



AGENDA

CODE ENFORCEMENT APPEALS BOARD REGULAR MEETING – 6:00 PM

JANUARY 26, 2023

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.

Want more City Information - Members of the public can:
Like us on Facebook and Instagram ([@cityofvallejo](https://www.facebook.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

1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE TO THE FLAG
3. ROLL CALL
4. APPROVAL OF AGENDA
5. APPROVAL OF MINUTES
 - A. September 22, 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: Code Enforcement Appeals Hearing (Continuation)

Hearing on Notice of Violation for Case #CE22-0389

25 Madigan Avenue, APN 0057212010 – Staff

Recommendation: Uphold the Notice of Violation for the deteriorated paint and unfinished siding on the property and require the appellant prime or paint the siding within 30 days.

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:

- A. Nicole Martin was promoted from Police Clerk to Code Enforcement Officer in September 2022.
- B. Code Enforcement is no longer supervised by Sergeant Kyle Wylie and is now officially supervised by Lieutenant Steve Darden.

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., Thursday, January 19, 2023.

Dated: Thursday, January 19, 2023



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,
Board Members: Fred Cavalli, Jr., Loretta Gaddies, Wanda Madeiros Edward Taylor, Kevin Tennyson
 - Absent: Vice-Chairperson Dr. Carey Hawkins Ash (excused)
 - Staff: Police Sergeant Kyle Wylie, Senior Code Enforcement Officer (SCEO) Dong Yoo, Code Enforcement Officer (CEO) David Gomez, Administrative Analyst Karen Ang, Police Clerk Pamela Gallardo, IT Media Specialist Manny Angel
4. **APPROVAL OF AGENDA:** Board Member Taylor motioned to approve the agenda for the September 22nd, 2022 Regular Meeting, seconded by Board Member Gaddies. The motion carried unanimously.
5. **APPROVAL OF MINUTES:** Board Member Gaddies motioned to approve the June 23rd, 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:** None
12. **SECOND COMMUNITY FORUM:** None
13. **STAFF COMMENTS:** None
14. **ANNOUNCEMENTS:**
 - A. Welcome New Board Member, Kevin Tennyson – Board Members warmly welcomed their newest member along with advice on how to take on his new role.
 - 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 – Board members were reminded to RSVP if they haven't already to the online invitation they received in their email.
15. **BOARD MEMBER COMMENTS AND DISCUSSION.**
16. **ADJOURNMENT:** Chairperson Matias adjourned the meeting at 6:19 pm.



CITY OF VALLEJO

POLICE DEPARTMENT

CODE ENFORCEMENT

HEARING DATE: January 26, 2023
TO: Code Enforcement Appeals Board
FROM: Dong Yoo, Senior Code Enforcement Officer
SUBJECT: HEARING ON APPEAL OF NOTICE OF VIOLATION FOR 25 MADIGAN AVENUE

Subject Property Address: 25 Madigan Avenue
Parcel Number: 0057212010
Owner of Record: Gwin Aaron David
Case Number: CE22-0389
Violation(s): Vallejo Municipal Code (VMC) Section 7.54.030 B. Prohibits unpainted buildings, building having dry rot warping, or termite infestation. Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance.

This is an appeal from the Notice of Violation for the deteriorated paint and unfinished siding and storage of junk and household materials on the property at 25 Madigan Avenue.

BACKGROUND

- 1) 5-12-2022 A SeeClickfix complaint of deteriorated paint and exterior received.
- 2) 5-18-2022 I performed an inspection of the property. It appeared the siding was being worked on and preparing to be painted. There was also lumber, junk and debris on the property. Photos taken. However, the inspection conducted by former staff David Sidie in 2020 had the same violations and in similar condition.
- 3) 5-19-2022 A Warning Notice was sent to the property owner via regular and certified mail. This Warning Notice advised the owner to correct the violations by 6-22-22 and explained how to resolve the violation and avoid any fines.
- 4) 7-8-2022 I performed a re-inspection of this property. The conditions underlying the violations were still the same. Photos taken. I contacted the owner on site who said he had many deaths and issues during the previous two years. I asked if he received the warning notice. He said his mailbox was stolen and didn't receive anything. He promised to have the property cleaned up and the siding painted or painted with primer by 8-8-2022. An extension was granted until 8-8-2022.
- 5) 8-18-2022 I performed a re-inspection of the property. The lumber, junk and debris were cleaned up but the deteriorated paint and siding were still the same. Photos taken.

- 6) 8-22-2022 A Notice of Violation was sent to the property owner via regular and certified mail.
- 7) 9-26-2022 The property owner, Aaron Gwin, filed an appeal from the Notice of Violation.
- 8) 1-6-2023 I performed a re-inspection of the property and noticed some but not all of the siding and deteriorated paint had been corrected. Photos taken.

ATTACHMENTS

- 1. Initial Inspection Photographs dated 5-18-2022
- 2. Warning Notice dated 5-19-2022
- 3. Re-inspection Photographs dated 7-8-2022
- 4. Notice of Violation dated 8-22-2022
- 5. Photographs dated 1-6-2023

RECOMMENDATION

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

- 1. Uphold the Notice of Violation for the deteriorated paint and unfinished siding on the property requiring the appellant prime or paint the siding within 30 days.

CONTACT

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









Code Enforcement • 3 Florida St • Vallejo • CA • 94590 • 707.848.4433 • code.enforcement@cityofvallejo.net

5/19/2022

GWIN AARON DAVID
25 MADIGAN AVE
VALLEJO, CA 94590

WN / CE22-0389/ 25 MADIGAN AVENUE/DONG M. YOO

WARNING NOTICE

Sent via certified mail to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner pursuant to Section 7.54.070 (B) of the Vallejo Municipal Code (VMC). The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the VMC. To review the Property Maintenance Ordinance, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: CE22-0389
PARCEL NO.: 0057212010
LOCATION: 25 MADIGAN AVENUE

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 05/18/2022** and it was noted that the conditions that exist on the subject property constitute an unlawful public nuisance as defined in Vallejo Municipal Code Chapter 7.54 (Property Maintenance Ordinance). The following unlawful property violations, as stated in Section 7.54.030, are found to exist:

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 7.54.030 B. Prohibits unpainted buildings, buildings having dry rot warping, or termite infestation. Properly prepare, primer and paint all areas with peeling or deteriorated paint.

Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, junk and debris on the property.

Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.

The purpose of the Property Maintenance Ordinance is to benefit the entire community by maintaining real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

CONSEQUENCES OF NOT ABATING



Code Enforcement • 2 Florida St • Vallejo • CA • 94590 • (707) 648-4469 code.enforcement@cityofvallejo.net

Failure to correct the noted violation(s) by 06/22/2022 will result in the issuance of a written Notice of Violation and imposition of an administrative charge of \$386.00, as established by resolution by the City Council, pursuant to Section 7.54.140 of the Vallejo Municipal Code. If the Code Enforcement Supervisor or other city employees designated by the City Manager determines the violation(s) to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of this code. If after a Notice of Violation is issued and the violation(s) are still not abated within the time limit specified, then you may be subject to administrative citations (1st Citation: \$267.00, 2nd Citation: \$534.00, 3rd and subsequent Citations: \$802.00 - *per violation, per day* that each violation continues to exist past the correction date), incurrence of City abatement costs, and/or other legal remedies available to the City. The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

****Please be advised that if your property is found to be in violation again within twelve (12) months of compliance with this notice, you will receive an administrative fine of \$386.00 pursuant to Section 7.54.160 of the Vallejo Municipal Code.***

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,


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







Code Enforcement - Vallejo City Hall - Code Enforcement - Vallejo, CA 94590 - code.enforcement@cityofvallejo.net

8/22/2022

GWIN AARON DAVID
25 MADIGAN AVE
VALLEJO, CA 94590

NOV / CE22-0389 / 25 MADIGAN AVENUE / DONG M. YOO

NOTICE OF VIOLATION

Sent via certified mail to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner. The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

CASE NO.: CE22-0389
PARCEL NO.: 0057212010
LOCATION: 25 MADIGAN AVENUE

You are hereby notified that a **reinspection was performed on 8/18/2022** and the violation(s) was not abated within the time limit specified in the Warning Notice and therefore a **\$409.00 charge** has been applied. The conditions that exist on the subject property owned or controlled by you constitute an unlawful public nuisance as defined in **Section 7.54.030** of the Vallejo Municipal Code (Property Maintenance Ordinance). The following violation(s) which were observed during my initial inspection on 5-18-22 **must be corrected by 9/25/2022**.

DESCRIPTION OF VIOLATION(S) AND REQUIRED CORRECTIVE ACTION(S)

Section 7.54.030 B. Prohibits unpainted buildings, buildings having dry rot warping, or termite infestation. Properly prepare, primer and paint all areas with peeling paint.
Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, junk and debris on the property.
Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.

ADMINISTRATIVE CHARGE

A charge of \$409.00, as established by resolution by the City Council, is now owed to the City pursuant to Section 7.54.140 of the Vallejo Municipal Code payable thirty (30) days of the effective date of this notice. Any property owner who fails to pay the administrative charges or abatement costs including incidental costs owed to the City shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount. Legal action may include costs and/or charges being lienied against the property and/or applied as a special assessment to the ordinary secured property taxes.

How to Pay the Fine: Payment may be made in person at the Vallejo City Hall, 1st Floor – Cashier (please bring this notice to the cashier) or by mail addressed to **Vallejo Police Department - Code**

Notice of Violation
CE22-0389 / 25 MADIGAN AVENUE / DONG M. YOO

Revised: 08/15/2022

Enforcement, 555 Santa Clara Street, Vallejo, CA 94590-5922. Payment by mail should be made by personal check, cashier's check or money order, payable to the City of Vallejo. Make sure to include the case number **CE22-0389** and account number **001-2412-310.36-13** on your check. *If you have any questions or concerns, please contact our office. If you are unable to pay the fine amount in full, please contact Code Enforcement to discuss the option of a payment plan.* **[CASHIER: Print TWO receipts and place duplicate receipt in Code Enforcement outbox for pick-up and recording]**

If the Code Enforcement Division Commander or designee determines the violation to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of this code. Abatement may include, but is not limited to boarding of windows, doors and other openings to city specifications, removal of junk and debris, and securing the perimeter of the property with fencing, gates or barricades to prevent further occurrences of the nuisance activity.

CONSEQUENCES OF NOT ABATING

Should these conditions not be corrected by 9/25/2022, the following action(s) may be taken:

Administrative Citation: 1st Citation \$283.00, 2nd Citation \$534.00, 3rd and subsequent Citations \$802.00 - *per violation*, per day that each violation continues to exist past the correction.

City Abatement: The City may have the work done with city employees and/or by private contract if a violation is not abated within the time limit specified in this notice. **The costs of abatement, including incidental costs shall be billed to the property owner pursuant to Section 7.54.140 of the Vallejo Municipal Code and will be due and payable within thirty (30) days of the date the billing is mailed to the property owner.**

Liens and Special Assessments: The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Civil Action: \$50.00 per day for every day each separate violation exists

Criminal Citation: Maximum penalty of \$500.00 fine for every day each separate violation exists.

APPEALS PROCESS

Information on the process to appeal this notice is attached, which includes the amount of the appeal fee and procedure for requesting an appeal fee waiver.

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,


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

NOTICE OF VIOLATION APPEALS PROCESS

Any property owner may appeal the notice of violation and may request a hearing before the Code Enforcement Appeals Board as follows:

1. An appeal form shall be obtained from the Vallejo Police Department's Code Enforcement Division office. The completed appeal form shall be filed with the Code Enforcement Division Commander or designee via the Code Enforcement Division office within thirty (30) days of the effective date of the notice of violation together with a non-refundable appeal fee of \$480.00, as established by resolution by the City Council, or a request for an appeal fee waiver form.
2. Only after the completed appeal form has been filed together with the appeal fee or with an *approved* appeal fee waiver shall the Code Enforcement Division Commander or designee set the date for a hearing. The hearing shall be set for a date not less than fifteen (15) days nor more than sixty (60) days after the Code Enforcement Division Commander or designee via the Code Enforcement Division office received the request.
3. The appellant may request one continuance, but in no event shall the hearing be continued more than thirty (30) days after the date of the originally scheduled hearing unless the Code Enforcement Division Commander or designee finds circumstances of hardship warrant a longer continuance not to exceed ninety (90) days after the date of the originally scheduled hearing.
4. The appellant shall be notified by certified mail of the date, time and place set for the hearing. Such notice shall be sent at least ten (10) days prior to the date of the hearing. The notice shall include a statement that if the violation is found to be a public nuisance and the violation is not substantially abated, then the city may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges. The notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive such notice shall not affect the validity of any proceedings taken under Chapter 7.54 of the Vallejo Municipal Code.
5. Any documentation, other than the notice of violation, which the Code Enforcement Division Commander or designee has submitted or will submit to the Code Enforcement Appeals Board, shall be served on the appellant at least three (3) days before the hearing.

Failure of any property owner to file an appeal in accordance with the provisions of Section 7.54.080 of the Vallejo Municipal Code shall be deemed to waive his or her right to an appeal hearing.

Appeal Fee Waiver. Any property owner who requests a hearing to appeal a notice of violation and is financially unable to pay the appeal fee may file a request for an appeal fee waiver as follows:

1. The request for waiver shall be made on a form obtained from the Code Enforcement Division office and submitted to the Code Enforcement Division Commander or designee via the Code Enforcement Division office within fifteen (15) days of the effective date of the notice of violation.
2. The Code Enforcement Division Commander or designee may issue an appeal fee waiver only if the person requesting the waiver submits a sworn affidavit together with any supporting documents demonstrating to the satisfaction of the Division Commander or designee the person's financial inability to deposit with the city the full amount of the fee in advance of the appeal hearing.
3. The Code Enforcement Division Commander or designee shall issue a written decision specifying the reasons for issuing or not issuing the waiver within ten (10) days of the receipt of the request. The decision of the Code Enforcement Division Commander or designee shall be final.
4. If the Code Enforcement Division Commander or designee determines a waiver is not warranted, the property owner shall remit the appeal fee within ten (10) days of the determination. If the Code Enforcement office does not receive the appeal fee within this time period, the request for hearing shall not be accepted and shall constitute a failure of the property owner to exhaust his or her administrative remedies.









CITY OF VALLEJO

POLICE DEPARTMENT CODE ENFORCEMENT DIVISION

2 Florida Street, Vallejo, CA 94590 • (707) 648-4469 •

LAST DAY TO SUBMIT
THIS FORM

9/22/22

CASE #:

CE22-0389

HEARING REQUEST APPLICATION FORM

(ONLY THE PERSON CITED OR NOTICED MAY APPEAL.)

PLEASE PRINT OR TYPE

CITATION #

DATE OF NOTICE

- ☐ VEHICLE CITATION (VMC CHAPTER 7.64)
- ☐ PMO NOTICE OF VIOLATION (VMC CHAPTER 7.54)
- ☒ PMO ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)
- ☐ PR NOTICE OF VIOLATION (VMC CHAPTER 7.62)
- ☐ PR ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)
- ☐ OTHER: _____

_____	_____
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_____	_____
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(PMO) Property Maintenance Ordinance - City of Vallejo Municipal Code 7.54
 (PR) Property Registration Ordinance - City of Vallejo Municipal Code 7.62
 (VMC) Vallejo Municipal Code

BEFORE THE CODE ENFORCEMENT APPEALS BOARD, THE APPEALS OF:

NAME(S):

Aaron D Lwin

VIOLATION ADDRESS:

25 Madigan St

~~CONTACT~~ MAILING ADDRESS:

Same

Vallejo CA 94590

CONTACT PHONE NUMBER(S)

(916) 868-2370

- ☐ I HAVE SUBMITTED THE REQUIRED FEE.
(\$450 NON-REFUNDABLE = NOV APPEAL FEE, DEPOSIT OF CITATION = CITATION APPEAL FEE)
- ☒ I HAVE SUBMITTED A FEE WAIVER FORM.

-- FORM CONTINUES ON REVERSE --

- ☐ This has been reviewed by clerical
- ☐ Reviewed by CE management

Name/sign

Date

[Signature]

9/26/2022

[Signature]

10/18/22

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

I am owner of the home,

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

I was hurt @ work 12/22/2020 and have been off since. Claim is denied but I am fighting it. Have was in forbearance & now in loss mitigation working to save home from fore closure with bank

I do have diagnosed ADHD. I have a hard time with paperwork, Please call if Clarification needed

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

I have been given restrictions to remain off ladders. Much of the work involves ladder work. I have been without regular income and can not afford to pay for help & materials to complete. I am at the mercy of friends helping me without compensation. I want quality work so with my physical & financial situation, Takes a lot of time to complete

4) ALL APPELLANTS MUST SIGN THE FOLLOWING DECLARATION:

I certify and declare under the penalty of perjury under the laws of the State of California, that the foregoing is true and correct.

9/22/2021

DATE

Aaron D Gwin

PRINT NAME



SIGNATURE

DATE

PRINT NAME

SIGNATURE

(ATTACH ADDITIONAL PAGES IF NEEDED)

-- END OF FORM --

Code Enforcement Division
555 SANTA CLARA STREET
VALLEJO CA 94590

RHN CE22 0389 25 MADIGA
N DY

USPS CERTIFIED MAIL™



9407 1368 9784 6920 0215 43



GWIN AARON DAVID
25 MADIGAN ST
VALLEJO CA 94590-6426

US POSTAGE AND FEES PAID

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94590
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Retail
1.0 OZLTR



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easypost.com/signup

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FOLD ALONG THIS LINE



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

October 18, 2022

GWIN AARON DAVID
25 MADIGAN AVE
VALLEJO, CA 94590

RHN / CE22-0389 / 25 MADIGAN AVE / DONG YOO

HEARING NOTICE

Per Section 7.54.080 (A)4 of the Vallejo Municipal Code, this notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

Mailed to the address provided on the request for hearing form by the responsible person requesting the hearing pursuant to Section 1.15.120 (D) of the Vallejo Municipal Code (VMC). To review the Ordinance on Administrative Citations Chapter 1.15, the Vallejo Municipal Code is available online at the City's website at www.cityofvallejo.net or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: CE22-0389
PARCEL NO.: 0057212010
LOCATION: 25 MADIGAN AVENUE

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **NOTICE OF VIOLATION** on **THURSDAY, JANUARY 26, 2023 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 regarding the property at **25 MADIGAN AVENUE**, Vallejo, California.

Pursuant to Section 7.54.030 (A) 4 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

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

Sincerely,

Dong Yoo
Senior Code Enforcement Officer