

AGENDA



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

555 Santa Clara Street, Vallejo, California

JULY 27, 2023

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

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

VIEW THE MEETING:

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

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

This AGENDA contains a brief general description of each item to be considered. The posting of the recommended actions does not indicate what action may be taken. If comments come to the Code Enforcement Appeals Board (Board) without prior notice and are not listed on the AGENDA, no specific answers or response should be expected at this meeting per State law.

Pursuant to Government Code Section 54954.3 of the Brown Act, members of the public shall be afforded the opportunity to speak on any agenda item of interest to them after being recognized by the presiding officer. Members of the public wishing to be so recognized are requested to enter their names in the kiosk at the rear of the Chamber prior to the consideration of the item or raise their hand via ZOOM: (<https://ZoomRegular.Cityofvallejo.net>) or by phone: Dial (669) 900-6833. Enter Meeting ID: 914 0075 0676#. Press *9 to digitally raise your hand from the phone. For additional instructions on how to speak remotely during public comment, please visit www.cityofvallejo.net/publiccomment. In person speakers will be recognized first.

Those wishing to address the Board on any matter for which another opportunity to speak is not provided on the AGENDA but which is within the jurisdiction of the Board to resolve may come forward in person to the podium or virtually during the "COMMUNITY FORUM" portion of the AGENDA.

Members of the public have the right to speak on any item on this agenda. Those wishing to address the Board: 1) during the Community Forum are limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.300; 2) on a Consent Calendar item are limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310; and an Action Calendar item are limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.

Notice of Availability of Public Records: All public records relating to an open session item, which are not exempt from disclosure pursuant to the Public Records Act, that are distributed to a majority of the Board will be available for public inspection at the Code Enforcement/Community Services Office, 555 Santa Clara Street, Vallejo, CA at the same time that the public records are distributed or made available to the Board. Such documents may also be available on the City of Vallejo website subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (707) 553-7290, TDD (707) 649-3562.

For more City Information - Members of the public can:

Like us on Facebook and Instagram ([@cityofvallejo](https://www.facebook.com/cityofvallejo))

LinkedIn: [Linkedin.com/company/city-of-vallejo](https://www.linkedin.com/company/city-of-vallejo)

Sign up to receive City Communications via e-mail (www.cityofvallejo.net/subscribe)

Sign up to for emergency alerts at: alertsolano.com



Vallejo City Council Chambers is ADA compliant. Devices for the hearing impaired are available from the City Clerk. Requests for disability related modifications or accommodations, aids or services may be made by a person with a disability to the City Clerk's office no less than 72 hours prior to the meeting as required by Section 202 of the Americans with Disabilities Act of 1990 and the federal rules and regulations adopted in implementation thereof.

AGENDA

City of Vallejo Code Enforcement Appeals Board

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

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

- 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:** June 22, 2023 – Regular Meeting / Special Assessments Hearing
- 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:**

- A. **Code Enforcement Appeals Hearing (Elizabeth Guitas/Kevin Guitas)
Hearing on First Administrative Citation for Case #CE22-0737
114 Palo Verde Way, APN 0052196070**

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

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

- B. **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-Fire Prevention and any Objections Thereto**

Recommendation: After hearing any 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 Solano County tax roll.

AGENDA

City of Vallejo Code Enforcement Appeals Board

Contact: Kyle Long, Fire Chief, 707-553-7268 kyle.long@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.

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 **June 2023**, Code Enforcement opened 151 cases and closed (resolved) 91 cases.
- II. Status of Recruitment Process: One Code Enforcement Officer candidate is going through background check, no other qualified applicants available. We will continue recruitment efforts. Interviews for Code Enforcement Manager are being arranged for the first week in August.
- III. August 24, 2023 – Regular Meeting Canceled due to City Council and all City Boards and Commissions going dark for August 2023.

B. CITY ATTORNEY'S REPORT

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

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

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

D. REPORT OF THE SUBCOMMITTEES

12. FUTURE AGENDA ITEMS

- A. August 3, 2023 –Code Enforcement Appeals Board Special Meeting scheduled for 6:00 p.m. located in the Vallejo Room on the first floor at John F. Kennedy (JFK) Library, 505 Santa Clara Street, Vallejo.

13. ADJOURNMENT

I, Dong Yoo, Staff, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Code Enforcement Appeals Board, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m., Thursday, July 20, 2023.

Dated: Thursday, July 20, 2023





**CITY OF VALLEJO
CODE ENFORCEMENT APPEALS BOARD
MINUTES**

Thursday, June 22, 2023
6:00 p.m.

CITY COUNCIL CHAMBERS
555 Santa Clara Street, Vallejo, California

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

1. CALL TO ORDER

The meeting was called to order at 6:11 p.m. by Vice Chair Carey Hawkins Ash.

2. PLEDGE OF ALLEGIANCE – led by Vice Chairperson Ash.

3. ROLL CALL:

Present: Vice-Chairperson Dr. Carey Hawkins Ash
Board Members: Fred Cavalli, Jr., Loretta Gaddies, Wanda Madeiros (Late 6:32 PM), Edward Taylor, Kevin Tennyson

Absent: Chairperson L. Alexander Matias (excused)

Staff: Planning & Development Services Director Christina Ratcliffe, Assistant City Attorney Laura Zagaroli, Interim Code Enforcement Manager Orlando Givens, Senior Code Enforcement Officer (SCEO) Dong Yoo, Code Enforcement Officer Nicole Martin Riggins, IT Media Specialist Manny Angel, Administrative Analyst Karen Ang

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF AGENDA AND MINUTES: Prior to approval, SCEO Yoo and Director Ratcliffe announced that the Fire Prevention Special Assessments have been removed from this hearing and will be held at a later date. Director Ratcliffe also introduced Interim Code Enforcement Manager, Orlando Givens, from 4LEAF, Inc. Board Member Gaddies motioned to approve the June 22, 2023 CEAB Regular Meeting/Special Assessments Hearing Agenda; seconded by Board Member Tennyson, and the motion was carried unanimously. Board Member Taylor motioned to approve the previous Regular Meeting Minutes from May 25, 2023; seconded by Board Member Cavalli, and the motion carried unanimously.

B. OTHER CONSENT ITEMS – None

5. REPORT OF THE CITY COUNCIL LIASION

Councilmember Matulac wanted to invite the public to apply for unfilled positions on the Police Oversight Committee and the Measure P Committee.

6. COMMUNITY FORUM – No Speakers.

7. PRESENTATIONS: None

8. OLD BUSINESS: None

9. NEW BUSINESS:

- A. 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**

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

The three cases, #CE22-0458, #CE22-0457, and #CE21-0107, for the two properties at 709 and 711 Admiral Callaghan Lane, were heard as a whole, rather than separately per the appellant's attorney's request. The Board heard the statement from Hadar Weitzman, the attorney representing Oryom Ventures LLC. Board Member Madeiros recused herself from the vote because she was late and did not hear the entire case/item. Board Member Gaddies motioned to uphold the assessments for all cases on both properties, seconded by Board Member Cavalli. The motion was carried unanimously.

The appellant for case #CE22-1018 and case #VA22-0644, did not appear. The Board upheld the \$386.00 and \$742.00 assessments totaling \$1,128.00; motioned by Board Member Taylor, seconded by Board Member Gaddies, and carried unanimously.

The Board heard the statement from the appellant, Raoul Alexis, grandson and trustee for the deceased owner listed as Jackson Frank TR, regarding the property at 39 Darlington Place, case #VA20-0209. Board Member Madeiros motioned to uphold the \$3,427.00 assessment with the opportunity for the appellant to enter a payment plan (by the July 3rd deadline) on the condition that the appellant provides proof that he is the legal trustee. The motion was seconded by Board Member Taylor and carried unanimously.

The appellant for case #CE21-1209, did not appear. Therefore, the Board upheld the \$2,827.00 assessment; motioned by Board Member Madeiros, seconded by Board Members Tennyson and Gaddies, and carried unanimously.

The Board heard the statement from the appellant, Michelle Lee Qee Lou, property owner of 220 Reis Avenue regarding case #CE21-1699. Board Member Madeiros motioned to approve the \$386.00 amount to be assessed with opportunity for the appellant to enter a payment plan (by the July 3rd deadline), seconded by Board Member Taylor, and was carried unanimously.

Per the appellant's request, the two cases for the property at 615 McLane Street were heard separately. The Board heard the statement from the appellant, property owner Jasper Cleveland Kennard, who stated he did not receive any of the notices for the cases, outside of the hearing notice. Board Member Tennyson motioned to uphold the \$4,254.00 assessment for case #CE21-1303, Board Member Madeiros amended the motion, offering a payment plan through the July 3rd deadline, seconded by Board Member Taylor. The motion passed unanimously. After clarifying and correcting the dates of notices for case #VL21-0007 (February 16, 2022 for the First Citation and March 18, 2022 for the Second Citation), Board Member Cavalli motioned to uphold the \$8,018.00 assessment also with an offered payment plan through July 3rd; the motion was seconded by Board Member Taylor and carried unanimously.

The hearing for Case #CE22-0491 for the property at 324 Idora Avenue was postponed until after the hearing of the next case, with the permission of the appellant, Daisy Villanueva, to allow for staff to make copies of her exhibits.

For the property at 704 Ohio Street, case #CE22-0620. The Board heard the statement from the appellant's tenant, Richard G. Ashurst, Attorney-in-Fact, who provided a Power of Attorney via email and in-person, proving his legal right to represent the owner/appellant, Surjeet Rattu. Mr. Ashurst claimed that the violation was corrected a few weeks ago but could not provide the exact date. Board Member Madeiros motioned to uphold the \$742.00 assessment, allowing for entering a payment plan by the July 3rd deadline; seconded by Board Member Cavalli and the motion was carried unanimously by the Board.

The Board heard the statement from the appellant, Daisy Villanueva, property owner of 324 Idora Avenue. Ms. Villanueva requested for a payment reduction due to her attempts to pay the citation and because she stated that she wanted to pay the outstanding fines for case #CE22-0491 tonight. Board Member Taylor motioned to uphold the assessment minus the \$475 late fee, which motion was seconded by Board Member Gaddies and carried unanimously. Board Member Taylor then motioned to assess the remaining balance of \$920.00 if not paid by July 3rd, seconded by Board Member Madeiros and carried unanimously.

After hearing all cases and making all appropriate calculations via an Excel spreadsheet, the hearing's

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

total appealed amount of \$27,718.00 was reduced to \$27,243.00, motioned by Board Member Madeiros, seconded by Board Member Tennyson, and was carried unanimously.

Prior to making the final motion, Staff Analyst Ang reported that Item #39 listed on the Special Assessment Report FY 2023-2024 would need to be struck from the list since the \$386.00 was paid on June 21st. Staff Analyst Ang also reported that Item #47 would also need to be struck since Appellant Daisy Villanueva paid the \$920.00 (reduced from \$1,395.00), bringing the final assessment grand total to **\$145,368.20**. It was also noted that Item #70 is in a recently made payment plan but was not struck from the list since first payment had not yet been received.

The grand total amount of **\$145,368.20** in Unpaid Fees, Citation Fines, and Abatement Costs/Special Assessments were approved to be placed on the fiscal year **2023-2024 Special Assessments Tax Roll**, as may be additionally amended/modified by any last-minute payments or payment plans made through July 3, 2023; motioned by Board Member Madeiros and seconded by Board Member Taylor. The motion carried unanimously.

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

10. WRITTEN COMMUNICATIONS None**11. REGULAR REPORTS****A. SECRETARY'S REPORT**

- I. The Secretary reported that for the month of May 2023, Code Enforcement opened 114 cases and closed (resolved) 100 cases.
- II. The Secretary reported that Code Enforcement Officer interviews were scheduled for the following week and Code Enforcement Manager interviews would be held within three weeks.

B. CITY ATTORNEY'S REPORT None**C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CODE ENFORCEMENT APPEALS BOARD**

Board Member Cavalli questioned why hardcopy agenda packets could no longer be provided to Board. Vice Chairperson Ash and Director Ratcliffe responded that City Council and commissions are no longer provided printed packets; Director Ratcliffe will inquire as to whether the Board can be provided City issued/loaned tablets/pads.

12. REPORT OF THE SUBCOMMITTEES None**13. FUTURE AGENDA ITEMS:**

The Secretary reported an appeals hearing for Case #CE22-0737 was scheduled to be heard on July 27, 2023.

14. ADJOURNMENT

Vice Chair Ash adjourned the meeting at 9:00 p.m.

Code Enforcement Special Assessment List 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	\$0.00	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	\$0.00	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 List 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

\$145,368.20



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

ITEM NO. 10A

DATE OF HEARING: July 27, 2023
CASE NUMBER: CE22-0737
LOCATION: 114 PALO VERDE WAY / APN: 0052-196-070
PREPARED BY: Ted Tarver, Code Enforcement Officer
PROJECT SUMMARY: HEARING ON THE APPEAL OF
FIRST ADMINISTRATIVE CITATION #CE22-0737

Violation(s):

Vallejo Municipal Code (VMC) Section 7.54.030

“It is unlawful for any person owning, renting, leasing, occupying or having charge or possession of any property in the city to maintain such property in such manner that any of the conditions listed below are found to exist thereon:

F. Used or damaged lumber, junk, trash, debris, automotive parts or tools, salvage materials and abandoned or unused furniture, stoves, sinks, toilets, cabinets or other household fixtures or equipment stored as to be visible at ground level from a public right-of-way or from adjoining properties, except nothing herein shall preclude the placement of stacked firewood (not to exceed one cord of such wood) for use on the premises. Tarps or other covers placed over the above-mentioned items shall not constitute compliance with this section;

J. Vehicles, including recreational vehicles as described in Health and Safety Code § 18010, trailers and boats, parked in front yards in a residential zoning district except when such vehicles are parked on a drive approach to the garage or other durable or permanent driveway, apron or pad installed for the purpose of parking such vehicles and meeting the standards of the planning division, but in no event routinely parked on the lawns, grassy or landscaped areas of front yards;

S. Maintenance of property in a condition of deterioration or disrepair, in such condition to be detrimental to the public health, safety or general welfare, or in such a manner as to constitute a public nuisance.”

APPELLANT/PROPERTY OWNER: Elizabeth Susan Guitas

RECOMMENDATION

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

BACKGROUND

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

Multiple attempts to bring this parcel into compliance have been made since the case inception, yet as of this writing on July 19, 2023 (almost 11 months), the property remains out of compliance. On September 21, 2022, Code Officer Hodgins sent a Warning Letter to the property owner which stated that during an inspection on September 2, 2022, violations of the Vallejo Municipal Code had been observed and documented. Specifically, the Warning Notice detailed that trash, junk and debris were present, (VMC 7.54.030 F), a non-operative trailer was present (VMC 7.54.030 J), and the property was being maintained in a blighted condition, constituting a public nuisance (VMC 7.54.030 S). The Warning Notice provided a deadline for the property owner to remediate the detailed violations by October 26, 2022. On October 25, 2022, Code Enforcement Analyst Karen Ang spoke to Kevin Guitas, the son of the property owner. Mr. Guitas stated that he handles his mother's affairs and asked for a two-week extension.

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

Code Officer Tarver provided Mr. Guitas with the procedures for filing an Appeal, and a request for the waiver of the Appeal Fee. On March 31, 2023 the First Administrative Citation was posted on the property. On April 13, 2023, the appeal request form, the request for appeal fee waiver form, and supporting documentation were submitted by Mr. Guitas. On April 13, 2023 and April 14, 2023, Interim Code Enforcement Manager Orlando Givens noted that the property remained out of compliance, as evidenced by photos taken on these days. The appeal request form and appeal fee waiver form were granted by Interim Manager Givens on April 18, 2023. A Regular Hearing Notice was sent on April 18, 2023 via regular and certified mail to the property owner and her representative, and was delivered on April 21, 2023.

As mentioned above, inspections from the public right-of-way on April 12 and April 14, 2023 showed that the property was out of compliance with the Vallejo Municipal Code at that time. Additionally, an inspection of the property by Code Officer Tarver on July 18, 2023, shows that the property continues to be out of compliance, although some progress has been made. Specifically, the trailer (VMC 7.54.030 J) has been removed. There is still junk and debris being stored under a tarp, (VMC 7.54.030 F) and general maintenance of the property in a condition of deterioration and disrepair still exists (VMC 7.54.030 S).

Therefore, based on the numerous opportunities afforded the property owner to bring the property into compliance and the continued non-compliance, it is the recommendation of the Code Enforcement Division that the Code Enforcement Appeals Board uphold the First Administrative citation and related fines, and bring the property to full compliance within 30 days from the date of this hearing.

LIST OF INSPECTION DATES

INSPECTION DATE	INSPECTION TYPE	STAFF NAME
9/2/2022	Initial Inspection (Warning Notice issued 9/21/2022)	Angela Hodgins
1/12/2023	Re-inspection (Notice of Violation issued 1/18/2023)	Angela Hodgins
3/15/2023	Re-inspection (First Administrative Citation issued 3/15/2023)	Ted Tarver
4/13/2023	Re-inspection	Orlando Givens

ATTACHMENTS

1. Initial Inspection photos dated 9/2/2022
2. Solano County Integrated Portal System (SCIPS) Report dated 9/14/2022
3. Warning Notice issued 9/21/2022
4. SCIPS Report dated 1/2/2023
5. Re-inspection photos dated 1/12/2023
6. Notice of Violation issued 1/18/2023
7. Re-inspection photos dated 3/15/2023
8. First Administrative Citation issued 3/15/2023
9. Citation Posting photo dated 3/31/2023
10. Re-inspection photos dated 4/13/2023
11. Re-inspection photos dated 4/14/2023
12. Application and supporting documents dated 4/13/2023
13. Certified Mailed Regular Hearing Notice dated 4/18/2023
14. Re-inspection photos dated 7/18/2023



09/02/2022 11:55



09/02/2022 11:55



09/02/2022 11:55





09/02/2022 11:56







09/02/2022 11:56



09/02/2022 11:56



09/02/2022 11:56



09/02/2022 11:56









General Inquiry

- Secured Inquiry
- Unsecured Inquiry
- Name/Address Search

Map Inquiries

Assessor Inquiries

Auditor Inquiries

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



Logout

Parcel

0052196070

Submit

Prior

Next

Detail

Permits

DocHist

Spcl/Bnd

Secbill

Sup Roll

Map



Situs Address

0052-196-070

114 Palo Verde Way

Vallejo

TRA : 7000

Etal Name/Assessee Mailing Address

Guitas Elizabeth Susan

100.00 % SA

Guitas Elizabeth Susan

114 Palo Verde Way .

Vallejo CA 94589

Property Information - Roll Being Prepared

Land Value	\$36,216	Acres	0.14	TRA Chg	0	Valued By	HP3K - 06/18/13
Improvements	\$138,833	Lot SqFt	6,098	TRA	7000	Exempt By	
Trees and Vines	\$0	Units	0	TRA Last	7000	Census	2514.000
Personalty	\$0	GovtOwn	NO	TRA Year	00	Record Map	16 -0063
Fixtures	\$0	CIP Code	NO	TaxRoll CIP	NO	Bill Control	NR
Penalties	\$0	Spec Stat	NO	Sublink	160063	Late File	00
Total Value	\$175,049						
Exemption - NA	\$0	Description	1000 - Single Family Res				NBHD: VJ05
Net Total	\$175,049	Subdivison	Rancho Fleming Subdivision				
		Created By	Subdivision Map B016P063 On 07/26/1955				
		Unit:	4	Lot:	30		
		Block:	n/a	Sublot:	n/a		

Property Characterisitcs

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

SecRoll

Auditor Information [2022/23 - 2004/05]



2022/23

2021/22

2020/21

Page 26 of 104 2019/20

2018/19



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

9/21/2022

GUITAS ELIZABETH SUSAN
114 PALO VERDE WAY
VALLEJO, CA 94589

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

WARNING NOTICE

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

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

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 9/2/2022** and it was noted that the conditions that exist on the subject property constitute an unlawful public nuisance as defined in Vallejo Municipal Code Chapter 7.54 (Property Maintenance Ordinance). The following unlawful property violations, as stated in Section 7.54.030, are found to exist:

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

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

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

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



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



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

CONSEQUENCES OF NOT ABATING

Failure to correct the noted violation(s) by 10/26/2022 will result in the issuance of a written Notice of Violation and imposition of an administrative charge of \$386.00, as established by resolution by the City Council, pursuant to Section 7.54.140 of the Vallejo Municipal Code. If the Code Enforcement Supervisor or other city employees designated by the City Manager determines the violation(s) to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of this code. If after a Notice of Violation is issued and the violation(s) are still not abated within the time limit specified, then you may be subject to administrative citations (1st Citation: \$267.00, 2nd Citation: \$534.00, 3rd and subsequent Citations: \$802.00 - *per violation, per day* that each violation continues to exist past the correction date), incurrence of City abatement costs, and/or



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

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

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

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

Sincerely,

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



General Inquiry

- Secured Inquiry
- Unsecured Inquiry
- Name/Address Search

Map Inquiries

Assessor Inquiries

Auditor Inquiries

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



Logout

SCIPS Integrated Intranet Access

SCIPS 1 - 01/02/2023

Parcel

Map



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

Property Information - Roll Being Prepared

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

Property Characterisitcs

Quality Class	5.5	Year Built/Eff Age	1957 / 1957	Lot Description
Floor Area		Rooms		Features
1st Floor	1,196	Bedrooms	3	Fireplace
2nd Floor	0	Baths	2.0	Central/Zoned Heat & Ac
3rd Area	0	Dining Room	No	Solar Photovoltaic
Finished Basement	0	Family Room	Yes	Swimming Pool
Add'l Area	0%	Utility Room	No	Garage/Carport
		Other Room	0	Non-Living Area
Total Area	1,196	Total Rooms	Page 30 of 104	

SecRoll

Secured In



01/12/2023 10:46



01/12/2023 10:46







01/12/2023 10:46



01/12/2023 10:47





01/12/2023 10:47





01/12/2023 10:47





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

01/18/2023

GUITAS ELIZABETH SUSAN
114 PALO VERDE WAY
VALLEJO, CA 94589

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

NOTICE OF VIOLATION

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

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

You are hereby notified that a **re-inspection was performed on 01/12/2023** and the violation(s) was not abated within the time limit specified in the Warning Notice and therefore a **\$386.00 charge** has been applied. The conditions that exist on the subject property owned or controlled by you constitute an unlawful public nuisance as defined in **Section 7.54.030** of the Vallejo Municipal Code (Property Maintenance Ordinance). The following violation(s) which were observed during my initial inspection on **09/02/2022 must be corrected by 03/05/2023.**

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

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

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



ADMINISTRATIVE CHARGE

A charge of \$386.00, as established by resolution by the City Council, is now owed to the City pursuant to Section 7.54.140 of the Vallejo Municipal Code payable thirty (30) days of the effective date of this notice. Any property owner who fails to pay the administrative charges or abatement costs including incidental costs owed to the City shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount. Legal action may include costs and/or charges being liened against the property and/or applied as a special assessment to the ordinary secured property taxes.

How to Pay the Fine: Payment may be made in person at the Vallejo City Hall, 1st Floor – Cashier (*please bring this notice to the cashier*) or by mail addressed to **Vallejo Police Department - Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590-5922**. Payment by mail should be made by personal check, cashier's check or money order, payable to the City of Vallejo. Make sure to include the case number **CE22-0737** and account number **001-2412-310.36-13** on your check. *If you have any questions or concerns, please contact our office. If you are unable to pay the fine amount in full, please contact Code Enforcement to discuss the option of a payment plan.*

[CASHIER: Print TWO receipts and place duplicate receipt in Code Enforcement outbox for pick-up and recording]

If the Code Enforcement Division Commander or designee determines the violation to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of this code. Abatement may include, but is not limited to boarding of windows, doors and other openings to city specifications, removal of junk

and debris, and securing the perimeter of the property with fencing, gates or barricades to prevent further occurrences of the nuisance activity.

CONSEQUENCES OF NOT ABATING

Should these conditions not be corrected by 03/05/2023, the following action(s) may be taken:

Administrative Citation: 1st Citation \$267.00, 2nd Citation \$534.00, 3rd and subsequent Citations \$802.00 - per violation, per day that each violation continues to exist past the correction.

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

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

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

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

APPEALS PROCESS

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

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

Sincerely,



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

NOTICE OF VIOLATION APPEALS PROCESS

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

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

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

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

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





03.15.2023 09:42



Administrative Citation

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

PERSON CITED:

GUITAS ELIZABETH SUSAN

CASE #: CE22-0737

VIOLATION ADDRESS:

114 PALO VERDE WAY

PARCEL #:

0052196070

MAILING ADDRESS:

114 Palo Verde Way, Vallejo CA 94589-2720

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

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$267.00	Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, junk and debris on the property.
\$267.00	Section 7.54.030 J. Prohibits vehicles, RVs, trailers and boats parked in front yard, on unpaved surface, in residential zoning districts. Remove all vehicles, trucks or trailers from the front yard area and park on driveway.
\$267.00	Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.
	



\$801.00

(see reverse side for payment and appeal instructions)

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

9:42 AM

Citation Date: 03/15/2023

Issuing Officer: TED TARVER

Signature: 

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

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

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

ADMINISTRATIVE CITATION

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

RIGHTS OF APPEAL

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

ADVANCE DEPOSIT WAIVER

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

HOW TO PAY THE FINE

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

CONSEQUENCES OF FAILURE TO PAY THE FEE

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

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

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

114 Palo Verde

04/13/2023

By Orlando Givens

Interim Code Enforcement Manager



























114 Palo Verde

04/14/2023

By Orlando Givens

Interim Code Enforcement Manager



















CITY OF VALLEJO
POLICE DEPARTMENT
CODE ENFORCEMENT DIVISION



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

LAST DAY TO SUBMIT
THIS FORM
CASE #:

4/15/23
CE22-0737

HEARING REQUEST FORM
(ONLY THE PERSON CITED OR NOTICED MAY APPEAL)

PLEASE PRINT OR TYPE	CITATION #	DATE OF NOTICE
☐ VEHICLE CITATION (VMC CHAPTER 7.64)	_____	_____
☐ PMO NOTICE OF VIOLATION (VMC CHAPTER 7.54)	_____	_____
☐ PMO ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)	<u>CE22-0737</u>	<u>3/15/23</u>
☐ PR NOTICE OF VIOLATION (VMC CHAPTER 7.62)	_____	_____
☐ PR ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)	_____	_____
☐ OTHER: _____	_____	_____

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

out of town May 25 - June 7th

BEFORE THE CODE ENFORCEMENT APPEALS BOARD, THE APPEALS OF:

NAME(S): Kevin Cortes for Elizabeth Cortes

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

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

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

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

-- FORM CONTINUES ON REVERSE --

TO BE FILED OUT BY OFFICE STAFF ONLY

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

REVIEWED BY
WHO

[Signature]

REVIEWED
DATE

4/13/23

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

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

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

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

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

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

4) ALL APPELLANTS MUST SIGN THE FOLLOWING DECLARATION:

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

4/12/2023

DATE

4/12/2023

DATE

Elizabeth Guitas

PRINT NAME

Elizabeth Guitas

PRINT NAME

Elizabeth Guitas

SIGNATURE

Elizabeth Guitas

SIGNATURE

(ATTACH ADDITIONAL PAGES IF NEEDED)

-- END OF FORM --



My Dashboard

Permits

- Apply / New Permit
- Search Permit
- Pay Fees

Projects

- Search Projects
- Pay Fees

Contractor

- Search Contractors

Properties

- Search Property

Inspections

- Schedule
- Cancel
- Scheduled

License

- Search Licenses

Violations

- Search
- Pay Fees

Shopping Cart

- Pay All Fees
- Paid Items

Contact

- Contact us

Payment Status: Paid

Receipt No: E7146

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

Name: Kevin David

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

Total amount paid: \$32.00

PRINT SUMMARY

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

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

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



Permit Search

Search By:

Search Operator:

Search Value:

[Click here for search examples](#)

SEARCH

Permit #MISC23-00011

Attachment Inspections

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

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



Permit Info

Site Info

Fees \$0.00

Inspections

Conditions (0)

Reviews

Type: MISCELLANEOUS

Subtype: MISCELLANEOUS

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

Status: ONLINE SUBMITTAL

Applied Date: 4/11/2023

Approved Date:

Issued Date:

Finaled Date:

Expiration Date:

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

Attachments:

Front of property and materials 16812541194932565039206245235569.jpg

Reclaimed building materials for projects 16812545331623725437225598930469.jpg

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

Address: 114 PALO VERDE WAY

City/State/Zip: VALLEJO, CA,

Property Type: PARCEL

APN: 0052196070

Subdivision: RANCHO FLEMING SUBDIVISION

Tract: 2514

Block:

Lot: 30

Sect-Twp-Rng: 00160063

Lot Size (SF): 6098

Code Enforcement Division
555 SANTA CLARA STREET
VALLEJO CA 94590

RHN CE22 0737 114 PALO
VERDE TT

USPS CERTIFIED MAIL™



9407 1361 0426 2711 2131 38



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

US POSTAGE AND FEES PAID

2023-04-19
94590
C4000004
Retail
1.0 OZLTR



0901000005079

FOLD ALONG THIS LINE



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

April 18, 2023

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

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

HEARING NOTICE

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

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

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a hearing of the appeal of the **First Administrative Citation** on **THURSDAY, JULY 27, 2023 at the hour of 6:00 p.m.**, or as soon thereafter as the matter can be heard, in the **Council Chambers** at City Hall, **555 Santa Clara Street, Vallejo, California**, concerning violations of the Vallejo Municipal Code regarding the property at **114 PALO VERDE WAY**, Vallejo, California.

Pursuant to Section 7.54.130 and/or 1.15.150 of the Vallejo Municipal Code, if the violation is found to be a public nuisance and the violation is not substantially abated, then the City may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges.

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

Sincerely,

Orlando Givens
Interim Code Enforcement Manager

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



Document Delivered

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

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

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

Regards,

The Client Services Group-Assistance

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

©2019 SimpleCertifiedMail.com All rights reserved.

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



07.18.2023 13:27



07.18.2023 13:27

SPECIAL ASSESSMENTS HEARING



DATE: July 27, 2023
TO: Code Enforcement Appeals Board
FROM: Vincent Sproete, Fire Prevention Manager
Kyle Long, Fire Chief
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 Special Assessments Report. The Special Assessments Report is attached as Attachment A.

REASONS FOR RECOMMENDATION/SUMMARY

The City of Vallejo Fire Department's Fire Prevention Division issues notices on a number of properties each year when conditions thereon constitute a violation of the City's municipal code. This year there were four (4) property owners who, after having received the appropriate notification, failed to correct the noted violation(s) by the time specified in the notice. The violations were abated by the City and its approved contractor(s). The City has forwarded the property owners invoices for the abatement and administrative costs, but the property owners have failed to pay the City for the abatements or administrative costs.

In accordance with the provisions of Chapter 7.56 of the Vallejo Municipal Code, the Fire Prevention 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 and initiates abatement actions to correct violations of the Vallejo Municipal Code that exist on private properties within the City. In each case, the abatement actions take place after other attempts to have the property owner correct the violations have failed.

All affected property owners were notified of the assessment hearing by certified mail at least ten (10) days prior to the hearing. The Special Assessment Report and assessment list was also posted on the bulletin board for city hall at least ten (10) days prior to the hearing.

The Board shall hear and consider the Special Assessments Report together with any 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 **\$140,362.38**. If approved, the assessments will be placed on the fiscal year **2023-2024** tax roll.

ATTACHMENTS

- A. Special Assessments Report

CONTACT

Kyle Long, Fire Chief
(707) 553-7268, kyle.long@cityofvallejo.net

Fire Prevention's 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
1	0069010630	VLOT FLEMING EAST & SKYLINE	\$130,340.38	CARLEY GRACIE	FP22-0001
2	0072281420	211 TOLEDO COURT	\$2,982.00	HAHN DAVID S	FP22-0029
3	0069410110	401 AVIAN DRIVE	\$4,058.00	SMKM LLC	FP22-0574
4	0061052190	615 MCLANE STREET	\$2,982.00	JASPER CLEVELAND KENNARD	FP22-0585
FIRE PREVENTION TOTAL GOING TO TAX ROLL:			\$140,362.38		



VALLEJO FIRE DEPARTMENT – PREVENTION DIVISION

July 13, 2023

CARLEY GRACIE AND LILIAN GRACIE
1517 MARIN STREET
VALLEJO, CA 94590

PARCEL NO.: 0069-010-630
CASE#: FP22-0001

SPECIAL ASSESSMENTS HEARING NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Chapter 7.56 of the Vallejo Municipal Code, the Vallejo Fire Department has destroyed or removed weeds, brush, vegetation or rubbish, or all, from real property owned, occupied, rented, managed or controlled by you and from portions of streets, alleys and sidewalks adjoining the same, which real property and the cost of said abatement work are as described and set forth on the enclosed billing.

NOTICE IS HEREBY FURTHER GIVEN THAT on **Thursday, July 27, 2023**, at the hour of 6:00 pm, or as soon thereafter as the matter can be heard at the Council Chambers at City Hall, 555 Santa Clara Street, Vallejo, California, the report on the cost of destruction or removal of brush, vegetation, or rubbish, or all, and the assessment list thereof, will be presented to the Code Enforcement Appeals Board (Board) of the City of Vallejo for consideration, correction and confirmation, and that at said time and place any and all persons interested in or having any objections to said report or list of proposed assessments, or to any matter or thing contained therein may appear and be heard. The failure to make any objection or protest to said report and list shall be deemed a waiver of same.

*The Special Assessments Hearing will be held in-person **and** remotely via the Zoom videoconferencing application:*

<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 **JULY 24, 2023** (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:

Vallejo Fire Department
970 Nimitz Ave.
Vallejo, CA 94592

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 said assessment by the Board, the amount thereof will be due and payable. In the event the same is not paid within fifteen (15) days following confirmation, said assessment along with an additional fee as set by resolution of the Board on file in the City Clerk's office will be added to the secured property tax roll of Solano County and thereafter shall become a lien on said property.

Details on the amount of the administrative fine(s) are as follows:

TYPE OF NOTICE	DATE (S)	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
Hourly Site Inspection Fee – 14 Total	7/11/2022-7/28/2022	\$184.00/HR	N/A	\$2,576.00
Warner Consulting Services – 18.25 Total	4/24/2022,4/25/2022,5/6/2022,5/11/2022,5/18/2022,5/31/2022,6/3/2022,6/6/2022,6/24/2022,6/30/2022,7/8/2022	\$110.00/HR		\$2,007.50
Warner Travel Expenses – 9 Total	4/25/2022,5/6/2022,6/3/2022,6/24/2022	\$28.12/Item		\$253.08
Abatement Invoice- House of Acts	7/29/2022	\$10,954.00		\$10,954.00
Abatement Invoice- EZ Tree Inc.	7/27/2022	\$100,000.00		\$100,000.00
City Attorney Fees	11/14/2022	\$14,549.80		\$14,549.80
<u>Payment instructions are below</u>		GRAND TOTAL FINES DUE		<u>\$130,340.38</u>

Payments shall be made to:

Vallejo Fire Department – Prevention
970 Nimitz Ave.
Vallejo, CA 94592
Account Number 001-2303-310.36-03

Or mail to:

Vallejo Fire Department – Prevention
970 Nimitz Ave.
Vallejo, CA 94592

A copy of this notice must be included with payment.

Please direct questions to Fire Prevention – Vince Sproete at (707) 648-4566.

Submit your “Special Assessment Financial Review Objection/Protest Form” (purple sheet) to:

970 Nimitz Ave., Vallejo, CA 94592

*(Forms are acceptable in-person on MONDAY, JULY 24, 2023)

PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

At this hearing, the Code Enforcement Appeals Board (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 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 Monday, July 24, 2023 (postmarked by or hand delivered/dropped off by this date). This form may serve as your written objection, and/or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the annual hearing on **Thursday, JULY 27, 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: CARLEY GRACIE AND LILIAN GRACIE
Site Address: NO ADDRESS – APN# 0069-010-630
Case #: FP22-0001
Officer: D. Scola
Total Due: **\$130,340.38**

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 Fire Prevention Division by the **Monday, JULY 24, 2023** deadline, I will no longer be eligible to request a financial review. **Submit your form to: 970 Nimitz Avenue.** Dropbox available if office is closed.

Property Owner Signature

Date



VALLEJO FIRE DEPARTMENT – PREVENTION DIVISION

JULY 13, 2023

DAVID S. HAHN
5 THOMAS MELLON CIRCLE
SAN FRANCISCO, CA 94134

PARCEL NO.: 0072-281-420
CASE#: FP22-0029

SPECIAL ASSESSMENTS HEARING NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Chapter 7.56 of the Vallejo Municipal Code, the Vallejo Fire Department has destroyed or removed weeds, brush, vegetation or rubbish, or all, from real property owned, occupied, rented, managed or controlled by you and from portions of streets, alleys and sidewalks adjoining the same, which real property and the cost of said abatement work are as described and set forth on the enclosed billing.

NOTICE IS HEREBY FURTHER GIVEN THAT on **Thursday, July 27, 2023**, at the hour of 6:00 pm, or as soon thereafter as the matter can be heard at the Council Chambers at City Hall, 555 Santa Clara Street, Vallejo, California, the report on the cost of destruction or removal of brush, vegetation, or rubbish, or all, and the assessment list thereof, will be presented to the Code Enforcement Appeals Board (Board) of the City of Vallejo for consideration, correction and confirmation, and that at said time and place any and all persons interested in or having any objections to said report or list of proposed assessments, or to any matter or thing contained therein may appear and be heard. The failure to make any objection or protest to said report and list shall be deemed a waiver of same.

*The Special Assessments Hearing will be held in-person **and** remotely via the Zoom videoconferencing application:*

<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 **JULY 24, 2023** (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:

Vallejo Fire Department
970 Nimitz Ave.
Vallejo, CA 94592

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 said assessment by the Board, the amount thereof will be due and payable. In the event the same is not paid within fifteen (15) days following confirmation, said assessment along with an additional fee as set by resolution of the Board on file in the City Clerk's office will be added to the secured property tax roll of Solano County and thereafter shall become a lien on said property.

Details on the amount of the administrative fine(s) are as follows:

TYPE OF NOTICE	DATE (S)	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
Hourly Site Inspection Fee – 2 Total	6/14/2022 and 7/11/2022	\$184.00/HR	N/A	\$368.00
Abatement Invoice- House of Acts	8/6/2022	\$750.00		\$750.00
City Attorney Fees	10/24/2022	\$1,864.00		\$1,864.00
<u>Payment instructions are below</u>		GRAND TOTAL FINES DUE		<u>\$2,982.00</u>

Payments shall be made to:

Vallejo Fire Department – Prevention
970 Nimitz Ave.
Vallejo, CA 94592
Account Number 001-2303-310.36-03

Or mail to:
Vallejo Fire Department – Prevention
970 Nimitz Ave.
Vallejo, CA 94592

A copy of this notice must be included with payment.

Please direct questions to Fire Prevention – Vince Sproete at (707) 648-4566.

Submit your “Special Assessment Financial Review Objection/Protest Form” (purple sheet) to:

970 Nimitz Ave., Vallejo, CA 94592

*(Forms are acceptable in-person on MONDAY, JULY 24, 2023)

PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

At this hearing, the Code Enforcement Appeals Board (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 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 Monday, July 24, 2023 (postmarked by or hand delivered/dropped off by this date). This form may serve as your written objection, and/or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the annual hearing on **Thursday, JULY 27, 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: DAVID S. HAHN
Site Address: 211 TOLEDO COURT – APN# 0072-281-420
Case #: FP22-0029
Officer: M. Zarate
Total Due: **\$2,982.00**

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 Fire Prevention Division by the **Monday, JULY 24, 2023** deadline, I will no longer be eligible to request a financial review. **Submit your form to: 970 Nimitz Avenue.** Dropbox available if office is closed.

Property Owner Signature

Date



VALLEJO FIRE DEPARTMENT – PREVENTION DIVISION

JULY 13, 2023

SMKM LLC
7860 SURREY LN
OAKLAND, CA 94605

PARCEL NO.: 0069-410-110
CASE#: FP22-0574

SPECIAL ASSESSMENTS HEARING NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Chapter 7.56 of the Vallejo Municipal Code, the Vallejo Fire Department has destroyed or removed weeds, brush, vegetation or rubbish, or all, from real property owned, occupied, rented, managed or controlled by you and from portions of streets, alleys and sidewalks adjoining the same, which real property and the cost of said abatement work are as described and set forth on the enclosed billing.

NOTICE IS HEREBY FURTHER GIVEN THAT on **Thursday, July 27, 2023**, at the hour of 6:00 pm, or as soon thereafter as the matter can be heard at the Council Chambers at City Hall, 555 Santa Clara Street, Vallejo, California, the report on the cost of destruction or removal of brush, vegetation, or rubbish, or all, and the assessment list thereof, will be presented to the Code Enforcement Appeals Board (Board) of the City of Vallejo for consideration, correction and confirmation, and that at said time and place any and all persons interested in or having any objections to said report or list of proposed assessments, or to any matter or thing contained therein may appear and be heard. The failure to make any objection or protest to said report and list shall be deemed a waiver of same.

*The Special Assessments Hearing will be held in-person **and** remotely via the Zoom videoconferencing application:*

<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 **JULY 24, 2023** (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:

Vallejo Fire Department
970 Nimitz Ave.
Vallejo, CA 94592

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 said assessment by the Board, the amount thereof will be due and payable. In the event the same is not paid within fifteen (15) days following confirmation, said assessment along with an additional fee as set by resolution of the Board on file in the City Clerk's office will be added to the secured property tax roll of Solano County and thereafter shall become a lien on said property.

Details on the amount of the administrative fine(s) are as follows:

TYPE OF NOTICE	DATE (S)	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
Hourly Site Inspection Fee – 2 Total	7/27/2022 and 8/17/2022	\$184.00/HR	N/A	\$368.00
Abatement Invoice- House of Acts	10/14/2022	\$1,826.00		\$1,826.00
City Attorney Fees	10/24/2022	\$1,864.00		\$1,864.00
<u>Payment instructions are below</u>		GRAND TOTAL FINES DUE		\$4,058.00

Payments shall be made to:

Vallejo Fire Department – Prevention
970 Nimitz Ave.
Vallejo, CA 94592
Account Number 001-2303-310.36-03

Or mail to:
Vallejo Fire Department – Prevention
970 Nimitz Ave.
Vallejo, CA 94592

A copy of this notice must be included with payment.

Please direct questions to Fire Prevention – Vince Sproete at (707) 648-4566.

Submit your “Special Assessment Financial Review Objection/Protest Form” (purple sheet) to:

970 Nimitz Ave., Vallejo, CA 94592

*(Forms are acceptable in-person on MONDAY, JULY 24, 2023)

PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

At this hearing, the Code Enforcement Appeals Board (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 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 Monday, July 24, 2023 (postmarked by or hand delivered/dropped off by this date). This form may serve as your written objection, and/or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the annual hearing on **Thursday, JULY 27, 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: SMKM LLC
Site Address: 401 AVIAN DRIVE – APN# 0069-410-110
Case #: FP22-0574
Officer: M. Zarate
Total Due: **\$4,058.00**

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 Fire Prevention Division by the **Monday, JULY 24, 2023** deadline, I will no longer be eligible to request a financial review. **Submit your form to: 970 Nimitz Avenue.** Dropbox available if office is closed.

Property Owner Signature

Date



VALLEJO FIRE DEPARTMENT – PREVENTION DIVISION

July 13, 2023

JASPER CLEVELAND KENNARD
P.O. Box 584
PALO ALTO, CA 94302

PARCEL NO.: 0061-052-190
CASE#: FP22-0585

SPECIAL ASSESSMENTS HEARING NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Chapter 7.56 of the Vallejo Municipal Code, the Vallejo Fire Department has destroyed or removed weeds, brush, vegetation or rubbish, or all, from real property owned, occupied, rented, managed or controlled by you and from portions of streets, alleys and sidewalks adjoining the same, which real property and the cost of said abatement work are as described and set forth on the enclosed billing.

NOTICE IS HEREBY FURTHER GIVEN THAT on **Thursday, July 27, 2023**, at the hour of 6:00 pm, or as soon thereafter as the matter can be heard at the Council Chambers at City Hall, 555 Santa Clara Street, Vallejo, California, the report on the cost of destruction or removal of brush, vegetation, or rubbish, or all, and the assessment list thereof, will be presented to the Code Enforcement Appeals Board (Board) of the City of Vallejo for consideration, correction and confirmation, and that at said time and place any and all persons interested in or having any objections to said report or list of proposed assessments, or to any matter or thing contained therein may appear and be heard. The failure to make any objection or protest to said report and list shall be deemed a waiver of same.

*The Special Assessments Hearing will be held in-person **and** remotely via the Zoom videoconferencing application:*

<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 **JULY 24, 2023** (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:

Vallejo Fire Department
970 Nimitz Ave.
Vallejo, CA 94592

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 said assessment by the Board, the amount thereof will be due and payable. In the event the same is not paid within fifteen (15) days following confirmation, said assessment along with an additional fee as set by resolution of the Board on file in the City Clerk's office will be added to the secured property tax roll of Solano County and thereafter shall become a lien on said property.

Details on the amount of the administrative fine(s) are as follows:

TYPE OF NOTICE	DATE (S)	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
Hourly Site Inspection Fee – 2 Total	8/16/2022 and 9/7/2022	\$184.00/HR	N/A	\$368.00
Abatement Invoice- House of Acts	10/13/2022	\$750.00		\$750.00
City Attorney Fees	10/24/2022	\$1,864.00		\$1,864.00
<u>Payment instructions are below</u>		GRAND TOTAL FINES DUE		\$2,982.00

Payments shall be made to:

Vallejo Fire Department – Prevention
970 Nimitz Ave.
Vallejo, CA 94592
Account Number 001-2303-310.36-03

Or mail to:
Vallejo Fire Department – Prevention
970 Nimitz Ave.
Vallejo, CA 94592

A copy of this notice must be included with payment.

Please direct questions to Fire Prevention – Vince Sproete at (707) 648-4566.

Submit your “Special Assessment Financial Review Objection/Protest Form” (purple sheet) to:

970 Nimitz Ave., Vallejo, CA 94592

*(Forms are acceptable in-person on MONDAY, JULY 24, 2023)

PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

At this hearing, the Code Enforcement Appeals Board (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 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 Monday, July 24, 2023 (postmarked by or hand delivered/dropped off by this date). This form may serve as your written objection, and/or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the annual hearing on **Thursday, JULY 27, 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: JASPER CLEVELAND KENNARD
Site Address: 615 MCLANE STREET – APN# 0061-052-190
Case #: FP22-0585
Officer: M. Zarate
Total Due: **\$2,982.00**

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 Fire Prevention Division by the **Monday, JULY 24, 2023** deadline, I will no longer be eligible to request a financial review. **Submit your form to: 970 Nimitz Avenue.** Dropbox available if office is closed.

Property Owner Signature

Date



VALLEJO FIRE DEPARTMENT – PREVENTION DIVISION

July 13, 2023

JASPER CLEVELAND KENNARD
380 HAMILTON AVE. UNIT 584
PALO ALTO, CA 94302

PARCEL NO.: 0061-052-190
CASE#: FP22-0585

SPECIAL ASSESSMENTS HEARING NOTICE

NOTICE IS HEREBY GIVEN that pursuant to the provisions of Chapter 7.56 of the Vallejo Municipal Code, the Vallejo Fire Department has destroyed or removed weeds, brush, vegetation or rubbish, or all, from real property owned, occupied, rented, managed or controlled by you and from portions of streets, alleys and sidewalks adjoining the same, which real property and the cost of said abatement work are as described and set forth on the enclosed billing.

NOTICE IS HEREBY FURTHER GIVEN THAT on **Thursday, July 27, 2023**, at the hour of 6:00 pm, or as soon thereafter as the matter can be heard at the Council Chambers at City Hall, 555 Santa Clara Street, Vallejo, California, the report on the cost of destruction or removal of brush, vegetation, or rubbish, or all, and the assessment list thereof, will be presented to the Code Enforcement Appeals Board (Board) of the City of Vallejo for consideration, correction and confirmation, and that at said time and place any and all persons interested in or having any objections to said report or list of proposed assessments, or to any matter or thing contained therein may appear and be heard. The failure to make any objection or protest to said report and list shall be deemed a waiver of same.

*The Special Assessments Hearing will be held in-person **and** remotely via the Zoom videoconferencing application:*

<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 **JULY 24, 2023** (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:

Vallejo Fire Department
970 Nimitz Ave.
Vallejo, CA 94592

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 said assessment by the Board, the amount thereof will be due and payable. In the event the same is not paid within fifteen (15) days following confirmation, said assessment along with an additional fee as set by resolution of the Board on file in the City Clerk's office will be added to the secured property tax roll of Solano County and thereafter shall become a lien on said property.

Details on the amount of the administrative fine(s) are as follows:

TYPE OF NOTICE	DATE (S)	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
Hourly Site Inspection Fee – 2 Total	8/16/2022 and 9/7/2022	\$184.00/HR	N/A	\$368.00
Abatement Invoice- House of Acts	10/13/2022	\$750.00		\$750.00
City Attorney Fees	10/24/2022	\$1,864.00		\$1,864.00
<u>Payment instructions are below</u>		GRAND TOTAL FINES DUE		\$2,982.00

Payments shall be made to:

Vallejo Fire Department – Prevention
970 Nimitz Ave.
Vallejo, CA 94592
Account Number 001-2303-310.36-03

Or mail to:
Vallejo Fire Department – Prevention
970 Nimitz Ave.
Vallejo, CA 94592

A copy of this notice must be included with payment.

Please direct questions to Fire Prevention – Vince Sproete at (707) 648-4566.

Submit your “Special Assessment Financial Review Objection/Protest Form” (purple sheet) to:

970 Nimitz Ave., Vallejo, CA 94592

*(Forms are acceptable in-person on MONDAY, JULY 24, 2023)

PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

At this hearing, the Code Enforcement Appeals Board (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 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 Monday, July 24, 2023 (postmarked by or hand delivered/dropped off by this date). This form may serve as your written objection, and/or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the annual hearing on **Thursday, JULY 27, 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: JASPER CLEVELAND KENNARD
Site Address: 615 MCLANE STREET – APN# 0061-052-190
Case #: FP22-0585
Officer: M. Zarate
Total Due: **\$2,982.00**

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 Fire Prevention Division by the **Monday, JULY 24, 2023** deadline, I will no longer be eligible to request a financial review. **Submit your form to: 970 Nimitz Avenue.** Dropbox available if office is closed.

Property Owner Signature

Date