

AGENDA



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

555 Santa Clara Street, Vallejo, California

OCTOBER 26, 2023

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

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

VIEW THE MEETING:

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

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

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

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

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

Members of the public have the right to speak on any item on this agenda. Those wishing to address the Board: 1) during the Community Forum are limited to three minutes pursuant to Vallejo Municipal Code Section 2.20.300; 2) on a Consent Calendar item are limited to three minutes pursuant to Vallejo Municipal Code Section 2.02.310; and an Action Calendar item are limited to five minutes pursuant to Vallejo Municipal Code Section 2.02.420.

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

Appeal Rights: The applicant or any party adversely affected by the decision of the Code Enforcement Appeals Board may, within ten days after the rendition of the decision of the Board, appeal the decision by filing a written appeal with the Director of Planning and Development Services. Such written appeal shall state the reason or reasons for the appeal and why the applicant believes he or she is adversely affected by the decision of the Planning Commission. Such appeal shall not be timely filed unless it is actually received by Director of Planning and Development Services or designee no later than the close of business on the tenth calendar day after the rendition of the decision of the Code Enforcement Appeals Board. If such date falls on a weekend or City holiday, then the deadline shall be extended until the next regular business day.



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: August 3, 2023 – Special Meeting

C. OTHER CONSENT ITEMS – None

5. REPORT OF THE CITY COUNCIL LIAISON

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

6. COMMUNITY FORUM

*Any interested members of the public desiring to communicate with the Code Enforcement Appeals Board as part of the Community Forum may do so in person by signing in to the Public Speaker's kiosk located in the back of the Council Chambers or via ZOOM: <https://zoomregular.cityofvallejo.net> Option to join by phone, dial: (669) 900-6833, enter Meeting ID 914 0075 0676#. Press *9 to digitally raise your hand from the phone. For additional instructions on how to speak during public comment, please visit www.cityofvallejo.net/publiccomment. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three (3) minutes pursuant to Vallejo Municipal Code Section 2.02.300. In person speakers will be recognized first.*

7. PRESENTATIONS: None

8. OLD BUSINESS: None

9. NEW BUSINESS:

- A. Code Enforcement Appeals Hearing (R. McCabe)**
Hearing on First Administrative Citation for Case #CE23-0017
588 Laurel Street, APN 0071192280 – Staff

Recommendation: Uphold the First Administrative Citation and direct continued enforcement until the appellant fully complies with Vallejo Municipal Code Section 7.54.030 J and S within 30 days from the date of this hearing.

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

- B. Code Enforcement Appeals Hearing (R. McCabe)**
Hearing on Second Administrative Citation for Case #ZV23-0001
588 Laurel Street, APN 0071192280 – Staff

Recommendation: Uphold the Second Administrative Citation and direct continued enforcement until the appellant fully complies with Vallejo Municipal Code Section 7.96.020 within 30 days from the date of this hearing.

Contact: Dong Yoo, Code Enforcement Manager

AGENDA

City of Vallejo Code Enforcement Appeals Board

707-648-4389 dong.yoo@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 **July 2023**, Code Enforcement opened **129** cases and closed (resolved) **99** cases. For the month of **August 2023**, Code Enforcement opened **183** cases and closed (resolved) **161** cases. For the month of **September 2023**, Code Enforcement opened **164** cases and closed (resolved) **157** cases.
- II. Status of Recruitment Process

B. CITY ATTORNEY'S REPORT

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

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

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

D. REPORT OF THE SUBCOMMITTEES

12. FUTURE AGENDA ITEMS

- A. No Regular Meetings in November or December 2023.
- B. Next Regular Meeting: January 25, 2024

13. ADJOURNMENT

I, Jasmine Thibeaux, 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, October 19, 2023.

Dated: Thursday, October 19, 2023

Jasmine Thibeaux



**CITY OF VALLEJO
CODE ENFORCEMENT APPEALS BOARD
SPECIAL MEETING MINUTES
Thursday, August 3, 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 special meeting was called to order at 6:03 p.m. by Chairperson Matias

2. PLEDGE OF ALLEGIANCE – Led by Chairperson Matias

3. ROLL CALL:

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

Absent: Edward Taylor (excused)

Staff: Interim Code Enforcement Manager Orlando Givens, Senior Code Enforcement Officer (SCEO) Dong Yoo, IT Media Specialist Manny Angel, Deputy City Attorney Kristoffer Jacob, Fire Prevention Secretary Veronica Hernandez

4. APPROVAL OF THE MINUTES

A. APPROVAL OF AGENDA AND MINUTES: Board Member Tennyson motioned to approve the July 27, 2023, Regular Meeting/Special Assessments Hearing Minutes; seconded by Board Member Madeiros, and the motion was carried unanimously.

5. ADJOURNMENT

Chair Matias adjourned the meeting at 6:07 p.m.

L. ALEXANDER MATIAS, CHAIRPERSON

ATTEST:

DONG YOO
CODE ENFORCEMENT MANAGER



Code Enforcement Division • 555 Santa Clara Street • Vallejo • CA • 94590 • 707.648.4469

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

ITEM NO. 9A

DATE OF HEARING: October 26, 2023
CASE NUMBER: CE23-0017
LOCATION: 588 LAUREL ST / APN: 0071192280
PREPARED BY: Nicole (Martin) Riggins, Code Enforcement Officer
PROJECT SUMMARY: HEARING ON THE APPEAL OF
FIRST ADMINISTRATIVE CITATION #CE23-0017

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:

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: Karey K Savinski

RECOMMENDATION

Based upon the evidence presented, staff recommends that the Board uphold the First Administrative Citation and direct continued enforcement until the appellant fully complies with Vallejo Municipal Code Section 7.54.030 J and S within 30 days from the date of this hearing.

BACKGROUND

Code Enforcement Officer Nicole (Martin) Riggins opened this case on January 10, 2023 after receiving a complaint in regards to an RV being parked in the front yard. Photographs taken on January 4, 2023 by Code Officer Riggins from the public right-of-way shows the vehicle parked on an unpaved surface, and

the maintenance of the property to be in a condition of disrepair in violation of VMC Sections 7.54.030 J and S, respectively.

On January 10, 2023, Code Officer Riggins sent a Warning Letter to the property owner, which stated that during an inspection on January 4, 2023, violations of the Vallejo Municipal Code had been observed and documented. Specifically, the Warning Notice detailed a RV parked in front yard, on unpaved surface, in residential zoning districts (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 February 15, 2023

On March 15, 2023, well after due date had lapsed, Code Officer Riggins re-inspected the property and documented that no progress had been made and issued a Notice of Violation on March 15, 2023. On August 21, 2023, Code Officer Riggins inspected the property, noted that compliance had still not been achieved, and the First Administrative Citation was issued.

On September 21, 2023, the appeal request form, the request for appeal fee waiver form, and supporting documentation were submitted by Mr. McCabe. The appeal request form and appeal fee waiver form were granted by Senior Code Enforcement Officer (now Code Enforcement Manager) Dong Yoo on September 21, 2023. A Regular Hearing Notice was sent on September 25, 2023, via regular and certified mail to the property owner and her representative.

As mentioned above, inspections from the public right-of-way on January 1, 2023, March 14, 2023, and August 21, 2023 showed that the property was out of compliance with the Vallejo Municipal Code at that time. During this time period the RV was parked on the front yard (VMC § 7.54.030 J) 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
1/4/2023	Initial Inspection (Warning Notice issued 1/10/2023)	Nicole Riggins
3/14/2023	Re-inspection (Notice of Violation issued 3/15/2023)	Nicole Riggins
8/21/2023	Re-inspection (First Administrative Citation issued 8/21/2023)	Nicole Riggins

ATTACHMENTS

1. Initial Inspection photos dated 1/4/2023
2. RealQuest Report dated 1/10/2023
3. Warning Notice issued 1/10/2023
4. Re-inspection photos dated 3/15/2023
5. RealQuest Report dated 3/15/2023
6. Notice of Violation issued 3/15/2023
7. Notice of Violation Return Certified Mail dated 5/3/2023
8. Re-inspection photos dated 8/21/2023
9. RealQuest Report dated 8/21/2023
10. First Administrative Citation issued 8/21/2023
11. Appeal Hearing Application dated 9/21/2023
12. Hearing Notice dated 9/25/2023



2023/01/04 15:46



LLARD

588

2023/01/04 15:47

BUSS ST
LAUREL ST 600

2023/01/04 15:47

Property Detail Report

For Property Located At :

588 LAUREL ST, VALLEJO, CA 94591-6538



RealQuest

Owner Information

Owner Name: SAVINSKI KAREY K
Mailing Address: 588 LAUREL ST, VALLEJO CA 94591-6538 C035
Vesting Codes: MM / /

Location Information

Legal Description: STEFFAN SUB 5 LOT 59
County: SOLANO, CA
Census Tract / Block: 2504.00 / 2
Township-Range-Sect:
Legal Book/Page:
Legal Lot: 59
Legal Block:
Market Area:
Neighbor Code:
APN: 0071-192-280
Alternate APN:
Subdivision: STEFFAN SUB
Map Reference: 135-A3 /
Tract #:
School District: VALLEJO BASIC
School District Name: VALLEJO BASIC
Munic/Township: VALLEJO

Owner Transfer Information

Recording/Sale Date: 01/25/1996 /
Sale Price:
Document #: 4903
Deed Type: DEED
1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: 01/25/1996 /
Sale Price: \$80,111
Sale Type: FULL
Document #: 4902
Deed Type: GRANT DEED
Transfer Document #:
New Construction:
Title Company: NORTH AMERICAN TITLE
Lender: NORTH AMERICAN MTG CO
Seller Name: SECRETARY U S DEPARTMENT OF HOUSING
1st Mtg Amount/Type: \$79,448 / FHA
1st Mtg Int. Rate/Type: / FIXED
1st Mtg Document #:
2nd Mtg Amount/Type: /
2nd Mtg Int. Rate/Type: /
Price Per SqFt: \$67.60
Multi/Split Sale:

Prior Sale Information

Prior Rec/Sale Date: 11/13/1995 /
Prior Sale Price:
Prior Doc Number: 71608
Prior Deed Type: GRANT DEED
Prior Lender:
Prior 1st Mtg Amt/Type: /
Prior 1st Mtg Rate/Type: /

Property Characteristics

Gross Area: 1,185
Living Area: 1,185
Tot Adj Area:
Above Grade:
Total Rooms: 4
Bedrooms: 3
Bath(F/H): 1 /
Year Built / Eff: 1947 /
Fireplace: Y / 1
of Stories: 1
Parking Type: GARAGE
Garage Area:
Garage Capacity: 1
Parking Spaces:
Basement Area:
Finish Bsmnt Area:
Basement Type:
Roof Type:
Foundation: RAISED
Roof Material: COMPOSITION SHINGLE
Construction:
Heat Type: NONE
Exterior wall: STUCCO
Porch Type:
Patio Type: PATIO
Pool:
Air Cond:
Style: RANCH
Quality: AVERAGE
Condition:

Other Improvements: PATIO Building Permit

Site Information

Zoning: LDR
Acres: 0.12
County Use: IMPR SINGL FAM RESID (1000)
Lot Area: 5,227
Land Use: SFR
Site Influence:
Lot Width/Depth: x
Res/Comm Units: /
State Use:
Water Type: PUBLIC
Sewer Type: PUBLIC SERVICE

Tax Information

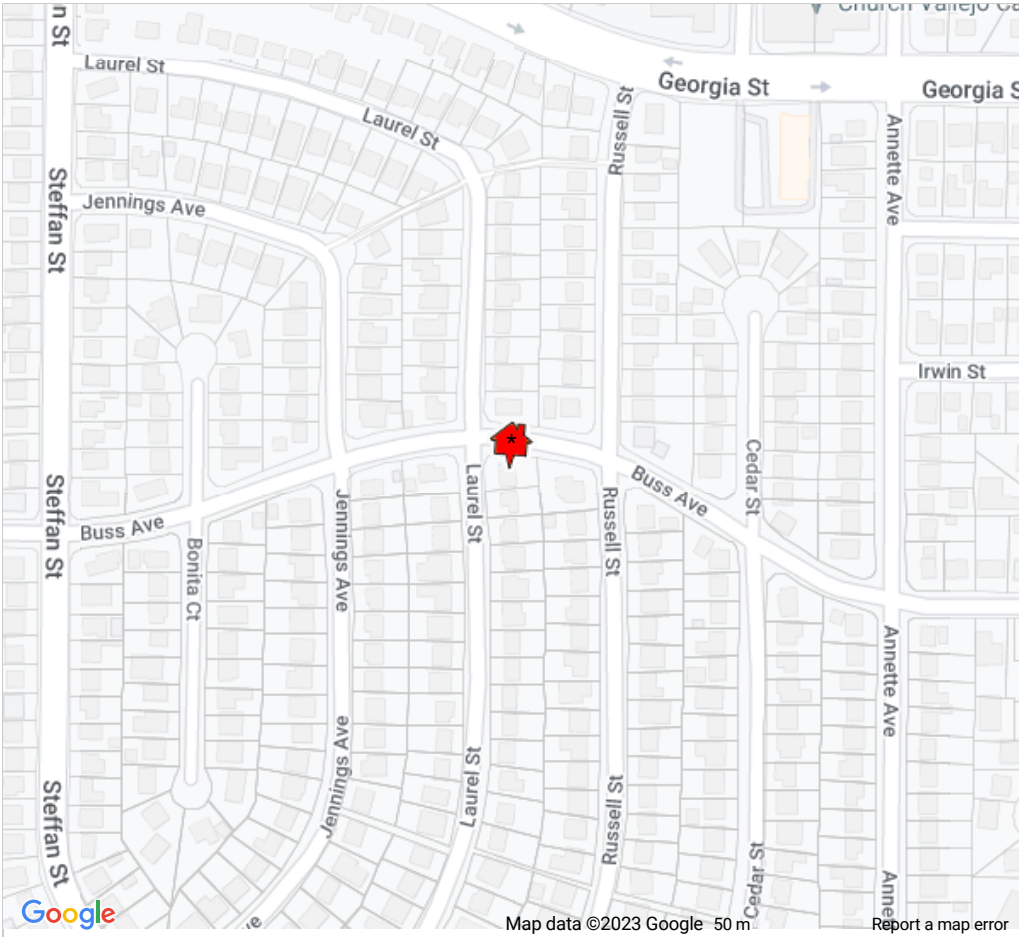
Total Value: \$145,578
Land Value: \$54,788
Improvement Value: \$90,790
Total Taxable Value: \$138,578
Assessed Year: 2022
Improved %: 62%
Tax Year: 2021
Property Tax: \$3,158.58
Tax Area: 007000
Tax Exemption: HOMEOWNER

Street Map Plus Report

For Property Located At



588 LAUREL ST, VALLEJO, CA 94591-6538



Foreclosure Activity Report

For Property Located At

588 LAUREL ST, VALLEJO, CA 94591-6538



Foreclosure Activity Report is not available

588 LAUREL ST VALLEJO CA 94591

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

[Back to report selection](#)

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Code Enforcement Division • Mailings & Payments: 555 Santa Clara St • Vallejo • CA • 94590 • 707.648.4469

1/10/2023

SAVINSKI KAREY K
588 LAUREL ST
VALLEJO, CA 94591

WN / 588 LAUREL ST/ CE23-0017/ NICOLE MARTIN

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.: CE23-0017
ADDRESS: 588 LAUREL ST
LOCATION: 0071-192-280

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 01/04/2023** 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 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.

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 02/15/2023 will result in the issuance of a written Notice of Violation and imposition of an administrative charge of \$409.00, 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: \$283.00, 2nd Citation: \$566.00, 3rd and subsequent Citations: \$850.00 - *per violation, per day* that each violation continues to exist past the correction date), incurrence of City abatement costs, and/or other legal remedies available to the City. The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

****Please be advised that if your property is found to be in violation again within twelve (12) months of compliance with this notice, you will receive an administrative fine of \$409.00 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,



Nicole Martin
Code Enforcement Officer
(707) 645-2602
Nicole.Martin@cityofvallejo.net

588 Laurel
3/14/2023 11:43AM



Property Detail Report

For Property Located At :

588 LAUREL ST, VALLEJO, CA 94591-6538



RealQuest

Owner Information

Owner Name: SAVINSKI KAREY K
Mailing Address: 588 LAUREL ST, VALLEJO CA 94591-6538 C035
Vesting Codes: MM / /

Location Information

Legal Description:	STEFFAN SUB 5 LOT 59		
County:	SOLANO, CA	APN:	0071-192-280
Census Tract / Block:	2504.00 / 2	Alternate APN:	
Township-Range-Sect:		Subdivision:	STEFFAN SUB
Legal Book/Page:		Map Reference:	135-A3 /
Legal Lot:	59	Tract #:	
Legal Block:		School District:	VALLEJO BASIC
Market Area:		School District Name:	VALLEJO BASIC
Neighbor Code:		Munic/Township:	VALLEJO

Owner Transfer Information

Recording/Sale Date:	01/25/1996 /	Deed Type:	DEED
Sale Price:		1st Mtg Document #:	
Document #:	4903		

Last Market Sale Information

Recording/Sale Date:	01/25/1996 /	1st Mtg Amount/Type:	\$79,448 / FHA
Sale Price:	\$80,111	1st Mtg Int. Rate/Type:	/ FIXED
Sale Type:	FULL	1st Mtg Document #:	
Document #:	4902	2nd Mtg Amount/Type:	/
Deed Type:	GRANT DEED	2nd Mtg Int. Rate/Type:	/
Transfer Document #:		Price Per SqFt:	\$67.60
New Construction:		Multi/Split Sale:	
Title Company:	NORTH AMERICAN TITLE		
Lender:	NORTH AMERICAN MTG CO		
Seller Name:	SECRETARY U S DEPARTMENT OF HOUSING		

Prior Sale Information

Prior Rec/Sale Date:	11/13/1995 /	Prior Lender:	
Prior Sale Price:		Prior 1st Mtg Amt/Type:	/
Prior Doc Number:	71608	Prior 1st Mtg Rate/Type:	/
Prior Deed Type:	GRANT DEED		

Property Characteristics

Gross Area:	1,185	Parking Type:	GARAGE	Construction:	
Living Area:	1,185	Garage Area:		Heat Type:	NONE
Tot Adj Area:		Garage Capacity:	1	Exterior wall:	STUCCO
Above Grade:		Parking Spaces:		Porch Type:	
Total Rooms:	4	Basement Area:		Patio Type:	PATIO
Bedrooms:	3	Finish Bsmnt Area:		Pool:	
Bath(F/H):	1 /	Basement Type:		Air Cond:	
Year Built / Eff:	1947 /	Roof Type:		Style:	RANCH
Fireplace:	Y / 1	Foundation:	RAISED	Quality:	AVERAGE
# of Stories:	1	Roof Material:	COMPOSITION SHINGLE	Condition:	

Other Improvements: PATIO

Site Information

Zoning:	LDR	Acres:	0.12	County Use:	IMPR SINGL FAM RESID (1000)
Lot Area:	5,227	Lot Width/Depth:	x	State Use:	
Land Use:	SFR	Res/Comm Units:	/	Water Type:	PUBLIC
Site Influence:				Sewer Type:	PUBLIC SERVICE

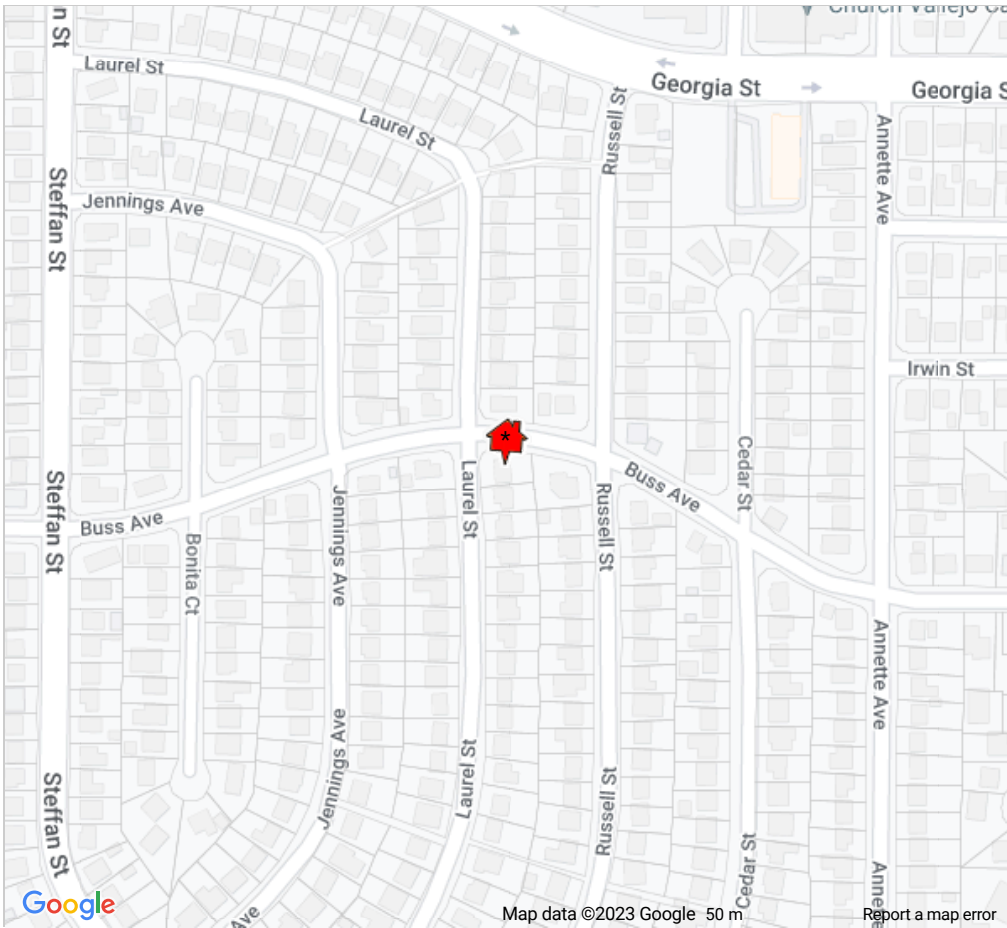
Tax Information

Total Value:	\$145,578	Assessed Year:	2022	Property Tax:	\$3,234.44
Land Value:	\$54,788	Improved %:	62%	Tax Area:	007000
Improvement Value:	\$90,790	Tax Year:	2022	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$138,578				

Street Map Plus Report
For Property Located At



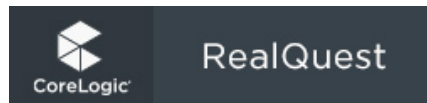
588 LAUREL ST, VALLEJO, CA 94591-6538



Foreclosure Activity Report

For Property Located At

588 LAUREL ST, VALLEJO, CA 94591-6538



Foreclosure Activity Report is not available

588 LAUREL ST VALLEJO CA 94591

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

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LoanSafe® Collateral Manager

 **Oops! We hit a snag**

We sincerely apologize, it looks like we ran into an issue generating this report. Take a moment to review reason below, if you believe this is an error, please take a screenshot or save the below error message and send to support@corelogic.com.
If urgent, please call (800) 345-7334.

Error ID: 698218da-2495-42c7-a08e-983244c55f0f

Report: LoanSafe Collateral

Error: You do not have access to this feature. Please contact Customer Service (800) 345-7334 or your administrator to request it.

Reference Code: 1006

Username: RE869324

Order #: 90006973



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

3/15/2023

SAVINSKI KAREY K
588 LAUREL ST
VALLEJO, CA 94591

NOV / CE23-0017 / 588 LAUREL STREET / NICOLE MARTIN

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.: CE23-0017
PARCEL NO.: 0071192280
LOCATION: 588 LAUREL STREET

You are hereby notified that a **reinspection was performed on 3/15/2023** and the violation(s) was not abated within the time limit specified in the Warning Notice and therefore a **\$409.00 charge** has been applied. The conditions that exist on the subject property owned or controlled by you constitute an unlawful public nuisance as defined in **Section 7.54.030** of the Vallejo Municipal Code (Property Maintenance Ordinance). The following violation(s) which were observed during my initial inspection on 1/10/2023 **must be corrected by 4/21/2023**.

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



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.**

ADMINISTRATIVE CHARGE

A charge of \$409.00, as established by resolution by the City Council, is now owed to the City pursuant to Section 7.54.140 of the Vallejo Municipal Code payable thirty (30) days of the effective date of this notice. Any property owner who fails to pay the administrative charges or abatement costs

Notice of Violation
CE23-0017 / 588 LAUREL STREET / NICOLE MARTIN

Revised [03/01/2023]



Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@cityofvallejo.net
including incidental costs owed to the City shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount. Legal action may include costs and/or charges being lienied against the property and/or applied as a special assessment to the ordinary secured property taxes.

How to Pay the Fine: Payment may be made in person at the Vallejo City Hall, 1st Floor – Cashier (*please bring this notice to the cashier*) or by mail addressed to **Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590-5922**. Online payments can be made at <https://vall-trk.aspgov.com/eTRAKIT/>: under the “Violations” section, click on “Pay Fees” and follow the instructions on the screen. 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 **CE23-0017** and account number **001-1503-310.36-13** 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.*

If the Code Enforcement Division manager 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 4/21/2023, the following action(s) may be taken:

Administrative Citation: 1st Citation \$283.00, 2nd Citation \$566.00, 3rd and subsequent Citations \$850.00 - *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,

NICOLE MARTIN
Code Enforcement Officer
(707) 645-2602
NICOLE.MARTIN@cityofvallejo.net

Notice of Violation
CE23-0017 / 588 LAUREL STREET / NICOLE MARTIN

Revised [03/01/2023]



Code Enforcement · 555 Santa Clara St · Vallejo · CA · 94590 · 707.648.4469 · code.enforcement@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 Code Enforcement Division office. **The completed appeal form shall be filed with the Code Enforcement Division Manager or Designee (Manager/Designee) via the Code Enforcement Division within thirty (30) days of the effective date of the notice of violation together with a non-refundable appeal fee of \$509.00, 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 Manager/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 Manager/Designee 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 Manager/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 Manager/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 and submitted to the Manager/Designee within fifteen (15) days of the effective date of the notice of violation.
2. The Manager/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 manager 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 Manager/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 Manager/Designee shall be final.
4. If the Manager/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 Division 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.

USPS CERTIFIED MAIL™

Code Enforcement Division
555 SANTA CLARA STREET
VALLEJO CA 94590

NOV 588 LAUREL ST
CE23 0017 NM

USPS CERTIFIED MAIL™



9407 1361 0426 2586 5632 91



SAVINSKI KAREY K
588 LAUREL ST
VALLEJO CA 94591-6538

ANCK1: 9352289921

US POSTAGE AND FEES PAID



2023-03-20

94590

C4000004

Retail

1.0 OZLTR



0901000005086

MIXIE

958 DE 1849

8884/26/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 94590592255

*0505-07518-20-40

USPS CERTIFIED MAIL™



OSE_993-A-O

simplecertifiedmail.com





2023/08/21 09:54



588

2023/08/21 09:54





2023/08/21 09:54



2023/08/21 09:54

588 LAUREL ST, VALLEJO, CA 94591

Property Details

Type	SFR	Advanced Type	Single Family Residence	County	SOLANO
Year Built	1947	Zoning	LDR	APN	0071-192-280
Beds	3	Units	1	Radar ID	P13BDBB7
Baths	1	Rooms	4	Subdivision	STEFFAN SUB
Sq Ft	1,185	Garage	Yes / 1	Census	2504
Lot Sq Ft	5,227	Pool	No	Tract	
Lot Acres	0.12	Fireplace	Yes	Lot	59
Stories	1	HVAC	No		
Legal	STEFFAN SUB 5 LOT 59				

Tax Assessment

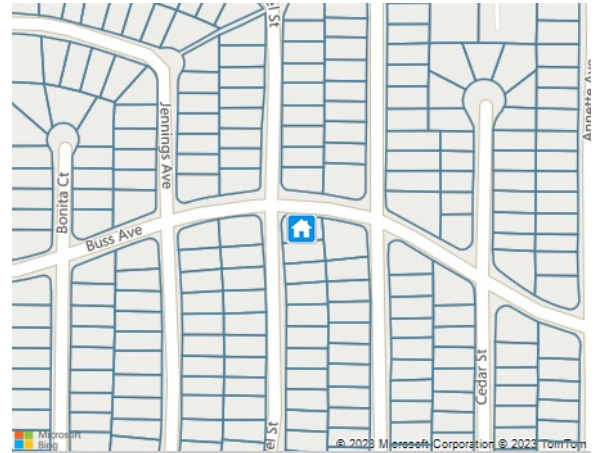
Total Value	\$145,578	Year Assessed	2022
Land Value	\$54,788	Annual Taxes	\$3,234
Improvements	\$90,790	Est. Tax Rate	2.2%
Owner Exempt	Yes	Tax Rate Area	007000

Market Value and Rent

Estimated Value	\$488,200	\$412/sf	as of 7/6/2023	71% confidence
Comp. Sales	\$512,450	\$432/sf	as of Today	\$430k - \$612k
Comp. Listings	\$520,826	\$440/sf	as of Today	\$370k - \$599k
HUD FM Rent	\$2,292	\$1.93/sf		

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Grant Deed REO Resale		1/25/1996	4902	Seller Buyer	SECRETARY U S DEP SAVINSKI KAREY K	\$80,111
Deed NonMarket-Family		1/25/1996	4903	Seller Buyer	SAVINSKI NAYOMA A SAVINSKI KAREY K	
Loan CashOut	1	4/10/2014	25424	Borrower Lender	SAVINSKI KAREY K WELLS FARGO BK NA	\$52,400
- Assignment		11/24/2021	121843	Grantor Grantee	SAVINSKI, KAREY RCF 2 ACQUISITION 1	\$52,400
- NOD		7/28/2022	50768	Grantor Grantee	KAREY SAVINSKI MTC FINANCIAL INC	\$7,922
- Rescission		9/30/2022	63063	Grantor Grantee	KAREY SAVINSKI WELLS FARGO BK NA	
Utility	2	10/25/2016	93857	Defendant Plaintiff	SAVINSKI, KAREY K FINANCE DIRECTOR	\$86
Utility	3	12/13/2016	112750	Defendant Plaintiff	SAVINSKI, KAREY K FINANCE DIRECTOR	\$85
Utility	4	1/30/2017	9152	Defendant Plaintiff	SAVINSKI, KAREY K FINANCE DIRECTOR	\$71
Abatement Lien	5	6/27/2023	27196	Defendant Plaintiff	SAVINSKI, KAREY K CODE ENFORCEMEN	\$409



Status

Est. Value	\$488,200		Listed for Sale	No
Loan Balance	\$49,473	10%	In Foreclosure	No
Equity	\$438,727	90%	Owner Occupied	Yes

Ownership & Mailing Address

Transfer Date	1/25/1996	SAVINSKI, KAREY K
Purchase Amt	\$80,111	588 LAUREL ST
		VALLEJO, CA 94591

Down Payment \$80,111

Transfer Type REO Resale

Listing History

Type	Status	As Of	DOM	Price
------	--------	-------	-----	-------

Administrative Citation

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

PERSON CITED:

SAVINSKI KAREY K

CASE #: CE23-0017

VIOLATION ADDRESS:

588 LAUREL STREET

PARCEL #:

0071192280

MAILING ADDRESS:

588 Laurel St. Vallejo, CA 94591

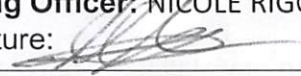
An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by **9/24/2023**. Other enforcement action may result if compliance is not achieved by the Third Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$283.00	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.
\$283.00	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.
	
\$566.00	(see reverse side for payment and appeal instructions)

Date and time violation was observed: 8/21/2023

Citation Date: 8/21/2023

Issuing Officer: NICOLE RIGGINS

Signature: 

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 645-2602

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 \$283.26, Second Citation \$566.52, Third and subsequent citations \$850.84.

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 \$503.93 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. The cashier does not accept card payments. All other forms of payment are accepted by the cashier if submitted along with this notice. 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.



CITY OF VALLEJO

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION

555 Santa Clara Street, Vallejo, CA 94590 • (707) 648-4469 • Code.Enforcement@cityofvallejo.net



LAST DAY TO SUBMIT

THIS FORM

CASE #:

HEARING REQUEST APPLICATION FORM

(ONLY THE PERSON CITED OR NOTICED MAY APPEAL)

PLEASE PRINT OR TYPE	CITATION #	DATE OF NOTICE
☐ VEHICLE CITATION (VMC CHAPTER 7.64)		
☒ PMO NOTICE OF VIOLATION (VMC CHAPTER 7.54)		
☒ PMO ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)	CE23-0017	8/21/2023
☐ PR/VL NOTICE OF VIOLATION (VMC CHAPTER 7.62/7.63)		
☐ PR ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)		
☒ OTHER: 2nd Administrative Citation	ZV23-0001	8/21/2023

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

BEFORE THE CODE ENFORCEMENT APPEALS BOARD, THE APPEALS OF:

NAME(S): Roland McPhee

VIOLATION ADDRESS: 588 Laurel St

CONTACT MAILING ADDRESS: Same

CONTACT PHONE NUMBER(S): 707-999-0575

- ☒ I HAVE SUBMITTED THE REQUIRED FEE.
(\$509 NON-REFUNDABLE = NOV APPEAL FEE, DEPOSIT OF CITATION = CITATION APPEAL FEE)
- ☒ I HAVE SUBMITTED A FEE WAIVER FORM.

-- FORM CONTINUES ON REVERSE --

TO BE FILLED OUT BY OFFICE STAFF ONLY

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

REVIEWED BY

WHO: [Signature]

REVIEWED

DATE

9/21/2023

9/21/23

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

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

The Reason is for we did NOT receive any NOTIS that we were in violation of city code on aug/29/23 we received 2 NOTIS on the same day 1 & 2 none about the violation we never recd a warning notice

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

we have corrected the violation and ask for the courts to dismiss the fines. Because never received a 1. warning notice 2. ADMINISTRATIVE notice 3. NOTICE OF ACTION OR CONSEQUENCES OF ~~NOT~~ NOT A B G M Y

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.

5/21/23 Roland McLabe 

DATE

PRINT NAME

SIGNATURE

DATE

PRINT NAME

SIGNATURE

(ATTACH ADDITIONAL PAGES IF NEEDED)

-- END OF FORM --



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

September 25, 2023

ROLAND MCCABE
588 LAUREL ST
VALLEJO CA 94591

RHN / CE23-0017 ZV23-0001 / 588 LAUREL STREET / NICOLE MARTIN RIGGINS

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.: CE23-0017 & ZV23-0001
PARCEL NO.: 0071192280
LOCATION: 588 LAUREL STREET

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 (CE23-0017) AND SECOND ADMINISTRATIVE CITATION (ZV23-0001)** on **THURSDAY, OCTOBER 26, 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 **588 LAUREL STREET**, 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



Code Enforcement Division • 555 Santa Clara Street • Vallejo • CA • 94590 • 707.648.4469

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

ITEM NO. 9B

DATE OF HEARING: October 26, 2023
CASE NUMBER: ZV23-0001
LOCATION: 588 LAUREL ST / APN: 0071192280
PREPARED BY: Nicole (Martin) Riggins, Code Enforcement Officer
PROJECT SUMMARY: HEARING ON THE APPEAL OF
SECOND ADMINISTRATIVE CITATION #ZV23-0001

Violation(s):

Vallejo Municipal Code (VMC) Section 7.96.020

“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:

“Section 7.96.020 Prohibits occupancy or use any mobile living unit for living or sleeping purposes upon any street, alley, lane, highway, municipal off-street parking lot or other public place, or upon any lot, piece, parcel or tract of land within the city.”

APPELLANT/PROPERTY OWNER: Karey K Savinski

RECOMMENDATION

Based upon the evidence presented, staff recommends that the Board uphold the Second Administrative Citation and direct continued enforcement until the appellant fully complies with Vallejo Municipal Code Section 7.96.020 within 30 days from the date of this hearing.

BACKGROUND

Code Enforcement Officer Nicole (Martin) Riggins (Code Officer Riggins) opened this case on January 10, 2023 after receiving a complaint in regards to an RV being parked in the front yard. Photographs taken on January 4, 2023 by Code Officer Riggins from the public right-of-way to document the RV hooked up electrically and positioned in such a way that looked like someone was living or sleeping in the RV which was parked on the grass in the front yard which is a violation of VMC Section 7.96.020.

Multiple attempts to bring this parcel into compliance have been made since the case inception, yet as of this writing on October 3, 2023 (almost 9 months); the property remains out of compliance. On January 10, 2023, Code Officer Riggins sent an Administrative Warning Notice to the property owner, which stated that

during an inspection on January 4, 2023, violations of the Vallejo Municipal Code had been observed and documented. Specifically, the Administrative Warning Notice detailed an RV hooked up electrically and positioned in such a way that looked like someone was living or sleeping in the RV that was parked on the grass in the front yard, which is a violation of VMC Section 7.96.020. The Administrative Warning Notice provided a deadline for the property owner to remediate the detailed violations by February 15, 2023

On March 15, 2023, well after due date had lapsed, Code Officer Riggins re-inspected the property and documented that no progress had been made and issued the First Administrative Citation on March 15, 2023. On August 21, 2023, Code Officer Riggins inspected the property, noted that compliance had still not been achieved, and the Second Administrative Citation was issued.

On September 21, 2023, the appeal request form, the request for appeal fee waiver form, and supporting documentation were submitted by Mr. McCabe. The appeal request form and appeal fee waiver form were granted by then Senior Code Enforcement Officer (now Code Enforcement Manager) Dong Yoo on September 21, 2023. A Regular Hearing Notice was sent on September 25, 2023 via regular and certified mail to the property owner and her representative.

As mentioned above, inspections from the public right-of-way on January 1, 2023, March 14, 2023, and August 21, 2023 showed that the property was out of compliance with the Vallejo Municipal Code at that time. During this time period the RV was parked on the front yard electronically plugged up and positioned in such a way that would present in such a way as if someone was living or sleeping in the RV, which is a violation of VMC Section 7.96.020.

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 Second 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
1/4/2023	Initial Inspection (Administrative Warning Notice issued 1/10/2023)	Nicole Riggins
3/14/2023	Re-inspection (First Administrative Citation issued 3/15/2023)	Nicole Riggins
8/21/2023	Re-inspection (Second Administrative Citation issued 8/21/2023)	Nicole Riggins

ATTACHMENTS

1. Initial Inspection photos dated 1/4/2023
2. RealQuest Report dated 1/10/2023
3. Signed Administrative Warning Notice dated 1/10/2023
4. RealQuest Report dated 3/15/2023
5. Re-inspection photos dated 3/15/2023
6. First Administrative Citation issued 3/15/2023
7. First Administrative Citation Returned Cert Mail uploaded 5/22/2023
8. Re-inspection photos dated 8/21 /2023
9. PropertyRadar Report dated 8/21/2023
10. Second Administrative Citation issued 8/21/2023
11. Appeal Hearing and Waiver Request dated 9/21/2023
12. Hearing Notice dated 9/25/2023



2023/01/04 15:46



LLARD

588

2023/01/04 15:47

BUSS ST
LAUREL ST 600

2023/01/04 15:47

Property Detail Report

For Property Located At :

588 LAUREL ST, VALLEJO, CA 94591-6538



RealQuest

Owner Information

Owner Name: SAVINSKI KAREY K
Mailing Address: 588 LAUREL ST, VALLEJO CA 94591-6538 C035
Vesting Codes: MM / /

Location Information

Legal Description: STEFFAN SUB 5 LOT 59
County: SOLANO, CA
Census Tract / Block: 2504.00 / 2
Township-Range-Sect:
Legal Book/Page:
Legal Lot: 59
Legal Block:
Market Area:
Neighbor Code:
APN: 0071-192-280
Alternate APN:
Subdivision: STEFFAN SUB
Map Reference: 135-A3 /
Tract #:
School District: VALLEJO BASIC
School District Name: VALLEJO BASIC
Munic/Township: VALLEJO

Owner Transfer Information

Recording/Sale Date: 01/25/1996 /
Sale Price:
Document #: 4903
Deed Type: DEED
1st Mtg Document #:

Last Market Sale Information

Recording/Sale Date: 01/25/1996 /
Sale Price: \$80,111
Sale Type: FULL
Document #: 4902
Deed Type: GRANT DEED
Transfer Document #:
New Construction:
Title Company:
Lender:
Seller Name:
1st Mtg Amount/Type: \$79,448 / FHA
1st Mtg Int. Rate/Type: / FIXED
1st Mtg Document #:
2nd Mtg Amount/Type: /
2nd Mtg Int. Rate/Type: /
Price Per SqFt: \$67.60
Multi/Split Sale:
NORTH AMERICAN TITLE
NORTH AMERICAN MTG CO
SECRETARY U S DEPARTMENT OF HOUSING

Prior Sale Information

Prior Rec/Sale Date: 11/13/1995 /
Prior Sale Price:
Prior Doc Number: 71608
Prior Deed Type: GRANT DEED
Prior Lender:
Prior 1st Mtg Amt/Type: /
Prior 1st Mtg Rate/Type: /

Property Characteristics

Gross Area: 1,185
Living Area: 1,185
Tot Adj Area:
Above Grade:
Total Rooms: 4
Bedrooms: 3
Bath(F/H): 1 /
Year Built / Eff: 1947 /
Fireplace: Y / 1
of Stories: 1
Parking Type: GARAGE
Garage Area:
Garage Capacity: 1
Parking Spaces:
Basement Area:
Finish Bsmnt Area:
Basement Type:
Roof Type:
Foundation: RAISED
Roof Material: COMPOSITION SHINGLE
Construction:
Heat Type: NONE
Exterior wall: STUCCO
Porch Type:
Patio Type: PATIO
Pool:
Air Cond:
Style: RANCH
Quality: AVERAGE
Condition:

Other Improvements: PATIO Building Permit

Site Information

Zoning: LDR
Acres: 0.12
County Use: IMPR SINGL FAM RESID (1000)
Lot Area: 5,227
Land Use: SFR
Site Influence:
Lot Width/Depth: x
Res/Comm Units: /
State Use:
Water Type: PUBLIC
Sewer Type: PUBLIC SERVICE

Tax Information

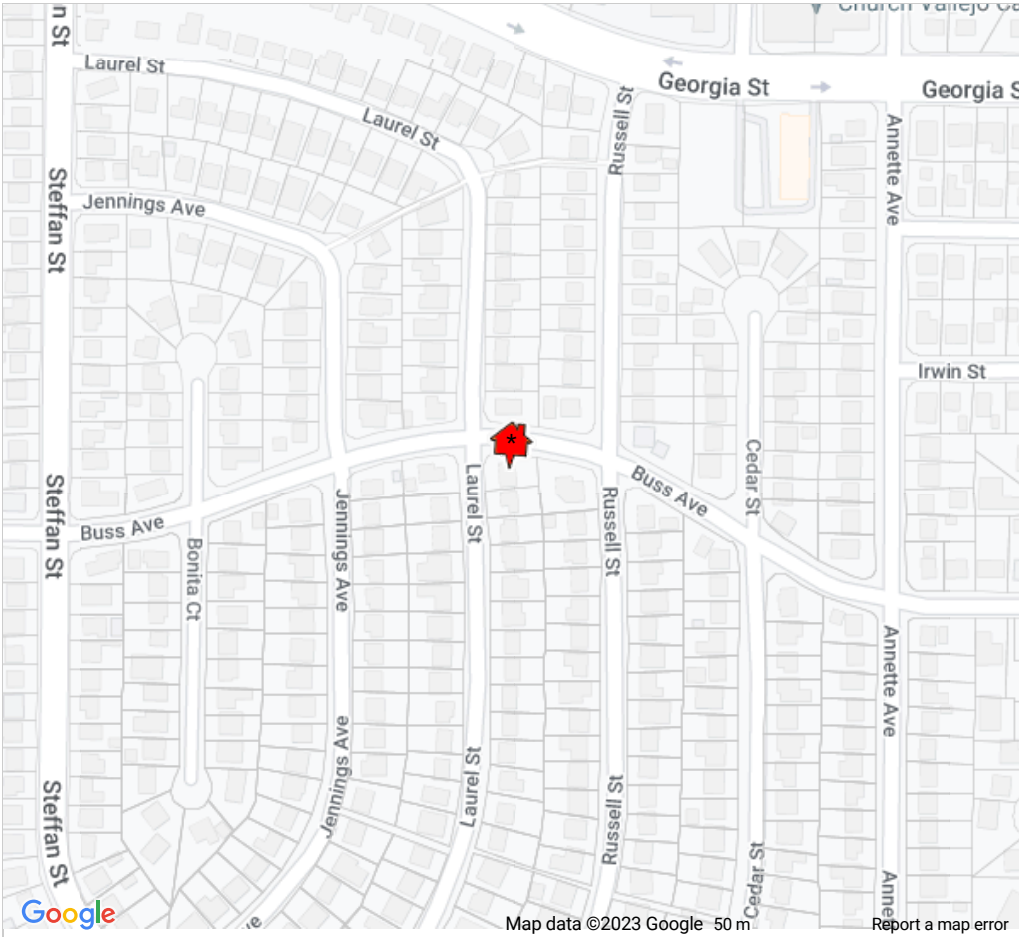
Total Value: \$145,578
Land Value: \$54,788
Improvement Value: \$90,790
Total Taxable Value: \$138,578
Assessed Year: 2022
Improved %: 62%
Tax Year: 2021
Property Tax: \$3,158.58
Tax Area: 007000
Tax Exemption: HOMEOWNER

Street Map Plus Report

For Property Located At



588 LAUREL ST, VALLEJO, CA 94591-6538



Foreclosure Activity Report

For Property Located At

588 LAUREL ST, VALLEJO, CA 94591-6538



Foreclosure Activity Report is not available

588 LAUREL ST VALLEJO CA 94591

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

[Back to report selection](#)

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

1/10/2023

SAVINSKI KAREY K
588 LAUREL ST
VALLEJO, CA 94591

AN / ZV23-0001 / 588 LAUREL STREET / NICOLE MARTIN

ADMINISTRATIVE NOTICE - WARNING

Sent via certified mail to the person or persons listed as the owner of the real property in the most current equalized assessment roll of Solano County, including updated computer printouts, available to the City at the time notice is prepared, at his or their last known place of address as shown therein.

CASE NO.: ZV23-0001
PARCEL NO.: 0071192280
LOCATION: 588 LAUREL STREET

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 1/4/2023** and the following violations were noted based on the Vallejo Municipal Code Section(s) stated below:

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



Section 7.96.020 Prohibits occupancy or use any mobile living unit for living or sleeping purposes upon any street, alley, lane, highway, municipal off-street parking lot or other public place, or upon any lot, piece, parcel or tract of land within the city.

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



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

CONSEQUENCES OF NOT ABATING

Failure to correct the noted violation(s) by 2/14/2023 will result in the issuance of a 1st Citation, pursuant to Chapter 1.15 of the Vallejo Municipal Code, and imposition of a \$283.00 fine, as established by resolution by the City Council, *per violation*, per day that each violation continues to exist past the correction date. If after a 1st Citation is issued and the violation(s) are still not abated within the time limit specified, then you may be subject to subsequent administrative citations with escalating fine amounts for repeat violations (2nd Citation: \$566.00, 3rd and subsequent Citations: \$850.00 - *per violation*, per day that each violation continues to exist past the correction date), and/or other legal remedies available to the City. The amount of any unpaid administrative charges 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.

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,

A handwritten signature in black ink, appearing to be "Nicole Martin", with a long horizontal line extending to the right.

NICOLE MARTIN
Code Enforcement Officer
(707) 645-2602
Nicole.Martin@cityofvallejo.net

Property Detail Report

For Property Located At :

588 LAUREL ST, VALLEJO, CA 94591-6538



RealQuest

Owner Information

Owner Name: SAVINSKI KAREY K
Mailing Address: 588 LAUREL ST, VALLEJO CA 94591-6538 C035
Vesting Codes: MM / /

Location Information

Legal Description: STEFFAN SUB 5 LOT 59
County: SOLANO, CA APN: 0071-192-280
Census Tract / Block: 2504.00 / 2 Alternate APN:
Township-Range-Sect: Subdivision: STEFFAN SUB
Legal Book/Page: Map Reference: 135-A3 /
Legal Lot: 59 Tract #:
Legal Block: School District: VALLEJO BASIC
Market Area: School District Name: VALLEJO BASIC
Neighbor Code: Munic/Township: VALLEJO

Owner Transfer Information

Recording/Sale Date: 01/25/1996 / Deed Type: DEED
Sale Price: 1st Mtg Document #:
Document #: 4903

Last Market Sale Information

Recording/Sale Date: 01/25/1996 / 1st Mtg Amount/Type: \$79,448 / FHA
Sale Price: \$80,111 1st Mtg Int. Rate/Type: / FIXED
Sale Type: FULL 1st Mtg Document #:
Document #: 4902 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$67.60
New Construction: Multi/Split Sale:
Title Company: NORTH AMERICAN TITLE
Lender: NORTH AMERICAN MTG CO
Seller Name: SECRETARY U S DEPARTMENT OF HOUSING

Prior Sale Information

Prior Rec/Sale Date: 11/13/1995 / Prior Lender:
Prior Sale Price: Prior 1st Mtg Amt/Type: /
Prior Doc Number: 71608 Prior 1st Mtg Rate/Type: /
Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area: 1,185	Parking Type: GARAGE	Construction:
Living Area: 1,185	Garage Area:	Heat Type: NONE
Tot Adj Area:	Garage Capacity: 1	Exterior wall: STUCCO
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms: 4	Basement Area:	Patio Type: PATIO
Bedrooms: 3	Finish Bsmnt Area:	Pool:
Bath(F/H): 1 /	Basement Type:	Air Cond:
Year Built / Eff: 1947 /	Roof Type:	Style: RANCH
Fireplace: Y / 1	Foundation: RAISED	Quality: AVERAGE
# of Stories: 1	Roof Material: COMPOSITION SHINGLE	Condition:

Other Improvements: PATIO

Site Information

Zoning: LDR	Acres: 0.12	County Use: IMPR SINGL FAM RESID (1000)
Lot Area: 5,227	Lot Width/Depth: x	State Use:
Land Use: SFR	Res/Comm Units: /	Water Type: PUBLIC
Site Influence:		Sewer Type: PUBLIC SERVICE

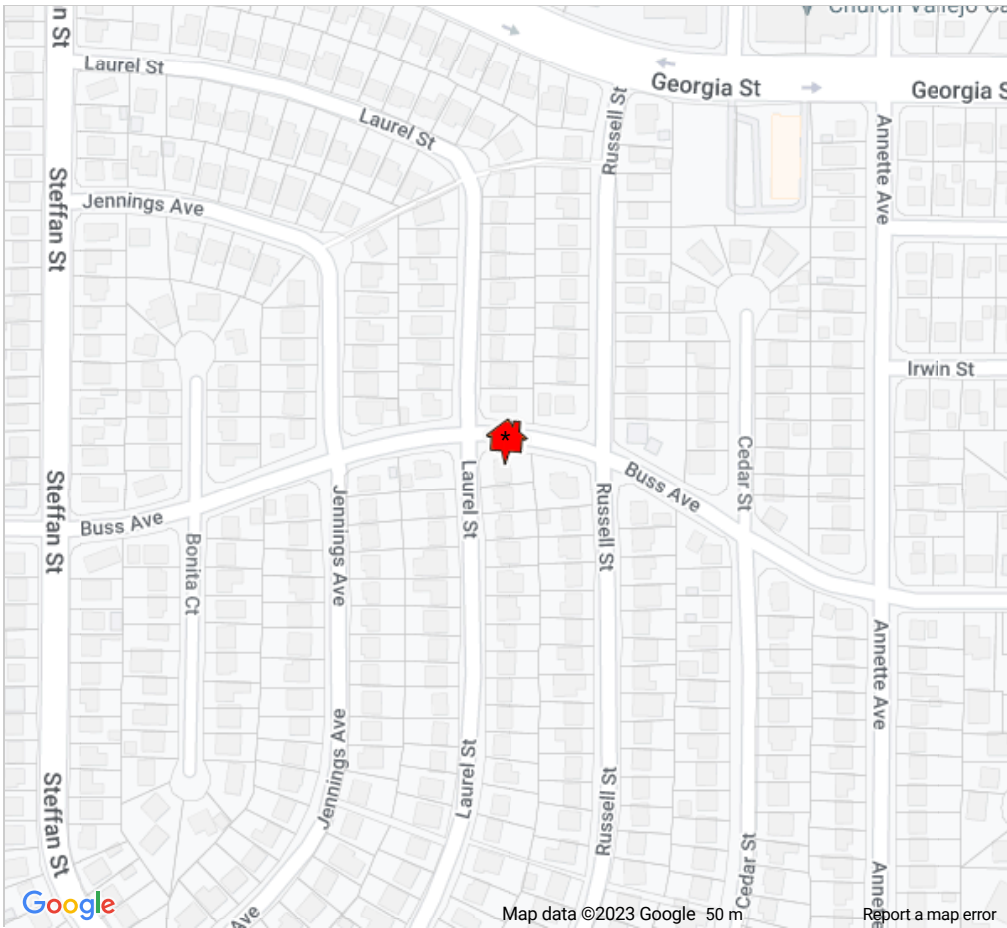
Tax Information

Total Value: \$145,578	Assessed Year: 2022	Property Tax: \$3,234.44
Land Value: \$54,788	Improved %: 62%	Tax Area: 007000
Improvement Value: \$90,790	Tax Year: 2022	Tax Exemption: HOMEOWNER
Total Taxable Value: \$138,578		

Street Map Plus Report
For Property Located At



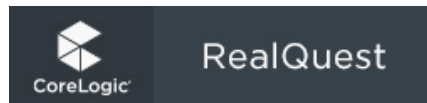
588 LAUREL ST, VALLEJO, CA 94591-6538



Foreclosure Activity Report

For Property Located At

588 LAUREL ST, VALLEJO, CA 94591-6538



Foreclosure Activity Report is not available

588 LAUREL ST VALLEJO CA 94591

The selected property does not contain active foreclosure information. This could mean the data is not available or an activity that needs to occur for this report to capture, has not occurred.

[Back to report selection](#)

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LoanSafe® Collateral Manager

 **Oops! We hit a snag**

We sincerely apologize, it looks like we ran into an issue generating this report. Take a moment to review reason below, if you believe this is an error, please take a screenshot or save the below error message and send to support@corelogic.com.
If urgent, please call (800) 345-7334.

Error ID: 698218da-2495-42c7-a08e-983244c55f0f

Report: LoanSafe Collateral

Error: You do not have access to this feature. Please contact Customer Service (800) 345-7334 or your administrator to request it.

Reference Code: 1006

Username: RE869324

Order #: 90006973

588 Laurel
3/14/2023 11:43AM



Administrative Citation

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

PERSON CITED:

CASE #: ZV23-0001

SAVINSKI KAREY K

VIOLATION ADDRESS:

PARCEL #:

588 LAUREL STREET

0071192280

MAILING ADDRESS:

588 LAUREL ST VALLEJO, CA 94591

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by **4/22/2023**. 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
\$283.00	Section 7.96.020 Prohibits occupancy or use any mobile living unit for living or sleeping purposes upon any street, alley, lane, highway, municipal off-street parking lot or other public place, or upon any lot, piece, parcel or tract of land within the city. Please disconnect the motorhome from the home and remove any occupants.
\$283.00	(see reverse side for payment and appeal instructions)

Date and time violation was observed: 3/14/2023

Citation Date: 3/15/2023

Issuing Officer: NICOLE MARTIN

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 \$283.00, Second Citation \$566.00, Third and subsequent citations \$850.00.

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.

USPS CERTIFIED MAIL™

Code Enforcement Division
555 SANTA CLARA STREET
VALLEJO CA 94590

C1 588 LAUREL ST
ZV23 0001 NM

USPS CERTIFIED MAIL™



9407 1361 0426 2586 0704 23



SAVINSKI KAREY K
588 LAUREL ST
VALLEJO CA 94591-6538

ANCK1: 9352289921

US POSTAGE AND FEES PAID

2023-03-20

94590

C4000004

Retail

1.0 OZLTR



easypost.com/signup



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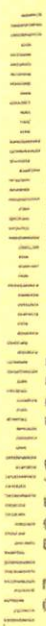
0004/24/23

RETURN TO SENDER
UNCLAIMED
UNABLE TO FORWARD

BC: 94590592255

*0505-07508-20-40

945901305
94590>5922



USPS CERTIFIED MAIL™

OSE_993-A-O



simplecertifiedmail.com





2023/08/21 09:54



588

2023/08/21 09:54





2023/08/21 09:54



2023/08/21 09:54

588 LAUREL ST, VALLEJO, CA 94591**Property Details**

Type SFR	Advanced Type Single Family Residence	County SOLANO
Year Built 1947	Zoning LDR	APN 0071-192-280
Beds 3	Units 1	Radar ID P13BDBB7
Baths 1	Rooms 4	Subdivision STEFFAN SUB
Sq Ft 1,185	Garage Yes / 1	Census 2504
Lot Sq Ft 5,227	Pool No	Tract
Lot Acres 0.12	Fireplace Yes	Lot 59
Stories 1	HVAC No	
Legal STEFFAN SUB 5 LOT 59		

Tax Assessment

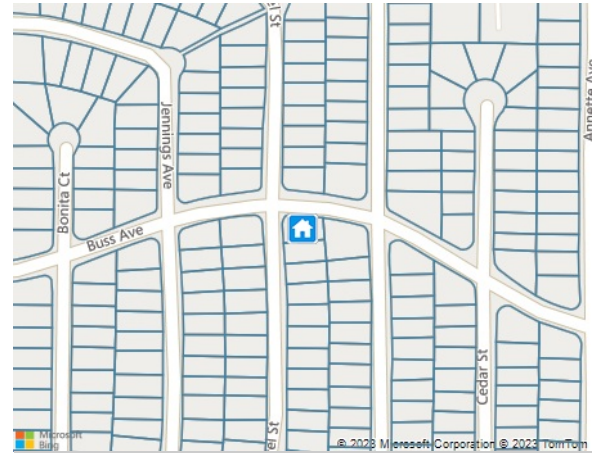
Total Value \$145,578	Year Assessed 2022
Land Value \$54,788	Annual Taxes \$3,234
Improvements \$90,790	Est. Tax Rate 2.2%
Owner Exempt Yes	Tax Rate Area 007000

Market Value and Rent

Estimated Value	\$488,200	\$412/sf	as of 7/6/2023	71% confidence
Comp. Sales	\$512,450	\$432/sf	as of Today	\$430k - \$612k
Comp. Listings	\$520,826	\$440/sf	as of Today	\$370k - \$599k
HUD FM Rent	\$2,292	\$1.93/sf		

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Grant Deed REO Resale		1/25/1996	4902	Seller Buyer	SECRETARY U S DEP SAVINSKI KAREY K	\$80,111
Deed NonMarket-Family		1/25/1996	4903	Seller Buyer	SAVINSKI NAYOMA A SAVINSKI KAREY K	
Loan CashOut	1	4/10/2014	25424	Borrower Lender	SAVINSKI KAREY K WELLS FARGO BK NA	\$52,400
- Assignment		11/24/2021	121843	Grantor Grantee	SAVINSKI, KAREY RCF 2 ACQUISITION 1	\$52,400
- NOD		7/28/2022	50768	Grantor Grantee	KAREY SAVINSKI MTC FINANCIAL INC	\$7,922
- Rescission		9/30/2022	63063	Grantor Grantee	KAREY SAVINSKI WELLS FARGO BK NA	
Utility	2	10/25/2016	93857	Defendant Plaintiff	SAVINSKI, KAREY K FINANCE DIRECTOR	\$86
Utility	3	12/13/2016	112750	Defendant Plaintiff	SAVINSKI, KAREY K FINANCE DIRECTOR	\$85
Utility	4	1/30/2017	9152	Defendant Plaintiff	SAVINSKI, KAREY K FINANCE DIRECTOR	\$71
Abatement Lien	5	6/27/2023	27196	Defendant Plaintiff	SAVINSKI, KAREY K CODE ENFORCEMEN	\$409

**Status**

Est. Value \$488,200	Listed for Sale No
Loan Balance \$49,473	10% In Foreclosure No
Equity \$438,727	90% Owner Occupied Yes

Ownership & Mailing Address

Transfer Date 1/25/1996	SAVINSKI, KAREY K
Purchase Amt \$80,111	588 LAUREL ST
	VALLEJO, CA 94591

Down Payment **\$80,111**Transfer Type **REO Resale****Listing History**

Type	Status	As Of	DOM	Price
------	--------	-------	-----	-------

Administrative Citation

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

PERSON CITED:

SAVINSKI KAREY K

CASE #: ZV23-0001

VIOLATION ADDRESS:

588 LAUREL STREET

PARCEL #:

0071192280

MAILING ADDRESS:

588 LAUREL ST. VALLEJO, CA 94591

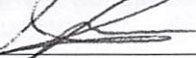
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FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$566.00	Section 7.96.020 Prohibits occupancy or use any mobile living unit for living or sleeping purposes upon any street, alley, lane, highway, municipal off-street parking lot or other public place, or upon any lot, piece, parcel or tract of land within the city. 
\$566.00	(see reverse side for payment and appeal instructions)

Date and time violation was observed: 8/21/2023

Citation Date: 8/21/2023

Issuing Officer: NICOLE RIGGINS

Signature: 

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 645-2602

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

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CITY OF VALLEJO

PLANNING & DEVELOPMENT SERVICES DEPARTMENT
CODE ENFORCEMENT DIVISION

555 Santa Clara Street, Vallejo, CA 94590 • (707) 648-4469 • Code.Enforcement@cityofvallejo.net



LAST DAY TO SUBMIT

THIS FORM

CASE #:

HEARING REQUEST APPLICATION FORM

(ONLY THE PERSON CITED OR NOTICED MAY APPEAL)

PLEASE PRINT OR TYPE	CITATION #	DATE OF NOTICE
☐ VEHICLE CITATION (VMC CHAPTER 7.64)		
☒ PMO NOTICE OF VIOLATION (VMC CHAPTER 7.54)		
☒ PMO ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)	CE23-0017	8/21/2023
☐ PR/VL NOTICE OF VIOLATION (VMC CHAPTER 7.62/7.63)		
☐ PR ADMINISTRATIVE CITATION (VMC CHAPTER 1.15)		
☒ OTHER: 2nd Administrative Citation	ZV23-0001	8/21/2023

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

BEFORE THE CODE ENFORCEMENT APPEALS BOARD, THE APPEALS OF:

NAME(S): Roland McPhee

VIOLATION ADDRESS: 588 Laurel ST

CONTACT MAILING ADDRESS: Same

CONTACT PHONE NUMBER(S): 707-999-0575

- ☒ I HAVE SUBMITTED THE REQUIRED FEE.
(\$509 NON-REFUNDABLE = NOV APPEAL FEE, DEPOSIT OF CITATION = CITATION APPEAL FEE)
- ☒ I HAVE SUBMITTED A FEE WAIVER FORM.

-- FORM CONTINUES ON REVERSE --

TO BE FILLED OUT BY OFFICE STAFF ONLY

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

REVIEWED BY

WHO

REVIEWED

DATE

9/21/2023

9/21/23

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

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

The Reason is for we did NOT receive any NOTIS that we were in violation of city code on aug/29/23 we received 2 NOTIS on the same day 1 & 2 none about the violation we never recd a warning notice

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

we have corrected the violation and ask for the courts to dismiss the fines. Because never recd a 1. warning notice 2. ADMINISTRATIVE notice 3. NOTICE OF ACTION OR CONSEQUENCES OF ~~NOT~~ NOT A B G M Y

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.

5/21/23 Roland McLabe 

DATE

PRINT NAME

SIGNATURE

DATE

PRINT NAME

SIGNATURE

(ATTACH ADDITIONAL PAGES IF NEEDED)

-- END OF FORM --



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

September 25, 2023

ROLAND MCCABE
588 LAUREL ST
VALLEJO CA 94591

RHN / CE23-0017 ZV23-0001 / 588 LAUREL STREET / NICOLE MARTIN RIGGINS

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.: CE23-0017 & ZV23-0001
PARCEL NO.: 0071192280
LOCATION: 588 LAUREL STREET

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 (CE23-0017) AND SECOND ADMINISTRATIVE CITATION (ZV23-0001)** on **THURSDAY, OCTOBER 26, 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 **588 LAUREL STREET**, 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