

AGENDA



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

555 Santa Clara Street, Vallejo, California

MAY 25, 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
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- Stream from the City website: www.cityofvallejo.net/Streaming
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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.

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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.

AGENDA

City of Vallejo Code Enforcement Appeals Board

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ADMINISTRATION OF OATH – Edward Taylor, Board Member**
- 4. ROLL CALL**
- 5. 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.

A. APPROVAL OF THE AGENDA: *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.*

B. APPROVAL OF MINUTES: February 23, 2023 – Regular Meeting

C. OTHER CONSENT ITEMS – None

6. 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.

7. COMMUNITY FORUM

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8. PRESENTATIONS: Introduction of Orlando Givens, Interim Code Enforcement Manager, and Cecilia Muela, who is 4LEAF'S Director of Code Enforcement.

9. OLD BUSINESS: None

10. NEW BUSINESS:

**A. Code Enforcement Appeals Hearing (Kevin Guitas for Elizabeth Guitas)
Hearing on First Administrative Citation for Case #CE22-0737**

114 Palo Verde Way, APN 0052196070 – Staff

Recommendation: Uphold the First Administrative Citation for the trash, junk, and debris and the unpaved parking on the property and require the appellant to remove the trash, junk, and debris from the property and remove the inoperative boat trailer from the front yard area and park on the driveway, incumbent upon the boat trailer being made operational within 30 days.

Contact: Ted Tarver, Code Enforcement Officer 707-648-4009 ted.tarver@cityofvallejo.net

B. Special Assessments Hearing Information

Property Owner Notification Process Flowchart and Links to Fee Schedules

No Staff Report – Review Presentation with Board Members

AGENDA

City of Vallejo Code Enforcement Appeals Board

11. 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.

12. 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. For the month of **February 2023**, Code Enforcement opened 138 cases and closed (resolved) 106 cases.
For the month of **March 2023**, Code Enforcement opened 135 cases and closed (resolved) 108 cases.
For the month of **April 2023**, Code Enforcement opened 139 cases and closed (resolved) 80 cases.
- II. Status of Recruitment Process

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

13. FUTURE AGENDA ITEMS

- A. Special Assessments Hearing: June 22, 2023

14. 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., Monday, May 22, 2023.

Dated: Monday, May 22, 2023



MINUTES



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

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MINUTES**City of Vallejo Code Enforcement Board of Appeals**

1. **CALL TO ORDER:** Chairperson L. Alexander Matias (Chairperson Matias) at 6:02 p.m.

2. **PLEDGE OF ALLEGIANCE:** Chairperson Matias

3. **ROLL CALL:**

Present: Chairperson L. Alexander Matias,
Board Members: Vice-Chairperson Dr. Carey Hawkins Ash, Fred Cavalli, Jr.,
Loretta Gaddies, Wanda Madeiros, Edward Taylor, Kevin Tennyson

Absent: None

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. **CONSENT CALENDAR AND APPROVAL OF AGENDA**

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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 AND MINUTES:** Board Member Gaddies motioned to approve the previous Regular Meeting Minutes from January 26, 2023 and the February 23, 2023 CEAB Regular Meeting Agenda with an amendment to move Item #8 to after Item #11D to allow time for the appellant to arrive; seconded by Vice-Chairperson Ash, and the motion was also carried unanimously.

B. **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** None

*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. **NEW BUSINESS:** Discussion and possible action on Establishing Code Enforcement Practices and Policies Subcommittees. Staff answered the Board's questions as to the Board's purview over advising Code Enforcement staff and reviewing the scope of the Board. Assistant City Attorney Laura Zagaroli stated that they are indeed allowed to establish a Subcommittee but cautioned that there is a limit as to how much they are able to advise staff. Vice Chairperson Ash acknowledged ACA Zagaroli's comments as well as the re-vamp of the Board's agenda format including the newly added "Subcommittee Report" section. Vice Chairperson Ash made a motion to re-establish the Code Enforcement Practices and Policies Subcommittees, seconded by Board Members Taylor and Madeiros and was carried unanimously. The Practices Subcommittee will consist of Vice Chairperson Ash and Board Members Madeiros and Gaddies. The Policies Subcommittee will consist of Board Members Taylor,

MINUTES

City of Vallejo Code Enforcement Board of Appeals

Tennyson, and Cavalli. The expiration date of these subcommittees will be on December 31st, 2023 and can be extended if necessary.

9. WRITTEN COMMUNICATIONS None

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.

10. 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 February, Code Enforcement Division office has 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. Staff will look into different ways to extract information.

B. CITY ATTORNEY'S REPORT None

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.

11. REPORT OF THE SUBCOMMITTEES None

12. OLD BUSINESS:

**A. 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.

Action: Board Member Tennyson recused himself from the case due to familiarity with the appellant. Vice Chairperson Ash motioned to extend the date of compliance to April 15th, 2023 and in the event that compliance has not been completed, that the \$409 Notice of Violation would attach and that the appellant would be offered a payment plan. The motion was seconded by Board Members Taylor and Madeiros and was carried unanimously.

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

13. FUTURE AGENDA ITEMS:

- A. Chairperson Matias and Vice Chairperson Ash both suggested that the Subcommittees present their next meeting dates and times at the next meeting

14. ADJOURNMENT Chairperson Matias at 7:04 p.m.



**STAFF REPORT
CITY OF VALLEJO
CODE ENFORCEMENT APPEALS BOARD**

ITEM NO. 10A

DATE OF HEARING: May 25, 2023
CASE NUMBER: CE22-0737
LOCATION: 114 PALO VERDE WAY / APN: 0052-196-070
PREPARED BY: Ted Tarver, Code Enforcement Officer
PROJECT SUMMARY: HEARING ON THE APPEAL OF THE
FIRST ADMINISTRATIVE CITATION

Violation(s): Vallejo Municipal Code (VMC) Section 7.54.030 F, J, and S

Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc.

Section 7.54.030 J. Prohibits vehicles, RVs, trailers, and boats parked in front yard, on unpaved surface, in residential zoning districts.

Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance.

APPELLANT/PROPERTY OWNER: Elizabeth Susan Guitas (Represented by son, Kevin Guitas)

RECOMMENDATION

Based upon the evidence presented, staff recommends that the Board uphold the administrative citation and direct continued enforcement until the appellant complies with Vallejo Municipal Code Section 7.54.030 F, J, and S.

BACKGROUND

Code Enforcement Officer Angela Hodgins opened this case on September 21, 2022. Photographs taken on September 2, 2022 by Code Officer Hodgins from the Public Right of Way document the refuse and debris on the property and the vehicle parked on an unpaved surface, and the maintenance of the property as to constitute a public nuisance, which are violations of VMC Section 7.54.030 F, J, and S.

Multiple attempts to bring this parcel into compliance have been made since the case inception, yet as of this writing on May 18, 2023 (almost 9 months), the property remains out of compliance. On September 21, 2022, Code Officer Hodgins sent a Warning Letter to the property owner which stated that during an inspection on September 2, 2022, violations of the Vallejo Municipal Code had been observed and documented. Specifically, the Warning Notice detailed that trash, junk and debris were present, (VMC 7.54.030 F), a non-operative trailer was present (VMC 7.54.030 J), and the property was being maintained

in a blighted condition, constituting a public nuisance (VMC 7.54.030 S). The Warning Notice provided a deadline for the property owner to remediate the detailed violations by October 26, 2022. On October 25, 2022, Code Enforcement Analyst Karen Ang spoke to Kevin Guitas, the son of the property owner. Mr. Guitas stated that he handles his mother's affairs and asked for a two-week extension.

On January 12, 2023, well after the two-week extension had lapsed, Code Officer Hodgins re-inspected the property and documented that no progress had been made and issued a Notice of Violation on January 18, 2023. On March 15, 2023, Code Enforcement Officer Ted Tarver inspected the property, noted that compliance had still not been achieved, and the First Administrative Citation was issued. On March 22, 2023, Code Analyst Ang again spoke with Mr. Guitas, who again asked for another extension. On March 24, 2023, Code Officer Tarver spoke with Mr. Guitas and told him that an extension would not be granted, as the property remained out of compliance for more than six months after the inception of the case.

Code Officer Tarver provided Mr. Guitas with the procedures for filing an Appeal, and a request for the waiver of the Appeal Fee. On March 31, 2023 the First Administrative Citation was posted on the property. On April 13, 2023, the appeal request form, the request for appeal fee waiver form, and supporting documentation were submitted by Mr. Guitas. Both requests were granted by Interim Manager Givens on April 18, 2023, after noting that the property was still not in compliance. A Regular Hearing Notice was sent on April 18, 2023 via regular and certified mail to the property owner and her representative, and was delivered on April 21, 2023.

As mentioned above, an inspection from the Public Right of Way on April 14, 2023 shows that the property continues to be out of compliance with the Vallejo Municipal Code. Therefore, based on the numerous opportunities afforded the property owner to bring the property into compliance and the continued non-compliance, it is the recommendation of the Code Enforcement Division that the Code Enforcement Appeals Board uphold the First Administrative citation and related fines, and bring the property to compliance within 30 days from the date of this hearing.

LIST OF INSPECTION DATES

INSPECTION DATE	INSPECTION TYPE	STAFF NAME
9/2/2022	Initial Inspection (Warning Notice)	Angela Hodgins
1/12/2023	Re-inspection (Notice of Violation)	Angela Hodgins
3/15/2023	Re-inspection (C1)	Ted Tarver
4/13/2023	Re-inspection	Orlando Givens
4/14/2023	Re-inspection	Orlando Givens

ATTACHMENTS

1. Initial Inspection photos dated 9/2/2022
2. Warning Notice dated 9/21/2022
3. Re-inspection photos dated 1/12/2023
4. Notice of Violation dated 1/18/2023
5. Re-inspection Photos dated 3/15/2023
6. First Administrative Citation dated 3/15/2023
7. Citation Posting photo dated 3/31/2023
8. Re-inspection photos dated 4/13/2023
9. Re-inspection photos dated 4/14/2023
10. Application and Supporting Documents Dated 4/13/2023
11. Certified Mailed Regular Hearing Notice dated 4/18/2023



General Inquiry

- Secured Inquiry
- Unsecured Inquiry
- Name/Address Search

Map Inquiries

Assessor Inquiries

Auditor Inquiries

September 2022						
SN	MN	TU	WD	TH	FR	SA
				1	2	3
4	5	6	7	8	9	10
11	12	13	14	15	16	17
18	19	20	21	22	23	24
25	26	27	28	29	30	



Logout

Parcel

Map



Situs Address	Etal Name/Assessee Mailing Address		
0052-196-070	<u>Guitas Elizabeth Susan</u>	100.00 %	SA
<u>114 Palo Verde Way</u> Vallejo	<u>Guitas Elizabeth Susan</u> 114 Palo Verde Way . Vallejo CA 94589		
TRA : 7000			

Property Information - Roll Being Prepared

Land Value	\$36,216	Acres	0.14	TRA Chg	0	Valued By	HP3K - 06/18/13
Improvements	\$138,833	Lot SqFt	6,098	TRA	7000	Exempt By	
Trees and Vines	\$0	Units	0	TRA Last	7000	Census	2514.000
Personalty	\$0	GovtOwn	NO	TRA Year	00	Record Map	16 -0063
Fixtures	\$0	CIP Code	NO	TaxRoll CIP	NO	Bill Control	NR
Penalties	\$0	Spec Stat	NO	Sublink	160063	Late File	00
Total Value	\$175,049						
Exemption - NA	\$0	Description	1000 - Single Family Res				
Net Total	\$175,049	Subdivison	Rancho Fleming Subdivision				
		Created By	Subdivision Map B016P063 On 07/26/1955				
		Unit:	4	Lot:	30		
		Block:	n/a	Sublot:	n/a		

Property Characterisitcs

Quality Class	5.5	Year Built/Eff Age	1957 / 1957	Lot Description	
Floor Area		Rooms		Features	
1st Floor	1,196	Bedrooms	3	Fireplace	1
2nd Floor	0	Baths	2.0	Central/Zoned Heat & Ac	
3rd Area	0	Dining Room	No	Solar	Photovoltaic
Finished Basement	0	Family Room	Yes	Swimming Pool	None
Add'l Area	0%	Utility Room	No	Garage/Carport	420 / 0
		Other Room	0	Non-Living Area	0
Total Area	1,196	Total Rooms	6		

SecRoll

Auditor Information [2022/23 - 2004/05]



2022/23

2021/22

2020/21

2019/20

2018/19



09/02/2022 11:55



09/02/2022 11:55



09/02/2022 11:55



09/02/2022 11:55



09/02/2022 11:56







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09/02/2022 11:56



09/02/2022 11:56



09/02/2022 11:56









Code Enforcement • 2 Florida St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net

9/21/2022

GUITAS ELIZABETH SUSAN
114 PALO VERDE WAY
VALLEJO, CA 94589

WN / CE22-0737 / 114 PALO VERDE WAY / ANGELA HODGINS

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.: CE22-0737
PARCEL NO.: 0052196070
LOCATION: 114 PALO VERDE WAY

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 9/2/2022** 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 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. *Remove all trash, junk and debris on the property.*

Section 7.54.030 J. Prohibits vehicles, RVs, trailers and boats parked in front yard, on unpaved surface, in residential zoning districts. *Remove all vehicles, trucks or trailers from the front yard area and park on driveway.*

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.*



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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

Failure to correct the noted violation(s) by 10/26/2022 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



Code Enforcement · 2 Florida St · Vallejo · CA · 94590 · 707.648.4469 code.enforcement@cityofvallejo.net

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,

ANGELA HODGINS
Code Enforcement Officer
(707) 645-2605
angela.hodgins@cityofvallejo.net



General Inquiry

- Secured Inquiry
- Unsecured Inquiry
- Name/Address Search

Map Inquiries

Assessor Inquiries

Auditor Inquiries

January 2023						
SN	MN	TU	WD	TH	FR	SA
1	2	3	4	5	6	7
8	9	10	11	12	13	14
15	16	17	18	19	20	21
22	23	24	25	26	27	28
29	30	31				



Logout

SCIPS Integrated Intranet Access

SCIPS 1 - 01/02/2023

Parcel

Map



Situs Address	Etal Name/Assessee Mailing Address
0052-196-070	<u>Guitas Elizabeth Susan</u> 100.00 % SA
114 Palo Verde Way Vallejo	<u>Guitas Elizabeth Susan</u> 114 Palo Verde Way . Vallejo CA 94589
TRA : 7000	

Property Information - Roll Being Prepared

Land Value	\$36,216	Acres	0.14	TRA Chg	0	Valued By	HP3K - 06/18/13
Improvements	\$138,833	Lot SqFt	6,098	TRA	7000	Exempt By	
Trees and Vines	\$0	Units	0	TRA Last	7000	Census	2514.000
Personalty	\$0	GovtOwn	NO	TRA Year	00	Record Map	16 -0063
Fixtures	\$0	CIP Code	NO	TaxRoll CIP	NO	Bill Control	NR
Penalties	\$0	Spec Stat	NO	Sublink	160063	Late File	00
Total Value	\$175,049						
Exemption - NA	\$0	Description	1000 - Single Family Res				
Net Total	\$175,049	Subdivison	Rancho Fleming Subdivision				
		Created By	Subdivision Map B016P063 On 07/26/1955				
		Unit:	4	Lot:	30		
		Block:	n/a	Sublot:	n/a		

Property Characterisitcs

Quality Class	5.5	Year Built/Eff Age	1957 / 1957	Lot Description
Floor Area		Rooms		Features
1st Floor	1,196	Bedrooms	3	Fireplace
2nd Floor	0	Baths	2.0	Central/Zoned Heat & Ac
3rd Area	0	Dining Room	No	Solar Photovoltaic
Finished Basement	0	Family Room	Yes	Swimming Pool
Add'l Area	0%	Utility Room	No	Garage/Carport
		Other Room	0	Non-Living Area
Total Area	1,196	Total Rooms	6	



01/12/2023 10:46



01/12/2023 10:46



01/12/2023 10:46



01/12/2023 10:46





01/12/2023 10:47









01/12/2023 10:47





Code Enforcement • 2 Florida St • Vallejo • CA • 94590 • 707.648.4469 code.enforcement@cityofvallejo.net

01/18/2023

GUITAS ELIZABETH SUSAN
114 PALO VERDE WAY
VALLEJO, CA 94589

NOVI/CE22-0737 / 114 PALO VERDE WAY / ANGELA HODGINS

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.: CE22-0737
PARCEL NO.: 0052-196-070
LOCATION: 114 PALO VERDE WAY

You are hereby notified that a **re-inspection was performed on 01/12/2023** and the violation(s) was not abated within the time limit specified in the Warning Notice and therefore a **\$386.00 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 **09/02/2022 must be corrected by 03/05/2023.**

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

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 \$386.00, 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 liened 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 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 **CE22-0737** 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 03/05/2023, the following action(s) may be taken:

Administrative Citation: 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.

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,



ANGELA HODGINS
Code Enforcement Officer
(707) 645-2605
angela.hodgins@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.



03.15.2023 09:42



03.15.2023 09:42



Administrative Citation

☒ 1st Citation☐ 2nd Citation☐ 3rd Citation☐ 4th Citation☐ 5th Citation

PERSON CITED:

GUITAS ELIZABETH SUSAN

CASE #: CE22-0737

VIOLATION ADDRESS:

114 PALO VERDE WAY

PARCEL #:

0052196070

MAILING ADDRESS:

114 Palo Verde Way, Vallejo CA 94589-2720

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 5/2/2023. Other enforcement action may result if compliance is not achieved by the Third Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$267.00	Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, junk and debris on the property.
\$267.00	Section 7.54.030 J. Prohibits vehicles, RVs, trailers and boats parked in front yard, on unpaved surface, in residential zoning districts. Remove all vehicles, trucks or trailers from the front yard area and park on driveway.
\$267.00	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.
	



\$801.00

(see reverse side for payment and appeal instructions)

Date and time violation was observed: 03/15/2023

9:42 AM

Citation Date: 03/15/2023

Issuing Officer: TED TARVER

Signature: 

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

Division Address: City of Vallejo – Code Enforcement, 555 Santa Clara, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation \$267.00, Second Citation \$534.00, Third and subsequent citations \$802.00.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 30 calendar days from the date of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

ADVANCE DEPOSIT WAIVER

If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department and must be submitted within fifteen (15) days of the date of the citation. This form together with supporting documentation must be filed with the Hearing Request Form. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

HOW TO PAY THE FINE

The amount of the fine is indicated on the front of this administrative citation. **If the fine is not paid within 30 calendar days from the date of the citation, a \$503.00 administrative charge will be imposed.** All forms of payment may be made in person at the Vallejo City Hall – Cashier's Office or by mail addressed to the Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590. To pay online, visit <https://vall-trk.aspgov.com/eTRAKiT/> and under the Violations section click "Pay Fees," select the New Users "Click Here" link to register and follow instructions for payment. If paying by mail, please **enclose a copy of this Administrative Citation** along with a personal check, cashier's check or money order, payable to the **City of Vallejo – Account No. 001-1503-310.36-13**. If paying in person, be sure to bring the citation with you, and **write the Citation Number** on your check or money order. **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.**

CONSEQUENCES OF FAILURE TO PAY THE FEE

Any unpaid fees and/or costs may be recovered by the City through a lien or declared a special assessment against the subject property. Alternatively, the City may collect the fee and/or costs in a civil court action. Any person who fails to pay any fee and/or costs shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, fees, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the notice and/or citations do not result in the achievement of compliance. If you need further clarification, please call the Department listed on the front of the citation.

114 Palo Verde

04/13/2023

By Orlando Givens

Interim Code Enforcement Manager



























114 Palo Verde

04/14/2023

By Orlando Givens

Interim Code Enforcement Manager



















CITY OF VALLEJO
POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION



555 Santa Clara Street, Vallejo, CA 94590 • (707) 648-4469 • FAX: (707) 649-3540

LAST DAY TO SUBMIT
THIS FORM
CASE #:

4/15/23
CE22-0737

HEARING REQUEST 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)	<u>CE22-0737</u>	<u>3/15/23</u>
☐ PR NOTICE OF VIOLATION (VMC CHAPTER 7.62)	_____	_____
☐ PR ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)	_____	_____
☐ OTHER: _____	_____	_____

(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)

out of town May 25 - June 7th

BEFORE THE CODE ENFORCEMENT APPEALS BOARD, THE APPEALS OF:

NAME(S): Kevin Cortes for Elizabeth Cortes

VIOLATION ADDRESS: 114 Palo Verde Way, Vallejo Ca. 94589

CONTACT MAILING ADDRESS: 114 Palo Verde Way Vallejo Ca. 94589

CONTACT PHONE NUMBER(S) (707) 805-8338

- ☐ I HAVE SUBMITTED THE REQUIRED APPEAL FEE.
☒ I HAVE SUBMITTED A REQUEST FOR APPEAL FEE WAIVER.

-- FORM CONTINUES ON REVERSE --

TO BE FILED OUT BY OFFICE STAFF ONLY

- ☐ THIS HAS BEEN REVIEWED BY CLERICAL
☐ THIS HAS BEEN REVIEWED BY DIVISION MANAGER

REVIEWED BY
WHO

[Signature]

REVIEWED
DATE

4/13/23

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

I am the Son of owner who is ~~Doing~~ the work on property and deal with most legal matters for my currently and now permanently disabled mother

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

Starting 9/21/22 I have continued to make contact with Vallejo Code enforcement office. I have been given an extension late last year Oct. approx. about that time I left messages with the late Code enforcement officer to inquire if my construction materials would be okay. No phone calls came back to me. In fact months had passed beyond the date ordered that the issues needed to be corrected by, and still I heard nothing back. Come March of 2023 I learn the officer no longer works there. So the new officer tells me to appeal the fine. I since learned to apply for permits for my supplies.

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

Please reverse the fine and allow ample time to complete projects. The permit fine suggest 12 months however I think less. I have tried to get a hold of code enforcement officer. There is record of several calls noted from Secretary at front desk. I have applied for permits to allow the work to continue. Rain was really bad this winter other wise I might be done. Still I have strong worries about the resources provided for people who can not get information about pending violations. For example of an issue it is listed, the last action was 5/15/2023 and a follow up: of 5/2/2023. I believe I am ready and willing I just pray

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.

4/12/2023

DATE

4/12/2023

DATE

Elizabeth Guitas

PRINT NAME

Elizabeth Guitas

PRINT NAME

Elizabeth Guitas

SIGNATURE

Elizabeth Guitas

SIGNATURE

(ATTACH ADDITIONAL PAGES IF NEEDED)

-- END OF FORM --



My Dashboard

Permits

- Apply / New Permit
- Search Permit
- Pay Fees

Projects

- Search Projects
- Pay Fees

Contractor

- Search Contractors

Properties

- Search Property

Inspections

- Schedule
- Cancel
- Scheduled

License

- Search Licenses

Violations

- Search
- Pay Fees

Shopping Cart

- Pay All Fees
- Paid Items

Contact

- Contact us

Payment Status: Paid

Receipt No: E7146

Date: 4/11/2023 5:31:02 PM

Name: Kevin David

ETRAKIT_CART	114 PALO VERDE WAY	SINGLE FAMILY RESIDENTIAL
APPLICATION PROCESSING FEE		\$32.00
Subtotal		\$32.00

Total amount paid: \$32.00

PRINT SUMMARY

Using eTRAKiT: eTRAKiT provides access to permits, projects, and cases for information regarding status of inspections and reviews. Registered users, also, have the ability to Pay certain fees online via credit card payments and schedule inspections.

The City of Vallejo, California makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

Utilization of this website indicates understanding and acceptance of this statement.

Contractors and Citizens who would like to utilize this feature may fill out the eTRAKiT User Registration Application and submit it to the Building Division counter or sent it in to the contact information below.

Permit Search

Search By: Permit Number
Search Operator: Contains
Search Value:

[Click here for search examples](#)

SEARCH

Permit #MISC23-00011

Attachment Inspections

Permit Info Site Info Fees \$0.00 Inspections Conditions (0) Reviews

Type: MISCELLANEOUS
Subtype: MISCELLANEOUS
Short Description: Four foot fence around the entire perimeter of property
Status: ONLINE SUBMITTAL
Applied Date: 4/11/2023
Approved Date:
Issued Date:
Finaled Date:
Expiration Date:



Permit Info

Site Info

Fees \$0.00

Inspections

Conditions (0)

Reviews

Type: MISCELLANEOUS

Subtype: MISCELLANEOUS

Short Description: Four foot fence around the entire perimeter of property

Status: ONLINE SUBMITTAL

Applied Date: 4/11/2023

Approved Date:

Issued Date:

Finaled Date:

Expiration Date:

Notes: 4/11/2023 4:20:08 PM Material for the job including a small 8' by ten' storage shed being built in the back yard kept on property covered on front yard, until projects are completed

Attachments:

Front of property and materials 16812541194932565039206245235569.jpg

Reclaimed building materials for projects 16812545331623725437225598930469.jpg

Materials for projects and items for storage shed storage 16812546737491988614390934438287.jpg

Address: 114 PALO VERDE WAY

City/State/Zip: VALLEJO, CA,

Property Type: PARCEL

APN: 0052196070

Subdivision: RANCHO FLEMING SUBDIVISION

Tract: 2514

Block:

Lot: 30

Sect-Twp-Rng: 00160063

Lot Size (SF): 6098

Code Enforcement Division
555 SANTA CLARA STREET
VALLEJO CA 94590

RHN CE22 0737 114 PALO
VERDE TT

USPS CERTIFIED MAIL™



9407 1361 0426 2711 2131 38



ELIZABETH GUITAS (C/O KEVIN GUITAS)
114 PALO VERDE WAY
VALLEJO CA 94589-2720

US POSTAGE AND FEES PAID

2023-04-19
94590
C4000004
Retail
1.0 OZLTR



0901000005079

FOLD ALONG THIS LINE



Code Enforcement · 555 Santa Clara Street · Vallejo · CA · 94590 · 707.648.4469

April 18, 2023

Kevin Guitas for Elizabeth Guitas
114 PALO VERDE WAY
VALLEJO CA 94589

RHN / CE22-0737 / 114 Palo Verde Way / Ted Tarver

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.: CE22-0737
PARCEL NO.: 0052196070
LOCATION: 114 PALO VERDE WAY

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 **First Administrative Citation** on **THURSDAY, JULY 27, 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 **114 PALO VERDE WAY**, Vallejo, California.

Pursuant to Section 7.54.130 and/or 1.15.150 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,

A handwritten signature in blue ink, appearing to read "Orlando Givens", is written over a horizontal line.

Orlando Givens
Interim Code Enforcement Manager

From: webmaster@simplecertifiedmail.com
To: [Karen Ang](#)
Subject: Document Delivered
Date: Friday, April 21, 2023 9:13:24 PM



Document Delivered

A document with a tracking code of 9407136104262711213138 and reference number of RHN CE22 0737 114 PALO VERDE TT was successfully delivered to Elizabeth Guitas (c/o Kevin Guitas)

This is an "Advisory Notice" from information provided by the United State Postal Service, and may not accurately reflect the delivery status of the item. Please check the Delivery Information Report in SimpleCertifiedMail.com to ensure the item was "Delivered" and not "Returned"

If you have questions or concerns, please let us know.

Regards,

The Client Services Group-Assistance

SimpleCertifiedMail.com
111 Commonwealth Court, Suite 103
Cary, NC 27511-4447
888-462-1750 ext. 2 | assistance@simplecertifiedmail.com

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***** This is an EXTERNAL EMAIL. Stop and think before clicking links or opening attachments. *****