowed for Staff to confer with the property owners/interested parties regarding any of the appealed cases and amend any amounts as necessary from the assessment total.

Contact: Dong Yoo, Senior Code Enforcement Officer, 707-648-4389, dong.yoo@cityofvallejo.net or Karen Ang, Secretary, 707-553-7290, karen.ang@cityofvallejo.net

12. SECOND COMMUNITY FORUM: None

13. STAFF COMMENTS: None

14. ANNOUNCEMENTS: None

15. BOARD MEMBER COMMENTS AND DISCUSSION: Vice Chairperson Ash asked for a comparison between this and last tax roll year amounts. This year was \$100k less, which the Board believes was directly impacted by lack of staffing. All numbers are available online on the city website, under Agendas/Videos.

16. ADJOURNMENT: Chairperson Matias adjourned the meeting at 6:34 pm.