



AGENDA

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

555 Santa Clara Street, Vallejo, California

AUGUST 3, 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:

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

August 3, 2023

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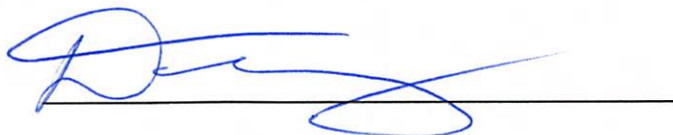
1. CALL TO ORDER
2. PLEDGE OF ALLEGIANCE
3. ROLL CALL
4. APPROVAL OF THE MINUTES

A. APPROVAL OF MINUTES: July 27, 2023 – Regular Meeting/Special Assessments Hearing

5. ADJOURNMENT

I, Dong Yoo, Staff, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Code Enforcement Appeals Board, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m., Monday, July 31, 2023.

Dated: Monday, July 31, 2023





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

Thursday, July 27, 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 6:13 p.m. by Chairperson Matias

2. PLEDGE OF ALLEGIANCE – led by Chairperson Matias

3. ROLL CALL:

Present: Chairperson L. Alexander Matias
Board Members: Fred Cavalli, Jr., Loretta Gaddies, Wanda Madeiros, Kevin Tennyson

Absent: Vice-Chairperson Dr. Carey Hawkins Ash (excused)
Edward Taylor (excused)

Staff: Acting Planning & Development Services Director Margaret Kavanaugh-Lynch, Assistant City Attorney Laura Zagaroli, Interim Code Enforcement Manager Orlando Givens, Senior Code Enforcement Officer (SCEO) Dong Yoo, Code Enforcement Officer Ted Tarver, IT Media Specialist Manny Angel, Administrative Analyst Karen Ang, Deputy City Attorney Kristoffer Jacob, Fire Prevention Manager Vincent Sproete.

4. CONSENT CALENDAR AND APPROVAL OF AGENDA

A. APPROVAL OF AGENDA AND MINUTES: Board Member Madeiros motioned to approve the July 27, 2023 CEAB Regular Meeting/Special Assessments Hearing Agenda; seconded by Board Member Tennyson, and the motion was carried unanimously. Board Member Cavalli motioned to approve the previous Regular Meeting/Special Assessments Hearing Minutes from June 22, 2023; seconded by Board Member Gaddies; the motion was carried with four (4) AYES and one (1) abstention (Chair Matias).

B. OTHER CONSENT ITEMS – None

5. REPORT OF THE CITY COUNCIL LIASION

Councilmember Matulac reported to City Council regarding the June Special Assessments Hearing.

6. COMMUNITY FORUM – No Speakers.

7. PRESENTATIONS: None

8. OLD BUSINESS: None

9. NEW BUSINESS:

- A. Code Enforcement Appeals Hearing (Elizabeth 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

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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 thirty (30) days.

Action: Appellant Elizabeth Guitas was represented by her son Kevin Guitas. Chair Matias motioned to uphold staff recommendation and ordered the appellant to comply within thirty (30) days. The motion was seconded by Board Member Madeiros and was carried unanimously.

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 – Code Enforcement and any Objections Thereto

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

Action: The Board heard arguments from the Fire Prevention appellant Carley Gracie’s attorney, Ann Draper, via Zoom videoconference for his vacant lot property, Assessor Parcel Number (APN) 0069-010-630, located on Fleming Avenue East and Skyline Drive case number FP22-0001. Fire Prevention Manager Vincent Sproete and Deputy City Attorney Kristoffer Jacob presented arguments on behalf of the City; a representative from EZ Tree presented as to the scope of abatement work performed on the parcel.

The appellant for 615 Mclane Street, case number FP22-0585, did not appear.

The grand total amount of **\$140,362.38** 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**, motioned by Board Member Tennyson and seconded by Board Member Madeiros. The motion was carried unanimously.

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

10. WRITTEN COMMUNICATIONS None

11. REGULAR REPORTS

A. SECRETARY’S REPORT

- I. The Secretary reported that 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 2023.
- 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 None

C. REPORT OF THE PRESIDING OFFICER AND MEMBERS OF THE CODE ENFORCEMENT APPEALS BOARD None

12. REPORT OF THE SUBCOMMITTEES None

13. FUTURE AGENDA ITEMS:

- A. August 3, 2023 - Code Enforcement Appeals Board Special Meeting scheduled for 6:00 p.m. located in Vallejo City Hall Council Chambers, 555 Santa Clara Street, Vallejo.

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14. ADJOURNMENT

Chair Matias adjourned the meeting at 8:15 p.m.

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		