

AGENDA



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

555 Santa Clara Street, Vallejo, California

JUNE 22, 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:

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- 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.

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AGENDA

City of Vallejo Code Enforcement Appeals Board

1. CALL TO ORDER

2. PLEDGE OF ALLEGIANCE

3. ROLL CALL

4. CONSENT CALENDAR

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: May 25, 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 Chambers 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: None

9. NEW BUSINESS:

Special Assessments Hearing – Hearing to Consider Placement of Special Assessment Liens with the Solano County Auditor-Controller's Office for Unpaid Fees, Administrative Charges, Citation Fines, and Abatement Costs-Code Enforcement and any Objections Thereto

Recommendation: After hearing objections, approve the levying of the assessments for unpaid fees, administrative charges, citation fines, and abatement costs in the amounts listed for each property on the Unpaid Fees, Citation Fines, and Abatement Costs/Special Assessment Report, as may be modified by the Board, to be placed on the fiscal year 2023-2024 tax roll.

Contact: Christina Ratcliffe, Planning & Development Services Director, 707-648-4382
christina.ratcliffe@cityofvallejo.net

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 Appeals Board

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. For the month of **May 2023**, Code Enforcement opened 114 cases and closed (resolved) 100 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

- A. None.

12. FUTURE AGENDA ITEMS

- A. Hearing on First Administrative Citation for Case #CE22-0737
 - 114 Palo Verde Way, APN: 005-2196-070

13. ADJOURNMENT

I, Karen Ang, 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, June 15, 2023.

Dated: Thursday, June 15, 2023



MINUTES



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

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MINUTES

City of Vallejo Code Enforcement Board of Appeals

1. **CALL TO ORDER:** Chairperson L. Alexander Matias (Chairperson Matias) at 6:09 p.m.
2. **PLEDGE OF ALLEGIANCE:** Chairperson Matias
3. **ADMINISTRATION OF OATH** – Councilmember Matulac administered the oath to Edward Taylor to renew his term as Board Member.
4. **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: Planning & Development Services Director Christina Ratcliffe, Assistant City Attorney Laura Zagaroli, Senior Code Enforcement Officer (SCEO) Dong Yoo, IT Media Specialist Manny Angel, Administrative Assistant Karen Ang

5. 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 Madeiros motioned to approve the previous Regular Meeting Minutes from February 23, 2023 and the May 25, 2023 CEAB Regular Meeting Agenda; seconded by Board Member Tennyson, and the motion was carried unanimously.
- B. **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** 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.*
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**

MINUTES

City of Vallejo Code Enforcement Board of Appeals

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.

Action: Hearing was continued to July 27, 2023 (date certain) per the Hearing Notice that was sent to Mr. Guitas. Assistant City Attorney Zagaroli advised Mr. Guitas to provide proof of representation if his mother, Elizabeth Guitas, the legal property owner, is unable to attend due to unforeseen circumstances.

Contact: Christina Ratcliffe, AICP, Planning & Development Services Director
707-648-4382 christina.ratcliffe@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

Chairperson Matias requested that Staff provide the Resolution/Ordinance number which mentions the Board's special authority for the Special Assessments Hearing

11. 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.

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.
 - A. Some Code Enforcement statistic comparisons were provided to the Board including Quarter 3 Code Enforcement Case Numbers Comparison, Fiscal Year Code Enforcement Case Comparison as of 03/31/2023, and Fiscal Year Building, Planning and Code Enforcement Revenue Comparison as of 03/31/2023. A few Code Enforcement case "Before and After" photos were shown to the Board.
- II. Status of Recruitment Process – Karly McClean has been hired as our Secretary; Accounting Clerk interviews are scheduled for next week, Code Enforcement Officer interviews will be scheduled in a couple of weeks, the Code Enforcement Manager posting closes at the end of May 2023.

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 None

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.

13. REPORT OF THE SUBCOMMITTEES None

14. FUTURE AGENDA ITEMS:

- A. Special Assessments Hearing: June 22, 2023

15. ADJOURNMENT Chairperson Matias at 7:18 p.m.



DATE: June 22, 2023
TO: Code Enforcement Appeals Board
FROM: Dong Yoo, Senior Code Enforcement Officer
Christina Ratcliffe, AICP, Planning and Development Services Director
SUBJECT: HEARING AND CONSIDERATION OF ASSESSMENTS TO RECOVER UNPAID FEES, ADMINISTRATIVE CHARGES, FINES, AND ABATEMENT COSTS AND ANY OBJECTIONS THERETO

RECOMMENDATION

After the hearing of objections, approve the levying of assessments for unpaid fees, administrative charges, citation fines, and abatement costs, as may be modified by the Board, for each property on the Unpaid Fees, Administrative Charges, Citation Fines, and Abatement Costs report (Special Assessments Report). The Special Assessments Report is attached as Attachment A.

REASONS FOR RECOMMENDATION/SUMMARY

The City of Vallejo issues notices, administrative charges, and citations on a number of properties each year when conditions thereon constitute a violation of the City's municipal code. This year there were 89 property owners who, after having received the appropriate notification, failed to correct the noted violation(s) by the time specified in the notice. These property owners were either fined or their properties abated. Although the property owners have been sent invoices for the outstanding fines and abatements or administrative costs, if any, the City has not yet received any payment.

In accordance with Sections 1.15.150 and 7.54.150 of the Vallejo Municipal Code, the City of Vallejo Planning and Development Services Department's Code Enforcement Division has prepared a Special Assessments Report of unpaid fees, administrative charges, citation fines, and abatement costs. The City of Vallejo is requesting approval of these property tax assessments to recover these unpaid amounts.

BACKGROUND AND DISCUSSION

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

Subject: HEARING AND CONSIDERATION OF ASSESSMENTS TO RECOVER UNPAID FEES,
ADMINISTRATIVE CHARGES, FINES, AND ABATEMENT COSTS AND ANY OBJECTIONS
THERETO

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

The property owners identified in Attachment B have timely filed objections. The Board shall hear and consider the Special Assessments Report together with the objections and approve the Special Assessments Report as is, or as modified as the Board may deem just, including altering, postponing, or restructuring payment.

FISCAL IMPACT

These assessments are to recover unpaid fees, administrative charges, fines and abatement activities owed to the City of Vallejo in the projected amount of \$147,149.20. If approved, the assessments will be placed on the fiscal year **2023-2024** tax roll.

ATTACHMENTS

- A. Special Assessments Report
- B. Property Owner Objections to the Special Assessments Report

CONTACT

Christina Ratcliffe, AICP, Planning and Development Services Department Director
(707) 648-4382, christina.ratcliffe@cityofvallejo.net

Code Enforcement Special Assessment Report FY 2023-2024

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

#	Parcel No	Address	Fees Charged	Owner	Case No	Code Officer
1	0082253150	360 BRUNSWICK DRIVE	\$3,484.00	MORGAN DIONNE R JT	CE20-1780	JAMES NIELSEN
2	0059063200	212 WALLACE AVENUE	\$371.00	KIRBIL LLC	CE20-1862	DAVID SIDIE
3	0051010530	WHITE SLOUGH	\$1,228.00	REVOLTING DEVELOPMENTS INC	CE20-2100	ANGELA HODGINS
4	0051030010	WHITE SLOUGH (PENINSULA)	\$1,599.00	SACRAMENTO STREET PROP	CE20-2104	ANGELA HODGINS
5	0069340150	711 ADMIRAL CALLAGHAN LANE	\$4,769.00	ORYOM VENTURES LLC	CE21-0107	ANGELA HODGINS
6	0057044010	1503 ILLINOIS STREET	\$2,770.00	ASHCRAFT MARK	CE21-0492	ANGELA HODGINS
7	0071301460	536 ANNETTE AVENUE	\$386.00	LAVERING CRYSTAL L	CE21-0723	DONG M. YOO
8	0056094140	1204 LOUISIANA STREET	\$386.00	TONEY VERONICA L	CE21-1073	DONG M. YOO
9	0067293130	967 ELLIOTT DRIVE	\$371.00	SRIKANTHARAJAH LAVAN JT	CE21-1189	ANGELA HODGINS
10	0059063200	212 WALLACE AVENUE	\$386.00	KIRBIL LLC	CE21-1199	DONG M. YOO
11	0053211230	572 MOORLAND STREET	\$386.00	DIAZ SELENA J	CE21-1203	ANGELA HODGINS
12	0075102030	203 DEL SUR STREET	\$2,827.00	MANTY NORMAN ROGER JR	CE21-1209	DONG M. YOO
13	0061052190	615 MCLANE STREET	\$4,254.00	KENNARD JASPER CLEVELAND	CE21-1303	DONG M. YOO
14	0056165190	614 CAPITOL STREET	\$5,667.00	BELTRAN MARTIN	CE21-1504	DONG M. YOO
15	0061121100	503 SONOMA BOULEVARD	\$1,276.00	BONNER HENRY A JR JT	CE21-1692	DONG M. YOO
16	0074033440	220 REIS AVENUE	\$386.00	LOU MICHELLE LEE QEE	CE21-1699	DONG M. YOO
17	0079192090	161 ABERDEEN COURT	\$386.00	DECACCIA KARLA C	CE21-1739	DONG M. YOO
18	0067140050	VLOT BROADWAY & MINI	\$1,662.00	ELEMENTS PETROLEUM INC	CE22-0120	ANGELA HODGINS
19	0071022410	425 GRENNAN AVENUE	\$386.00	WANG YEN L	CE22-0147	DONG M. YOO
20	0059012020	1207 YORK STREET	\$1,662.00	KUNDRA KULDIP TR	CE22-0161	DONG M. YOO
21	0072102140	145 CAMDEN COURT	\$386.00	ZHENG SHU RU	CE22-0202	DONG M. YOO
22	0059033130	1211 RICE STREET	\$5,818.00	QIONG INVESTMENT INC	CE22-0203	DONG M. YOO
23	0069441110	330 AVIAN DRIVE	\$386.00	FOUR SQUARE GOSPEL CHURCH	CE22-0216	DONG M. YOO
24	0057075060	1443 ALABAMA STREET	\$1,929.00	DILSAVER LYNNE	CE22-0226	DONG M. YOO
25	0072141030	413 BAYWOOD DRIVE	\$386.00	WILSON JASON M & S J JT	CE22-0262	DONG M. YOO
26	0069192750	3209 TENNESSEE STREET	\$386.00	MADURO KELVIN L	CE22-0295	DONG M. YOO
27	0057212080	2228 GEORGIA STREET	\$386.00	LIEN KARENINA M	CE22-0297	DONG M. YOO
28	0055091180	317 TRINITY STREET	\$386.00	FARRAGUT HOLDINGS LLC	CE22-0301	DONG M. YOO
29	0055091170	37 OHIO STREET	\$386.00	FARRAGUT HOLDINGS LLC	CE22-0302	DONG M. YOO
30	0055091160	31 OHIO STREET	\$386.00	FARRAGUT HOLDINGS LLC	CE22-0303	DONG M. YOO
31	0056152230	828 ALAMEDA STREET	\$8,699.00	ULIMITED DEVELOPMENT LLC	CE22-0311	DONG M. YOO
32	0071052230	308 CONCORD STREET	\$386.00	COLLINS ARTHUR	CE22-0322	DONG M. YOO
33	0056132020	515 FLORIDA STREET	\$386.00	TABNOTES LLC	CE22-0360	DONG M. YOO
34	0057212010	25 MADIGAN AVENUE	\$386.00	GWIN AARON DAVID	CE22-0389	DONG M. YOO
35	0051010080	600 REDWOOD STREET	\$386.00	LEE JAY C & JUNG K TR	CE22-0390	ANGELA HODGINS
36	0057153050	1927 L ELLENBURG STREET	\$4,540.00	YOUNG NINA	CE22-0397	DONG M. YOO
37	0079451030	113 CLEARVIEW DRIVE	\$386.00	ALVARADO MICHAEL BONIFACIO	CE22-0409	DONG M. YOO
38	0059064330	128 GLEASON AVENUE	\$216.00	MCANINCH ARIA JT	CE22-0433	DONG M. YOO
39	0067435040	726 NEWPORT WAY	\$386.00	HITEROZA JOSEPH M & J C JT	CE22-0438	ANGELA HODGINS
40	0056092090	1172 LOUISIANA STREET	\$1,889.00	ALTAMIRANO ALEX P	CE22-0440	DONG M. YOO
41	0072322070	191 DAFFODIL CIRCLE	\$386.00	DITTMAN GREGORY S	CE22-0441	DONG M. YOO
42	0061065260	603 PORTER STREET	\$386.00	TEAT LENO & MACK JEAN JT	CE22-0450	DONG M. YOO
43	0069093310	1213 MAPLE AVENUE	\$2,842.00	RIPLEY SILVIA I	CE22-0454	NICOLE MARTIN
44	0069340150	711 ADMIRAL CALLAGHAN LANE	\$386.00	ORYOM VENTURES LLC	CE22-0457	ANGELA HODGINS
45	0069340130	709 ADMIRAL CALLAGHAN LANE	\$386.00	ORYOM VENTURES LLC	CE22-0458	ANGELA HODGINS
46	0059065010	1901 GEORGIA STREET	\$1,644.00	JUDD KARL L & MARILYN J TR	CE22-0487	DONG M. YOO
47	0074041110	324 IDORA AVENUE	\$1,395.00	VILLANUEVA DAISY O TRUST	CE22-0491	DONG M. YOO
48	0072343020	1010 GRANADA STREET	\$386.00	ROESER KAYCEE	CE22-0570	DONG M. YOO
49	0075321040	730 LA CANYADA DRIVE	\$386.00	GROSS MARTIN K & FRANCIE A JT	CE22-0603	DONG M. YOO
50	0074182230	164 DENTON COURT	\$386.00	XIE JIANTAO/YANG FAN	CE22-0606	DONG M. YOO
51	0056105190	704 OHIO STREET	\$742.00	RATTU SURJEET & KULDIP SINGH	CE22-0620	DONG M. YOO
52	0057121050	1825 LOUISIANA STREET	\$386.00	TIYAMIYU CHARLES O & S JT	CE22-0655	DONG M. YOO
53	0056226110	433 MAINE STREET	\$386.00	DUBLIN INVESTMENT GROUP LLC	CE22-0697	DONG M. YOO
54	0061212110	959 FIFTH STREET	\$386.00	JACKSON JOHN B JR & L K JT	CE22-0857	DONG M. YOO
55	0075184110	723 STARFISH DRIVE	\$386.00	MENDONCA CHRISTOPHER P	CE22-0866	NICOLE MARTIN
56	0061174110	806 FIFTH ST	\$386.00	WEST COAST DMZ HOLDING LLC	CE22-0867	DONG M. YOO
57	0071103140	874 OAKWOOD AVENUE	\$386.00	TAH 2018-1 BORROWER LLC	CE22-0877	NICOLE MARTIN
58	0075052200	1589 MAGAZINE STREET	\$386.00	COLONY STARWOOD HOMES	CE22-0887	NICOLE MARTIN
59	0074041010	392 IDORA AVENUE	\$386.00	GONZALEZ IVETTE JT	CE22-0894	NICOLE MARTIN
60	0056103070	2325 SONOMA BOULEVARD	\$386.00	MACCABEE VENTURES LLC	CE22-0921	DONG M. YOO
61	0071035110	410 SHELTON AVENUE	\$386.00	COLONY STARWOOD HOMES	CE22-0926	NICOLE MARTIN
62	0071070180	2809 WEBB STREET	\$386.00	MUNGUIA MICHAEL M & K M JT	CE22-0927	NICOLE MARTIN
63	0069202230	228 WEDGEWOOD COURT	\$386.00	MANIBUSAN ENRIQUE A	CE22-0949	NICOLE MARTIN
64	0081612260	2171 GARNET CIRCLE	\$386.00	NAKHONCHAIKUL LEILANI J	CE22-1018	NICOLE MARTIN

Code Enforcement Special Assessment Report FY 2023-2024

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

65	0072212140	259 DRYDEN DRIVE	\$4,655.00	FRIAS JAVIER BANUELOS JT	VA20-0137	JAMES NIELSEN
66	0068054180	206 AMHERST AVENUE	\$714.00	WILSON ROBERT C TR	VA20-0149	DAVID SIDIE
67	0081441080	145 BLUEBIRD COURT	\$971.00	MANIO EMILIO IV	VA20-0188	JAMES NIELSEN
68	0068232130	154 DE PAUL DRIVE	\$1,685.00	TORRES ANTONIO Q & D P JT	VA20-0206	ANGELA HODGINS
69	0081521050	39 DARLINGTON PLACE	\$3,427.00	JACKSON FRANK TR	VA20-0209	JAMES NIELSEN
70	0081071090	115 HUNTER COURT	\$714.00	CHILLARA JYOTHI	VA20-0215	JAMES NIELSEN
71	0071125100	655 STEFFAN STREET	\$1,430.60	COUGHRAN AMY NOEL	VA21-0166	DAVID SIDIE
72	0071102110	846 BEECHWOOD AVENUE	\$742.00	PAULEY CAROLYN J JT	VA21-0184	DONG M. YOO
73	0068482190	106 OLYMPIC DRIVE	\$1,009.00	KATTARIA SANTOKH DEVI	VA21-0330	ANGELA HODGINS
74	0051163020	110 BENSON AVENUE	\$1,543.00	DIAZ ALICIA	VA21-0362	DONG M. YOO
75	0081472390	215 GOHEEN CIRCLE	\$2,286.00	LOW BETTY A	VA21-0364	DONG M. YOO
76	0079192090	161 ABERDEEN COURT	\$1,009.00	DECACCIA KARLA C	VA21-0371	DONG M. YOO
77	0069142140	2449 HELEN AVENUE	\$1,009.00	NEFF W FRANK TR	VA22-0003	DONG M. YOO
78	0071022410	425 GRENNAN AVENUE	\$742.00	WANG YEN L	VA22-0027	DONG M. YOO
79	0057075060	1443 ALABAMA STREET	\$1,751.00	DILSAVER LYNNE	VA22-0039	DONG M. YOO
80	0056152230	828 ALAMEDA STREET	\$3,028.00	ULIMITED DEVELOPMENT LLC	VA22-0051	DONG M. YOO
81	0056165190	614 CAPITOL STREET	\$742.00	BELTRAN MARTIN	VA22-0598	DONG M. YOO
82	0069093310	1213 MAPLE AVENUE	\$742.00	RIPLEY SILVIA I	VA22-0602	NICOLE MARTIN
83	0081612260	2171 GARNET CIRCLE	\$742.00	NAKHONCHAIKUL LEILANI J	VA22-0644	NICOLE MARTIN
84	0056095080	1143 TENNESSEE STREET	\$8,552.00	GARTON MICHAEL P & B J JT	VL21-0003	DONG M. YOO
85	0056095020	1131 TENNESSEE STREET	\$8,552.00	GARTON MICHAEL P & B J JT	VL21-0004	DONG M. YOO
86	0061052190	615 MCLANE STREET	\$8,018.00	KENNARD JASPER CLEVELAND	VL21-0007	DONG M. YOO
87	0056055050	505 BROADWAY	\$637.60	LARA VANESSA	VL21-0058	ANGELA HODGINS
88	0054011510	249 COUCH STREET	\$7,484.00	GUERRA MARVIN A JT	VL21-0089	ANGELA HODGINS
89	0051212210	VLOT CRAVEN AT MCMANUS	\$7,484.00	BURLINGTON BLDG MAT INC DBPP	VL21-0120	DONG M. YOO

\$147,149.20

SPECIAL ASSESSMENTS HEARING

Code Enforcement's List of Appellants

Code Enforcement Officers (CEO)

Angela Hodgins - AH
 Nicole Martin Riggins - NM
 James Nielsen - JN
 David Sidie - DS
 Ted Tarver - TT
 Dong Yoo - DY

	Property Owner	Property Address	Charges Owed	Assessor's Parcel No.	Code Enforcement Case No.	CEO
1	ORYOM VENTURES LLC	711 ADMIRAL CALLAGHAN LANE	\$ 4,769.00	0069340150	CE21-0107	AH
2	ORYOM VENTURES LLC	711 ADMIRAL CALLAGHAN LANE	\$ 386.00	0069340150	CE22-0457	AH
3	ORYOM VENTURES LLC	709 ADMIRAL CALLAGHAN LANE	\$ 386.00	0069340130	CE22-0458	AH
4	NAKHONCHAIKUL LEILANI J	2171 GARNET CIR	\$ 386.00	0081612260	CE22-1018	NM
5	NAKHONCHAIKUL LEILANI J	2171 GARNET CIR	\$ 742.00	0081612260	VA22-0644	NM
6	JACKSON FRANK TR	39 DARLINGTON PLACE	\$ 3,427.00	0081521050	VA20-0209	JN
7	MANTY NORMAN ROGER JR	203 DEL SUR STREET	\$ 2,827.00	0075102030	CE21-1209	DS/DY
8	LOU MICHELLE LEE QEE	220 REIS AVENUE	\$ 386.00	0074033440	CE21-1699	DS/DY
9	KENNARD JASPER CLEVELAND	615 MCLANE STREET	\$ 4,254.00	0061052190	CE21-1303	DY
10	KENNARD JASPER CLEVELAND	615 MCLANE STREET	\$ 8,018.00	0061052190	VL21-0007	DY
11	VILLANUEVA DAISY O TRUST	324 IDORA AVE	\$ 1,395.00	0074041110	CE22-0491	DY
12	RATTU SURJEET & KULDIP SINGH	704 OHIO STREET	\$ 742.00	0056105190	CE22-0620	DY
		TOTAL APPEALED FEES	\$ 27,718.00			

ORYOM VENTURES LLC

711 ADMIRAL CALLAGHAN

LANE \$4,769.00

CASE # CE21-0107

CE OFFICER: ANGELA HODGINS



Code Enforcement • 555 Santa Clara St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net

MAY 1, 2023

**ORYOM VENTURES LLC
5 CORONET WAY
KENTFIELD, CA 94904**

**PARCEL NO.: 0069340150
CASE#: CE21-0107**

SPECIAL ASSESSMENTS HEARING NOTICE

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 22, 2023** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **711 ADMIRAL CALLAGHAN LANE**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:*
<https://zoomregular.cityofvallejo.net>

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2023** (email/mail/in-person: by the end of business day). NO objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
1 ST CITATION		1,285.00	457.00	<u>\$1,742.00</u>
2 ND CITATION		2,570.00	457.00	<u>\$3,027.00</u>
		GRAND TOTAL FINES DUE		<u>\$4,769.00</u>

PAYMENT OPTIONS:

ONLINE

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKiT/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
4. Send us an email that you have paid: code.enforcement@cityofvallejo.net

IN PERSON

City Hall - Cashier
555 Santa Clara Street
Vallejo, CA 94590

BY MAIL

City of Vallejo – Code Enforcement
P.O. BOX 3068
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check, please include in the memo section: CE21-0107

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and select option #4 to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via mail using above address or in person to:

City Hall, 555 Santa Clara Street, Vallejo, CA 94590

*(Forms are acceptable by Tuesday, May 31, 2023)

PLEASE READ

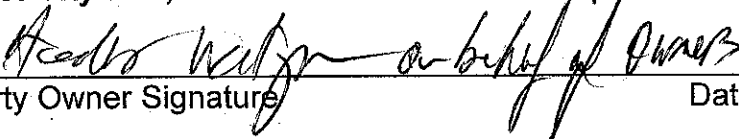
IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

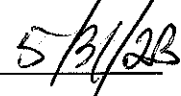
At this hearing, the Code Enforcement Appeals Board will listen to any testimony and accept evidence regarding discrepancies relating to the amount of the special assessment. Please note that **THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED**. The Code Enforcement Appeals Board **WILL NOT** receive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

If you wish to contest the amount of the special assessment, you must sign and return this form by **Wednesday, May 31, 2023** (postmarked by or hand delivered/dropped off by this date). This form may serve as your written objection, or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the annual hearing on **Thursday, JUNE 22, 2023**, and present testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s). Testimony and evidence submitted with your written objection or presented at the hearing will be given due consideration.

Property Owner: **ORYOM VENTURES LLC**
Site Address: **711 ADMIRAL CALLAGHAN LANE**
Case #: **CE21-0107**
Officer: **ANGELA HODGINS**
Total Due: **\$4,769.00**

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the Vallejo Police Department - Code Enforcement Division by the **Wednesday, MAY 31, 2023** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.


Property Owner Signature _____ Date _____


5/31/23

05/31/2023

To: Ms. Nicole Riggins, Code Enforcement
City of Vallejo

This is an appeal and objection / protest regarding the citations on 709-711 Admiral Callaghan Lane, Vallejo, parcels 0069340130 and 0069340150 respectively.

The first argument is that these two properties are together and just because they are officially two different parcels all these citations are doubled even though it is for the same reason.

The second argument is that I, as the attorney for the owner, requested from the officer in the code enforcement at the time to send me the appeal forms and she never did. Unfortunately now I see that for the hearing on June 22, 2023 the owner is limited to argue only regarding the amount because it mentioned that the time for the appeal has already expired. However, that is only because the officer did not send me the forms as I requested.

In addition, I sent an appeal with most of the arguments on April 12, 2023 to Angela Hodgins with cc to Kristoffer Jacob, Deputy Attorney of the city, however I understood later on that Angela Hodgins is no longer with the city of Vallejo. Mr. Jacob sent a copy to you, Nicole Riggins on April 19, 2023.

I am pasting below, on this letter, by email the content of what I wrote to Angela and Kristoffer on April 12, 2023. This would serve also as the arguments for canceling the citations.

I would like to reiterate that my request on behalf of the owners is not just regarding the amounts but also regarding the citation itself as you can see by the special circumstances I detailed below in what I wrote on April 12.

I am sending this email also as requested for the hearing of June 22, 2023, as it mentions in the notice that "this has to be sent to you no later than 5/31/2023". Just to reiterate it says that it could be received by you by email/mail/in person so I am using the email address on the notice to send this material. In addition I am adding your direct email address as well.

I am signing the purple forms on behalf of the owners, but again, our request is to take all circumstances into account, including the above in order to cancel the citations and not just to amend the amounts.

I am attaching the signed forms to this email. There were three of them. In addition to the arguments below and above we received a bill to pay a company that the city appointed without the owner's approval and without any notice in the amount of \$7,252.86. That company is Emergency Construction Services Inc. They did their "job" by the instructions of the city just a few days after our handyman boarded up whatever needed to be done. In fact their work was actually damaging the property because they removed all the bars from the windows and threw

them away! If the owner's still have to pay that amount then it definitely should be offset from any citation because it is in fact, a double citation.

As you can see below, the owner's did paint and fix and repair the property but the vandals and graffiti vandals who are the city residents do the damages again and again. We believe the city has responsibility and force on the residents to avoid crime and vandalism. The city also has a duty to take care of the homeless people and instead the city is trying to profit from the owner's of the property. I will not repeat the arguments below just to be more efficient so please refer to all the arguments below.

From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Wednesday, April 12, 2023 1:04 AM

To: Angela Hodgins <Angela.Hodgins@cityofvallejo.net>

Cc: Kristoffer Jacob <Kristoffer.Jacob@cityofvallejo.net>; Kathleen McCrite <Kathleen.McCrite@cityofvallejo.net>; Kim Marcelo <Kim.Marcelo@cityofvallejo.net>

Subject: RE: 709 and 711 Admiral Callaghan Lane

Hello Angela,

I am writing to request that due to the special circumstances, I am appealing to cancel the citations you issued on 3/2/2023 on each of the two properties on 709-711 Admiral Callaghan lane. I will explain the circumstances and I can explain better in a call or separately on the form if required, and if so please send me the form.

Kristoffer added you to our thread, and I thought you continued to still be on the email thread with Kristoffer and his team, but I realized you were not cc-ed in the recent continuation of the correspondence since January 24. I would appreciate it if you read some of it is here below under this email on the same thread. More correspondence was with Kristoffer, in our effort to make this site developed and occupied.

As you can see, I was with my son in a hospital in Los Angeles area for more than two weeks and my son health condition does not allow me to operate fully.

On top of this, I did fix the previous issues, the building were secured, and all the graffiti from all the buildings were painted to be cleared. However, it took no more than several weeks until the graffiti vandals came again, and the homeless people came again to break in. It is simply impossible to fight that with the amount of homeless in the city. But when my personal family is in the current situation this is even more difficult.

I did concentrate in selling the property and I reported to Kristoffer, about the progress. I obtained at least three parties who are interested and who are checking with the city, and with their top management. One of them, was selected by me and I introduced them to Kristoffer and

tomorrow morning we have a conference call arrange with their top management, and Kristoffer, and Margaret the planning manager. I do all efforts, given the circumstances to sell the property, and in parallel I also did and still do huge efforts to lease it temporarily until it is sold and until it's developed.

However, because the property is aimed for a new development (that's the best use of this site), it is not economically viable to invest in rehabilitate them for occupancy because they are going to be demolished anyway soon. It is too harsh by the city to demand the owner to invest considerable amounts of money in improving buildings that clearly are going to be demolished.

Also because the property is aimed to be sold to developers, this is also the challenge with leasing it. That's because every potential tenant needs a lease agreement for several years, because businesses need stability with the place. But once such potential tenant knows a developer will soon buy it for development, such tenant knows he will not be able to stay for long. Any such potential tenant also needs to invest money in adjusting the place to be suitable for his business. But then they know they cannot just leave everything behind if a developer buys it in just a few months' time. (I cannot hide this fact from tenants, and I disclose it).

On the other hand, for the same reason, we cannot let the property for a lease of several years. That's because the developer needs to know he will be able to ask the tenants to leave.

The best use of this location is to develop it. So renting it for a long term will not allow to develop it. This two lots have to be developed and indeed I am negotiating now with national retailers (or developers who work with them) who are interested to develop it. (I also assume the city would love to see this site developed with a reputable tenant)

In addition, I also have done an effort to run our own plan for development for this site. But we concluded it will take longer than if we just quickly sell it to experienced developers, and that's what I am working on now as much I can.

Despite the difficulty I described above, I am non the less trying to negotiate with temporary tenants who might agree to use it until we sell. But I do disclose to them the general plan, and as I explained above this is difficult and almost impossible. (some of the issues I mentioned is that they need stability, they need to invest in adjusting the property, etc.). But I still do efforts and there is at least two who are in negotiation now.

On top of all, we need the help from the city because so far the city was a hurdle as well. We had many difficulties with almost every potential buyer who complained the city planning does not help, and actually making it difficult for them. For example, one buyer that we were already several months into the contract with, said at the end that the city raised an issue that these

buildings might be historical, and thus might not be demolished for development. Because of that we lost that buyer. Probably it was a miscommunication because the historical issue is just a standard “check the box” in any process. But probably it was conveyed in a way that scared the buyer.

Another buyer complained that the city told him that it won't approve building or planning in parts of the lots because Caltrans has a future plan to build a ramp to the freeway (changing the intersection), and that because of that Caltrans will need to take that piece of land in eminent domain. I hope the current buyers I successfully brought now (including the best one who is going to participate in the conf call tomorrow morning) will hear from Margaret that there is no fear of not allowing to build in parts of the parcel.

Anyway, these things created difficulties to sell.

In fact, even when the city does not deter the potential buyers with the Caltrans plan, the buyers are still heavily concerned anyway just for the simple fact that Caltrans did issue a concept plan which indicates they will take some of the parcel. This really freezes the property and requires a lot of effort with the buyers. It creates a “cloud” on the property. This “cloud” make it difficult and deters many buyers.

I hope together with Kristoffer assistance, and based on a letter I obtained from the STA counsel (Solano Transportation Authority) which works with Caltrans, we will cross that bridge soon.

Lastly, after we fixed the issues on your citations, it is just not fair to continue the citations in higher rates as if we never fixed them. It should at least be as if it's the first time because once we fixed something we should start from scratch. For example after painting all the graffiti, it's not fair to get a citation without a warning. That's because we already fixed it. The new graffiti is a new thing. (I am not even mentioning the other circumstances)

In addition the homeless problem should be solved by the city, but instead it is thrown to the property owner.

But mainly, I tried to describe my efforts given the special circumstances and I hope you understand.

Based on all of the above reasons, (and some more reasons I could not include them all here), I request to appeal and a cancellation of the citations.

Here are the numbers of the citations :

#: CE21-0107 Dated 3/2/2023 for 711 Admiral Callaghan Lane

#: CE22-0457 Dated 3/2/2023 for 711 Admiral Callaghan Lane

#: CE22-0458 Dated 3/2/2023 for 709 Admiral Callaghan Lane

Thank you

Hadar

Respectfully,

Hadar Weitzman, Attorney at law , on behalf of the owners' Oryom Ventures LLC.

Hadar Weitzman, Esq., (CPA), Attorney-At-Law California and Israel Bars,

Hadar Weitzman Law Corp.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

Fax: 1-(415)-789-4400

www.californiaisrael.com

IMPORTANT NOTICE: *The accompanying email transmission is a privileged and confidential communication, and is intended to be viewed and read only by the intended recipient. If you are not the intended recipient or its authorized agent, you are prohibited from reading this transmission, and the dissemination, distribution, or copying of this transmission to or by person[s] other than the intended*

recipient is prohibited. If you have received this communication in error, please notify us immediately by telephone and destroy the original transmission. Thank you.

ORYOM VENTURES LLC

711 ADMIRAL CALLAGHAN LANE

\$386.00

CASE # CE22-0457

CE OFFICER: ANGELA HODGINS



Code Enforcement • 555 Santa Clara St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net

MAY 1, 2023

**ORYOM VENTURES LLC
5 CORONET WAY
KENTFIELD, CA 94904**

**PARCEL NO.: 0069340150
CASE#: CE22-0457**

SPECIAL ASSESSMENTS HEARING NOTICE

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555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	8/31/2022	\$386.00	\$0.00	<u>\$ 386.00</u>
		GRAND TOTAL FINES DUE		\$ 386.00

PAYMENT OPTIONS:

ONLINE

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKiT/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
4. Send us an email that you have paid: code.enforcement@cityofvallejo.net

IN PERSON

City Hall - Cashier
555 Santa Clara Street
Vallejo, CA 94590

BY MAIL

City of Vallejo – Code Enforcement
P.O. BOX 3068
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check, please include in the memo section: CE22-0457

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and select option #4 to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via mail using above address or in person to:

City Hall, 555 Santa Clara Street, Vallejo, CA 94590

*(Forms are acceptable by Tuesday, May 31, 2023)

PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

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Property Owner: **ORYOM VENTURES LLC**
Site Address: **711 ADMIRAL CALLAGHAN LANE**
Case #: **CE22-0457**
Officer: **ANGELA HODGINS**
Total Due: **\$386.00**

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the Vallejo Police Department - Code Enforcement Division by the **Wednesday, MAY 31, 2023** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.

Hades Kefy on behalf of the owner *5/31/23*

Property Owner Signature Date

05/31/2023

To: Ms. Nicole Riggins, Code Enforcement
City of Vallejo

This is an appeal and objection / protest regarding the citations on 709-711 Admiral Callaghan Lane, Vallejo, parcels 0069340130 and 0069340150 respectively.

The first argument is that these two properties are together and just because they are officially two different parcels all these citations are doubled even though it is for the same reason.

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From: Hadar Weitzman <hadar@hadarweitzman.com>

Sent: Wednesday, April 12, 2023 1:04 AM

To: Angela Hodgins <Angela.Hodgins@cityofvallejo.net>

Cc: Kristoffer Jacob <Kristoffer.Jacob@cityofvallejo.net>; Kathleen McCrite <Kathleen.McCrite@cityofvallejo.net>; Kim Marcelo <Kim.Marcelo@cityofvallejo.net>

Subject: RE: 709 and 711 Admiral Callaghan Lane

Hello Angela,

I am writing to request that due to the special circumstances, I am appealing to cancel the citations you issued on 3/2/2023 on each of the two properties on 709-711 Admiral Callaghan lane. I will explain the circumstances and I can explain better in a call or separately on the form if required, and if so please send me the form.

Kristoffer added you to our thread, and I thought you continued to still be on the email thread with Kristoffer and his team, but I realized you were not cc-ed in the recent continuation of the correspondence since January 24. I would appreciate it if you read some of it is here below under this email on the same thread. More correspondence was with Kristoffer, in our effort to make this site developed and occupied.

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But mainly, I tried to describe my efforts given the special circumstances and I hope you understand.

Based on all of the above reasons, (and some more reasons I could not include them all here), I request to appeal and a cancellation of the citations.

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#: CE22-0457 Dated 3/2/2023 for 711 Admiral Callaghan Lane

#: CE22-0458 Dated 3/2/2023 for 709 Admiral Callaghan Lane

Thank you

Hadar

Respectfully,

Hadar Weitzman, Attorney at law , on behalf of the owners' Oryom Ventures LLC.

Hadar Weitzman, Esq., (CPA), Attorney-At-Law California and Israel Bars,

Hadar Weitzman Law Corp.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

Fax: 1-(415)-789-4400

www.californiaisrael.com

IMPORTANT NOTICE: *The accompanying email transmission is a privileged and confidential communication, and is intended to be viewed and read only by the intended recipient. If you are not the intended recipient or its authorized agent, you are prohibited from reading this transmission, and the dissemination, distribution, or copying of this transmission to or by person[s] other than the intended*

recipient is prohibited. If you have received this communication in error, please notify us immediately by telephone and destroy the original transmission. Thank you.

ORYOM VENTURES LLC

709 ADMIRAL CALLAGHAN LANE

\$386.00

CASE # CE22-0458

CE OFFICER: ANGELA HODGINS



Code Enforcement • 555 Santa Clara St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net

MAY 1, 2023

**ORYOM VENTURES LLC
5 CORONET WAY
KENTFIELD, CA 94904**

**PARCEL NO.: 0069340130
CASE#: CE22-0458**

SPECIAL ASSESSMENTS HEARING NOTICE

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 22, 2023** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **709 ADMIRAL CALLAGHAN LANE**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:*
<https://zoomregular.cityofvallejo.net>

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2023** (email/mail/in-person: by the end of business day). NO objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	8/31/2022	\$386.00	\$0.00	<u>\$ 386.00</u>
		GRAND TOTAL FINES DUE		\$ 386.00

PAYMENT OPTIONS:

ONLINE

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKiT/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
4. Send us an email that you have paid: code.enforcement@cityofvallejo.net

IN PERSON

City Hall - Cashier
555 Santa Clara Street
Vallejo, CA 94590

BY MAIL

City of Vallejo – Code Enforcement
P.O. BOX 3068
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check, please include in the memo section: CE22-0458

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and select option #4 to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via mail using above address or in person to:

City Hall, 555 Santa Clara Street, Vallejo, CA 94590

*(Forms are acceptable by Tuesday, May 31, 2023)

PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

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

If you wish to contest the amount of the special assessment, you must sign and return this form by **Wednesday, May 31, 2023** (postmarked by or hand delivered/dropped off by this date). This form may serve as your written objection, or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the annual hearing on **Thursday, JUNE 22, 2023**, and present testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s). Testimony and evidence submitted with your written objection or presented at the hearing will be given due consideration.

Property Owner: **ORYOM VENTURES LLC**
Site Address: **709 ADMIRAL CALLAGHAN LANE**
Case #: **CE22-0458**
Officer: **ANGELA HODGINS**
Total Due: **\$386.00**

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Atty *Hecker* *Keefe* *on behalf of the owner* *5/31/23*

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Thank you

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Respectfully,

Hadar Weitzman, Attorney at law , on behalf of the owners' Oryom Ventures LLC.

Hadar Weitzman, Esq., (CPA), Attorney-At-Law California and Israel Bars,

Hadar Weitzman Law Corp.

5 Coronet Way

Kentfield CA 94904

USA

Phone: 1-415-747-8995

Cell: 1-415-306-3150

Fax: 1-(415)-789-4400

www.californiaisrael.com

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NAKHONCHAIKUL LEILANI J

2171 GARNET CIR

\$386.00

CASE # CE22-1018

CE OFFICER: NICOLE MARTIN RIGGINS



Code Enforcement • 555 Santa Clara St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net

MAY 1, 2023

**NAKHONCHAIKUL LEILANI J
2171 GARNET CIR
VALLEJO, CA 94591**

**PARCEL NO.: 0081612260
CASE#: CE22-1018**

SPECIAL ASSESSMENTS HEARING NOTICE

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*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:*
<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.

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	3/1/2023	\$386.00	\$0.00	<u>\$ 386.00</u>
		GRAND TOTAL FINES DUE		\$ 386.00

PAYMENT OPTIONS:

ONLINE

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKiT/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
4. Send us an email that you have paid: code.enforcement@cityofvallejo.net

IN PERSON

City Hall - Cashier
555 Santa Clara Street
Vallejo, CA 94590

BY MAIL

City of Vallejo – Code Enforcement
P.O. BOX 3068
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check, please include in the memo section: CE22-1018

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and select option #4 to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via mail using above address or in person to:

City Hall, 555 Santa Clara Street, Vallejo, CA 94590

*(Forms are acceptable by Tuesday, May 31, 2023)

2

PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION

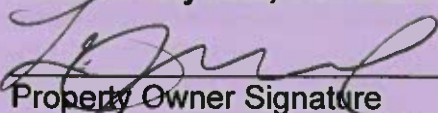
(FINANCIAL REVIEW)

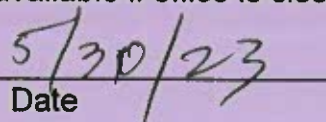
At this hearing, the Code Enforcement Appeals Board will listen to any testimony and accept evidence regarding discrepancies relating to the amount of the special assessment. Please note that **THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED**. The Code Enforcement Appeals Board **WILL NOT** receive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

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Property Owner: **NAKHONCHAIKUL LEILANI J**
Site Address: **2171 GARNET CIRCLE**
Case #: **CE22-1018**
Officer: **NICOLE MARTIN**
Total Due: **\$386.00**

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the Vallejo Police Department - Code Enforcement Division by the **Wednesday, MAY 31, 2023** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.


Property Owner Signature


Date

NAKHONCHAIKUL LEILANI J

2171 GARNET CIR

\$742.00

CASE # VA22-0644

CE OFFICER: NICOLE MARTIN RIGGINS



Code Enforcement • 555 Santa Clara St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net

MAY 1, 2023

NAKHONCHAIKUL LEILANI J
2171 GARNET CIR
VALLEJO, CA 94591

PARCEL NO.: 0081612260
CASE#: VA22-0644

SPECIAL ASSESSMENTS HEARING NOTICE

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 22, 2023** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **2171 GARNET CIRCLE**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:*
<https://zoomregular.cityofvallejo.net>

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2023** (email/mail/in-person: by the end of business day). NO objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
1 ST CITATION	3/1/2023	267.00	475.00	<u>\$ 742.00</u>
		GRAND TOTAL FINES DUE		<u>\$ 742.00</u>

PAYMENT OPTIONS:

ONLINE

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKiT/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
4. Send us an email that you have paid: code.enforcement@cityofvallejo.net

IN PERSON

City Hall - Cashier
555 Santa Clara Street
Vallejo, CA 94590

BY MAIL

City of Vallejo – Code Enforcement
P.O. BOX 3068
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check, please include in the memo section: VA22-o644

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and select option #4 to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via mail using above address or in person to:

City Hall, 555 Santa Clara Street, Vallejo, CA 94590

*(Forms are acceptable by Tuesday, May 31, 2023)

RECEIVED

MAY 31 2023

CITY ATTORNEY'S OFFICE
CITY OF VALLEJO

Received via CC/CAO

Dropbox

PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

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

If you wish to contest the amount of the special assessment, you must sign and return this form by **Wednesday, May 31, 2023 (postmarked by or hand delivered/dropped off by this date)**. This form may serve as your written objection, or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the annual hearing on **Thursday, JUNE 22, 2023**, and present testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the **underlying violation(s)**. Testimony and evidence submitted with your written objection or presented at the hearing will be given due consideration.

Property Owner: **NAKHONCHAIKUL LEILANI J**
Site Address: **2171 GARNET CIRCLE**
Case #: **VA22-0644**
Officer: **NICOLE MARTIN**
Total Due: **\$742.00**

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the Vallejo Police Department-Code Enforcement Division by the **Wednesday, MAY 31, 2023** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.

Property Owner Signature

Date

JACKSON FRANK TR

39 DARLINGTON PLACE

\$3,427.00

CASE # VA20-0209

CE OFFICER: JAMES NIELSEN



Code Enforcement • 555 Santa Clara St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net

MAY 1, 2023

**JACKSON FRANK TR
39 DARLINGTON PL
VALLEJO, CA 94591**

**PARCEL NO.: 0081521050
CASE#: VA20-0209**

SPECIAL ASSESSMENTS HEARING NOTICE

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 22, 2023** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **39 DARLINGTON PLACE**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:*
<https://zoomregular.cityofvallejo.net>

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2023** (email/mail/in-person: by the end of business day). **NO** objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
2 ND CITATION	3/15/2021	514.00	457.00	<u>\$ 971.00</u>
3 RD CITATION	6/2/2021	771.00	457.00	<u>\$1,228.00</u>
4 TH CITATION	8/19/2021	771.00	457.00	<u>\$1,228.00</u>
GRAND TOTAL FINES DUE				<u>\$3,427.00</u>

PAYMENT OPTIONS:

ONLINE

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKiT/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
4. Send us an email that you have paid: code.enforcement@cityofvallejo.net

IN PERSON

City Hall - Cashier
555 Santa Clara Street
Vallejo, CA 94590

BY MAIL

City of Vallejo – Code Enforcement
P.O. BOX 3068
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check, please include in the memo section: VA20-0209

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and select option #4 to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via mail using above address or in person to:
City Hall, 555 Santa Clara Street, Vallejo, CA 94590

*(Forms are acceptable by **Tuesday, May 31, 2023**)

MAY 30 2023

RECEIVED

PLEASE READ

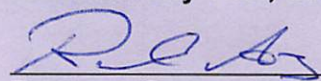
IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

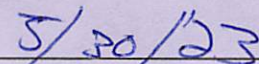
At this hearing, the Code Enforcement Appeals Board will listen to any testimony and accept evidence regarding discrepancies relating to the amount of the special assessment. Please note that **THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED**. The Code Enforcement Appeals Board **WILL NOT** receive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

If you wish to contest the amount of the special assessment, you must sign and return this form by **Wednesday, May 31, 2023 (postmarked by or hand delivered/dropped off by this date)**. This form may serve as your written objection, or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the annual hearing on **Thursday, JUNE 22, 2023**, and present testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s). Testimony and evidence submitted with your written objection or presented at the hearing will be given due consideration.

Property Owner: **JACKSON FRANK TR**
Site Address: **39 DARLINGTON PLACE**
Case #: **VA20-0209**
Officer: **JAMES NIELSEN**
Total Due: **\$3,427.00**

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the Vallejo Police Department - Code Enforcement Division by the **Wednesday, MAY 31, 2023** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.


Property Owner Signature


Date

MANTY NORMAN ROGER JR

203 DEL SUR STREET

\$2,827.00

CASE # CE21-1209

CE OFFICER: DAVID SIDIE /

DONG YOO



Code Enforcement • 555 Santa Clara St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net

MAY 1, 2023

MANTY NORMAN ROGER JR
203 DEL SUR ST
VALLEJO, CA 94591

PARCEL NO.: 0075102030
CASE#: CE21-1209

SPECIAL ASSESSMENTS HEARING NOTICE

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 22, 2023** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **203 DEL SUR STREET**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:*
<https://zoomregular.cityofvallejo.net>

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2023** (email/mail/in-person: by the end of business day). NO objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

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555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	10/25/2021	\$371.00	\$0.00	<u>\$ 371.00</u>
1 ST CITATION	4/6/2022	514.00	457.00	<u>\$ 971.00</u>
2 ND CITATION	7/29/2022	1,028.00	457.00	<u>\$1,485.00</u>
		GRAND TOTAL FINES DUE		\$2,827.00

PAYMENT OPTIONS:

ONLINE

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<https://vall-trk.aspgov.com/eTRAKiT/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
4. Send us an email that you have paid: code.enforcement@cityofvallejo.net

IN PERSON

City Hall - Cashier
555 Santa Clara Street
Vallejo, CA 94590

BY MAIL

City of Vallejo – Code Enforcement
P.O. BOX 3068
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check, please include in the memo section: CE21-1209

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and select option #4 to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via mail using above address or in person to:

City Hall, 555 Santa Clara Street, Vallejo, CA 94590

*(Forms are acceptable by Tuesday, May 31, 2023)

PLEASE READ

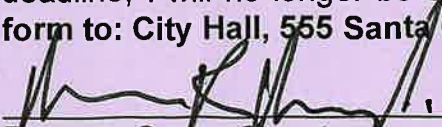
IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

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Property Owner: **MANTY NORMAN ROGER JR**
Site Address: **203 DEL SUR STREET**
Case #: **CE21-1209**
Officer: **DONG M. YOO**
Total Due: **\$2,827.00**

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the Vallejo Police Department - Code Enforcement Division by the **Wednesday, MAY 31, 2023** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.


Property Owner Signature

5/30/2023
Date

LOU MICHELLE LEE QEE

220 REIS AVENUE

\$386.00

CASE # CE21-1699

CE OFFICER: DAVID SIDIE /
DONG YOO



Code Enforcement • 555 Santa Clara St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net

MAY 1, 2023

LOU MICHELLE LEE QEE
PO BOX 1101
SUISUN CITY, CA 94585

PARCEL NO.: 0074033440
CASE#: CE21-1699

SPECIAL ASSESSMENTS HEARING NOTICE

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 22, 2023** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **220 REIS AVENUE**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:*
<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.

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555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	3/18/2022	\$386.00	\$0.00	<u>\$ 386.00</u>
		GRAND TOTAL FINES DUE		\$ 386.00

PAYMENT OPTIONS:

ONLINE

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKiT/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
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IN PERSON

City Hall - Cashier
555 Santa Clara Street
Vallejo, CA 94590

BY MAIL

City of Vallejo – Code Enforcement
P.O. BOX 3068
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check, please include in the memo section: CE21-1699

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and select option #4 to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via mail using above address or in person to:

City Hall, 555 Santa Clara Street, Vallejo, CA 94590

*(Forms are acceptable by Tuesday, May 31, 2023)

PLEASE READ

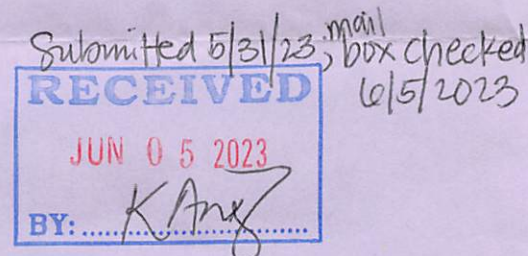
IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION

(FINANCIAL REVIEW)

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

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Property Owner: **LOU MICHELLE LEE QEE**
Site Address: **220 REIS AVENUE**
Case #: **CE21-1699**
Officer: **DONG M. YOO**
Total Due: **\$386.00**



I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the Vallejo Police Department - Code Enforcement Division by the **Wednesday, MAY 31, 2023** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.

Michelle Lou
Property Owner Signature

5/29/2023
Date

KENNARD JASPER CLEVELAND

615 MCLANE STREET

\$4,254.00

CASE # CE21-1303

CE OFFICER: DONG YOO



Code Enforcement • 555 Santa Clara St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net

MAY 1, 2023

**KENNARD JASPER CLEVELAND
PO BOX 584
PALO ALTO, CA 94302**

**PARCEL NO.: 0061052190
CASE#: CE21-1303**

SPECIAL ASSESSMENTS HEARING NOTICE

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 22, 2023** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **615 MCLANE STREET**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:*
<https://zoomregular.cityofvallejo.net>

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2023** (email/mail/in-person: by the end of business day). NO objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
3 RD CITATION	6/9/2022	1,604.00	475.00	<u>\$2,079.00</u>
4 TH CITATION	7/29/2022	1,700.00	475.00	<u>\$2,175.00</u>
GRAND TOTAL FINES DUE				<u>\$4,254.00</u>

PAYMENT OPTIONS:

ONLINE

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKi/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
4. Send us an email that you have paid: code.enforcement@cityofvallejo.net

IN PERSON

City Hall - Cashier
555 Santa Clara Street
Vallejo, CA 94590

BY MAIL

City of Vallejo – Code Enforcement
P.O. BOX 3068
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check, please include in the memo section: CE21-1303

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and select option #4 to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via mail using above address or in person to:
City Hall, 555 Santa Clara Street, Vallejo, CA 94590

*(Forms are acceptable by **Tuesday, May 31, 2023**)



PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

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

If you wish to contest the amount of the special assessment, you must sign and return this form by **Wednesday, May 31, 2023** (postmarked by or hand delivered/dropped off by this date). This form may serve as your written objection, or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the annual hearing on **Thursday, JUNE 22, 2023**, and present testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s). Testimony and evidence submitted with your written objection or presented at the hearing will be given due consideration.

Property Owner: **KENNARD JASPER CLEVELAND**
Site Address: **615 MCLANE STREET**
Case #: **CE21-1303**
Officer: **DONG M. YOO**
Total Due: **\$4,254.00**

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the Vallejo Police Department - Code Enforcement Division by the **Wednesday, MAY 31, 2023** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.

Jasper Kennard
Property Owner Signature

May 7-23
Date

KENNARD JASPER CLEVELAND

615 MCLANE STREET

\$8,018.00

CASE # VL21-0007

CE OFFICER: DONG YOO



Code Enforcement • 555 Santa Clara St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net

MAY 1, 2023

**KENNARD JASPER CLEVELAND
PO BOX 584
PALO ALTO, CA 94302**

**PARCEL NO.: 0061052190
CASE#: VL21-0007**

SPECIAL ASSESSMENTS HEARING NOTICE

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 22, 2023** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **615 MCLANE STREET**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:*
<https://zoomregular.cityofvallejo.net>

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2023** (email/mail/in-person: by the end of business day). NO objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
1 ST CITATION	3/21/2022		475.00	<u>\$ 475.00</u>
2 ND CITATION	3/21/2022	1,068.00	475.00	<u>\$1,543.00</u>
MONTHLY MONITORING	3/21/2022	6,000.00	0.00	<u>\$6,000.00</u>
			GRAND TOTAL FINES DUE	<u>\$8,018.00</u>

PAYMENT OPTIONS:

ONLINE

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKiT/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
3. Follow instructions for payment
4. Send us an email that you have paid: code.enforcement@cityofvallejo.net

IN PERSON

City Hall - Cashier
555 Santa Clara Street
Vallejo, CA 94590

BY MAIL

City of Vallejo – Code Enforcement
P.O. BOX 3068
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check, please include in the memo section: VL21-0007

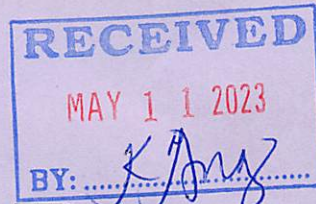
Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and select option #4 to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via mail using above address or in person to:

City Hall, 555 Santa Clara Street, Vallejo, CA 94590

*(Forms are acceptable by **Tuesday, May 31, 2023**)



PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION

(FINANCIAL REVIEW)

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

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Property Owner: **KENNARD JASPER CLEVELAND**
Site Address: **615 MCLANE STREET**
Case #: **VL21-0007**
Officer: **DONG M. YOO**
Total Due: **\$8,018.00**

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the Vallejo Police Department - Code Enforcement Division by the **Wednesday, MAY 31, 2023** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.

Kennard Jasper Cleveland
Property Owner Signature

May 7-23
Date

VILLANUEVA DAISY O TRUST

324 IDORA AVE

\$1,395.00

CASE # CE22-0491

CE OFFICER: DONG YOO



Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net

MAY 1, 2023

VILLANUEVA DAISY O TRUST
406 LARKIN DR
BENICIA, CA 94510

PARCEL NO.: 0074041110
CASE#: CE22-0491

SPECIAL ASSESSMENTS HEARING NOTICE

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 22, 2023** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **324 IDORA AVENUE**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:*
<https://zoomregular.cityofvallejo.net>

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
Press *9 to digitally raise your hand from the phone.

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2023** (email/mail/in-person: by the end of business day). **NO** objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

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555 Santa Clara Street
Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	8/15/2022	\$386.00	\$0.00	<u>\$ 386.00</u>
1 ST CITATION	10/6/2022	534.00	475.00	<u>\$1,009.00</u>
		GRAND TOTAL FINES DUE		\$1,395.00

PAYMENT OPTIONS:

ONLINE

Online Payments are now available at:

<https://vall-trk.aspgov.com/eTRAKiT/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
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IN PERSON

City Hall - Cashier
555 Santa Clara Street
Vallejo, CA 94590

BY MAIL

City of Vallejo – Code Enforcement
P.O. BOX 3068
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check, please include in the memo section: CE22-0491

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and select option #4 to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

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*(Forms are acceptable by Tuesday, May 31, 2023)



PLEASE READ

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Property Owner: VILLANUEVA DAISY O TRUST
Site Address: 324 IDORA AVENUE
Case #: CE22-0491
Officer: DONG M. YOO
Total Due: \$1,395.00

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the Vallejo Police Department - Code Enforcement Division by the **Wednesday, MAY 31, 2023** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.

Daisy Villanueva
Property Owner Signature

05-02-2023
Date

RATTU SURJEET & KULDIP SINGH

704 OHIO STREET

\$742.00

CASE # CE22-0620

CE OFFICER: DONG YOO



Code Enforcement • 555 Santa Clara St • Vallejo • CA • 94590 • 707.648.4469 • code.enforcement@cityofvallejo.net

MAY 1, 2023

RATTU SURJEET & KULDIP SINGH
161 CAPE ELIZABETH CT
VALLEJO, CA 94591

PARCEL NO.: 0056105190
CASE#: CE22-0620

SPECIAL ASSESSMENTS HEARING NOTICE

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 22, 2023** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **704 OHIO STREET**, Vallejo, California.

*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:*
<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.

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
1 ST CITATION	11/1/2022	267.00	475.00	<u>\$ 742.00</u>
		GRAND TOTAL FINES DUE		<u>\$ 742.00</u>

PAYMENT OPTIONS:

ONLINE

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<https://vall-trk.aspgov.com/eTRAKiT/>

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
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IN PERSON

City Hall - Cashier
555 Santa Clara Street
Vallejo, CA 94590

BY MAIL

City of Vallejo – Code Enforcement
P.O. BOX 3068
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check, please include in the memo section: CE22-0620

Please direct questions regarding the fines or to request a payment plan to Code Enforcement at (707) 648-4469 and select option #4 to speak with staff.

OBJECTION/PROTEST FORM SUBMISSION*:

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City Hall, 555 Santa Clara Street, Vallejo, CA 94590

*(Forms are acceptable by Tuesday, May 31, 2023)

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Property Owner: RATTU SURJEET & KULDIP SINGH
Site Address: 704 OHIO STREET
Case #: CE22-0620
Officer: DONG M. YOO
Total Due: \$742.00

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the Vallejo Police Department - Code Enforcement Division by the **Wednesday, MAY 31, 2023** deadline, I will no longer be eligible to request a financial review. Submit your form to: City Hall, 555 Santa Clara Street. Dropbox available if office is closed.

Property Owner Signature

Date

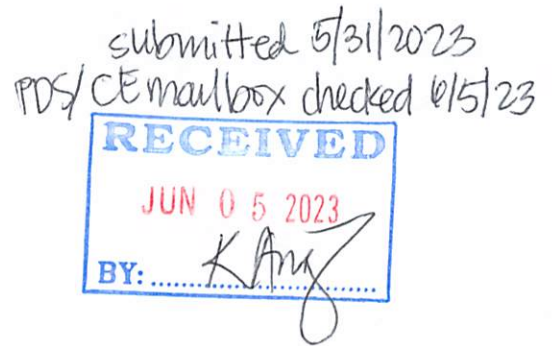
Sorry I can't make it but my Guy name Richard Ashurst will be there for me.

Revised 03/20/2023

May 31, 2023

To: City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590

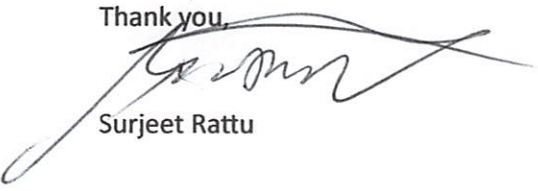
Re: Special Assessments Hearing Notice
704 Ohio St.
Parcel #: 0056105190



My name is Surjeet Rattu, owner of the above name property.
I have a hearing on June 22, 2023 but I will be out of town and
I am sending Mr. Richard Ashurst (Property Manager) on my behalf.

Please let me know if this request is ok.
You may reach me on my cell# 510-375-3285 or my E-mail address:
Surjeetrattu@gmail.com.

Thank you,



Surjeet Rattu