

AGENDA



CODE ENFORCEMENT APPEALS BOARD REGULAR MEETING – 6:00 PM City Council Chambers

555 Santa Clara Street, Vallejo, California

FEBRUARY 23, 2023

L. Alexander Matias,
Chair
Dr. Carey Hawkins Ash,
Vice Chair
Fred Cavalli, Jr.
Loretta Gaddies
Wanda Madeiros
Edward Taylor
Kevin Tennyson

NOTICE: Members of the public will be able to participate in-person or remotely via Zoom. City Hall and the Council Chambers will be open to members of the public 30 minutes prior to the start of the meeting.

VIEW THE MEETING:

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

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

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 Government Code Section 54954.3 of the Brown Act, members of the public shall be afforded the opportunity to speak on any agenda item of interest to them after being recognized by the presiding officer. Members of the public wishing to be so recognized are requested to enter their names in the kiosk at the rear of the Chamber prior to the consideration of the item or raise their hand via ZOOM: (<https://ZoomRegular.Cityofvallejo.net>) or 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, 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 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.

For 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 is 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.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSENT CALENDAR AND APPROVAL OF AGENDA**

Upon motion of any Board member, all items placed upon the consent calendar may be acted upon collectively, and each shall be deemed to have received the action recommended by the Secretary or City Attorney; except that if any Board member objects to the placement of an item on the consent calendar, or if any member of the public wishes to address the Commission on any such item, the item shall be removed from the consent calendar and shall be heard and acted upon in its proper place on the agenda as designated by the Presiding Officer.

After making changes in the agenda, if any, as permitted under these rules of order and procedure, the Board shall approve the agenda which shall constitute the agenda of business to be considered at the meeting. The motion offered to approve the agenda shall include the adoption of the consent calendar.

A. APPROVAL OF AGENDA

B. APPROVAL OF MINUTES: January 26, 2023 – Regular Meeting

C. OTHER CONSENT ITEMS – None

5. REPORT OF THE CITY COUNCIL LIAISON

The City Council Liaison may, from time to time, wish to make announcements and report on items of activity that may be of interest to the Commission and the general public.

6. COMMUNITY FORUM

*Any interested members of the public desiring to communicate with the Code Enforcement Appeals Board as part of the Community Forum may do so in person by signing in to the Public Speaker's kiosk located in the back of the Council Chamber 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 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 2.02.300. In person speakers will be recognized first.*

7. PRESENTATIONS: None

8. OLD 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

9. NEW BUSINESS: Discussion and possible action on Establishing Code Enforcement Practices and Policies Sub-Committee.

10. WRITTEN COMMUNICATIONS

Written communications from the public will be received and filed. Written communications regarding items on the agenda will be noted at the time the item is considered.

AGENDA
City of Vallejo Code Enforcement Board of Appeals

11. REGULAR REPORTS

A. SECRETARY'S REPORT

The Secretary may, from time to time, report on items that may be of interest to the Commission and general public.

- I. As of the beginning of February, Code Enforcement Division office has officially been relocated to the second floor of City Hall, within the Planning and Development Services Department.
- II. Ted Tarver is our newest Code Enforcement Officer as of February 13, 2023.
- III. At the February 16, 2023 Council meeting, the Council voted to add two Code Enforcement Officers, as well as a Code Enforcement Manager position. In addition, Staff will be bringing on a Code Enforcement consultant to evaluate our current processes and ensure we are using best practices.
- IV. For the month of January 2023, Code Enforcement opened 119 cases and closed (resolved) 110 cases.

B. CITY ATTORNEY'S REPORT

The City Attorney may, from time to time, report on items that may be of interest to the Commission and general public.

C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CODE ENFORCEMENT APPEALS BOARD

The Presiding Officer and any Board member may, from time to time, wish to make certain announcements, request information from staff, and to report on items of activity that may be of interest to the Commission and the general public.

D. REPORT OF THE SUBCOMMITTEES

12. FUTURE AGENDA ITEMS

13. ADJOURNMENT

I, Christina Ratcliffe, 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, February 16, 2023.

Dated: Thursday, February 16, 2023

 for Christina Ratcliffe

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 6:08 p.m.
3. **ROLL CALL:**
 - Present: Chairperson L. Alexander Matias,
Board Members: Vice-Chairperson Dr. Carey Hawkins Ash, Loretta Gaddies, Wanda Madeiros, Edward Taylor, Kevin Tennyson
 - Absent: Fred Cavalli, Jr. (excused)
 - Staff: Planning & Development Services Director Christina Ratcliffe, Assistant City Attorney Laura Zagaroli, Senior Code Enforcement Officer (SCEO) Dong Yoo, IT Media Specialist Manny Angel
4. **APPROVAL OF AGENDA:** Vice Chairperson Ash motioned to strike the word "continuation" from agenda item #11 New Business; seconded by Board Member Madeiros. The motion was carried unanimously. Vice Chairperson Ash also motioned to approve the January 26, 2023 CEAB Regular Meeting Agenda; seconded by Board Member Madeiros, and the motion was also carried unanimously.
5. **APPROVAL OF MINUTES:** Board Member Taylor motioned to approve the September 22nd, 2022 CEAB Regular Meeting Minutes; seconded by Board Member Gaddies. The motion carried unanimously.
6. **CORRESPONDENCE:** None

FIRST COMMUNITY FORUM: *Any interested members of the public desiring to communicate with the Code Enforcement Appeals Board as part of the Community Forum may do so in person by signing in to the Public Speaker's kiosk located in the back of the Council Chamber 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 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 2.02.300. In person speakers will be recognized first.*

Chairperson Matias introduced Councilmember Diosdado "J.R." Matulac to the Board as the Board's new City Council liaison. Councilmember Matulac made some comments. SCEO Yoo introduced Planning & Development Services Director Christina Ratcliffe as Code Enforcement's new supervisor. Ratcliffe also provided comments.
7. **GUEST SPEAKER:** None
8. **PRESENTATIONS:** None
9. **OLD BUSINESS:** None
10. **NEW BUSINESS: Code Enforcement Appeals Hearing**
 - 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.
 - Action: SCEO Yoo announced that the appellant has requested for a continuation to the next regular meeting. Before the Board could vote, Board Member Tennyson recused himself due to personal knowledge he has over the case. Vice Chairperson Ash then motioned to continue the hearing to the next regular meeting on February 23rd, 2023 at 6:00 PM in Vallejo City Hall Council Chambers, 555 Santa Clara Street, Vallejo, California, seconded by Board Member Taylor. The motion carried unanimously.
 - Contact: Dong Yoo, Senior Code Enforcement Officer 707-648-4389 dong.yoo@cityofvallejo.net
12. **SECOND COMMUNITY FORUM:** None
13. **STAFF COMMENTS:** None
14. **ANNOUNCEMENTS:**
 - A. Nicole Martin was promoted from Police Clerk to Code Enforcement Officer in September 2022.
 - B. The meeting agenda announced previous management changes under the Vallejo Police Department as the agenda packet was posted prior to the January 24th, 2023 City Council meeting discussing mid-year budget. As of the date of this meeting, Code Enforcement is no longer part of the Vallejo Police Department and is currently transitioning to the Planning and Development Services Department.

- 15. BOARD MEMBER COMMENTS AND DISCUSSION** – Vice Chairperson Ash requested for the following item, for discussion and action, to be added to the next regular meeting's agenda: "Establishing Code Enforcement Practices and Policies Committees" in alignment with the expressed wishes of various Councilmember leaders. Director Ratcliffe took a vote in which the Board unanimously agreed to have the item added to February's agenda. Vice Chairperson Ash also requested, per Assistant City Attorney Zagaroli's suggestion, for a section for "Future Agenda Items" to be added as a standing item on the agenda; to which the entire Board also agreed unanimously. Chairperson Matias requested for monthly reports on the number of cases, number of cases resolved, etc. Staff agreed to have this compiled for the Board.
- 16. ADJOURNMENT:** Chairperson Matias adjourned the meeting at 6:47 pm.









Code Enforcement • 3 Florida St • Vallejo • CA • 94590 • 707.845.4433 • 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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(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 1361 0426 2456 8312 60



GWIN AARON DAVID
25 MADIGAN ST
VALLEJO CA 94590-6426

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

February 16, 2023

GWIN AARON DAVID
25 MADIGAN AVE
VALLEJO, CA 94590

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

RESCHEDULED 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 date certain: **THURSDAY, FEBRUARY 23, 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,

Karen Ang
Administrative Analyst