



AGENDA

CODE ENFORCEMENT APPEALS BOARD REGULAR MEETING – 6:00 PM Vallejo City Hall

555 Santa Clara Street, Vallejo, California

APRIL 25, 2024

L. Alexander Matias,
Chair
Dr. Carey Hawkins Ash,
Vice Chair
Fred Cavalli, Jr.
Loretta Gaddies
Nikia Schultz
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> (Council Chambers)

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:

- If in **COUNCIL CHAMBERS** (<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.
- If in **JFK LIBRARY – VALLEJO ROOM** (<https://zoom.us/my/vallejoecoc>), password 131313 or by phone: Dial (669) 900-6833. Enter Meeting ID: 851 502 7190#. 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.



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:** March 28, 2024 – Regular Meeting

- C. OTHER CONSENT ITEMS** – None

- 5. REPORT OF THE CITY COUNCIL LIAISON**

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

- 6. COMMUNITY FORUM**

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

- 7. PRESENTATIONS:** None

- 8. OLD BUSINESS:** None

- 9. NEW BUSINESS:**

- A. Code Enforcement Appeals Hearing (C. Rubin-Brown)
Re-Hearing on Third Administrative Citation for Case #CE23-0740
1615 Sutter Street, APN 0056075160 – Staff**

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

Contact: Dong Yoo, Code Enforcement Manager
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.

April 25, 2024

AGENDA

City of Vallejo Code Enforcement Appeals Board

I. Code Enforcement Division Statistics - Figures for Calendar Year 2024:

Cases	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC
Opened	275	191	175									
Closed	248	268	255									

II. Status of Recruitment Process

III. Status of 4-LEAF Report to City Council

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. Next Regular Meeting Canceled: May 23, 2024

B. Next Regular Meeting: June 27, 2024 – Annual Special Assessments Hearing

13. ADJOURNMENT

I, Dong Yoo, Staff, do hereby certify that I have caused a true copy of the above notice and agenda to be delivered to each of the members of the Code Enforcement Appeals Board, at the time and in the manner prescribed by law and that this agenda was posted at City Hall, 555 Santa Clara Street, CA at 5:00 p.m., Monday, April 22, 2024.

Dated: Monday, April 22, 2024





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

Thursday, March 28, 2024
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
Nikia Schultz
Edward Taylor
Kevin Tennyson

1. CALL TO ORDER

The meeting was called to order at 6:10 p.m. by Chairperson Matias

2. PLEDGE OF ALLEGIANCE – Led by Chairperson Matias

3. ADMINISTRATION OF OATH – Councilmember Matulac administered the oath of office to Fred Cavalli, Jr. to renew his term as Board Member.

4. ROLL CALL:

Present: Chairperson L. Alexander Matias
Vice-Chairperson Dr. Carey Hawkins Ash
Board Members: Fred Cavalli, Jr., Nikia Schultz

Absent: Loretta Gaddies (excused; arrived during the last three minutes of the meeting)
Ed Taylor (excused)
Kevin Tennyson (excused)

Staff: Code Enforcement Manager Dong Yoo, IT Media Specialist Manny Angel,
Assistant City Attorney Laura Zagaroli, Code Enforcement Officer Sophia Valenti

5. CONSENT CALENDAR AND APPROVAL OF AGENDA

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

A. APPROVAL OF AGENDA AND MINUTES: Vice Chairperson Ash motioned to approve the March 28, 2024 Regular Meeting agenda, seconded by Board Member Schultz, and was carried unanimously. A quorum to approve the minutes from the February 22, 2024 Regular Meeting was not established.

B. OTHER CONSENT ITEMS - None

6. REPORT OF THE CITY COUNCIL LIAISON

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

Councilmember Matulac announced that Council passed a budget for the Board.

7. 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*

MINUTES
City of Vallejo Code Enforcement Appeals Board

speakers will be recognized first.

8. PRESENTATIONS: None

9. OLD BUSINESS: None

10. NEW BUSINESS:

A. Code Enforcement Appeals Hearing (C. Rubin-Brown)
Hearing on Third Administrative Citation for Case #CE23-0740
1615 Sutter Street, APN 0056075160 – Staff

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

Action: The appellant failed to appear at the hearing and the Board found appellant had waived her right to an administrative appeal pursuant to Vallejo Municipal Code Section 7.54.100.G.

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

11. WRITTEN COMMUNICATIONS

Written communications from the public will be received and filed. Written communications regarding items on the agenda will be noted at the time the item is considered.

12. REGULAR REPORTS

A. SECRETARY'S REPORT

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

I. Code Enforcement Division Statistics - Year-to-Date Figures for Calendar Year 2024:

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II. Status of Recruitment Process

III. Status of 4-LEAF Report to City Council

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.
 None.

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

None.

13. FUTURE AGENDA ITEMS

A. Next Regular Meeting: April 25, 2024

14. ADJOURNMENT

Chair Matias adjourned the meeting at 6:43 p.m.

MINUTES
City of Vallejo Code Enforcement Appeals Board

L. ALEXANDER MATIAS, CHAIRPERSON

ATTEST:

DONG YOO
CODE ENFORCEMENT MANAGER



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

ITEM NO. 9A

DATE OF HEARING: April 25, 2024
CASE NUMBER: CE23-0740
LOCATION: 1615 SUTTER STREET / APN: 0056-075-160
PREPARED BY: Sophia Valenti, Code Enforcement Officer
PROJECT SUMMARY: HEARING ON THE APPEAL OF THE
THIRD ADMINISTRATIVE CITATION #CE23-0740

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:

A. Vacant and/or unsecured buildings;

C. Buildings with windows and/or doors containing broken glass or no glass at all where the window is of a type which normally contains glass or buildings with missing or unsecured doors constituting hazardous conditions and inviting trespassers and malicious mischief. Plywood or other material used to cover window and/or door space may be used as a temporary, emergency repair;

K. Dead, decayed, diseased or hazardous trees, weeds and overgrown or uncultivated vegetation which is likely to harbor rats, vermin or constitute an unsightly appearance;

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: Caren Rubin-Brown

RECOMMENDATION

Based upon the evidence presented, staff recommends that the Code Enforcement Appeals Board uphold the Third Administrative Citation and direct continued enforcement until the appellant complies with Vallejo Municipal Code Section 7.54.030 A, C, K and S.

BACKGROUND

Interim Code Manager Orlando Givens opened the case on July 25, 2023. Photographs were taken on July 25, 2023 by Mr. Givens from the public right-of-way which document the vacant property, boarded up windows and door, the overgrown vegetation, and the maintenance of the property as to constitute a public nuisance, which are violations of VMC Section 7.54.030 A, C, K and S.

On July 25, 2023, Code Manager Dong Yoo verified property ownership on PropertyRadar and sent a Warning Notice by regular and certified U.S. mail to the property owner which stated that during an inspection on July 25, 2023 violations of the Vallejo Municipal Code had been observed and documented. Specifically, the Warning Notice detailed that the building was vacant, had broken windows and boards that were unpainted as well as overgrown weeds and vegetation (VMC 7.54.030 A, C, K) 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 August 29, 2023. On August 11, 2023, a complaint was received via email to Code Enforcement that squatters had broken into the property.

On September 12, 2023, after the deadline listed in the Warning Notice, Code Officer Sophia Valenti re-inspected the property and documented that no progress was made and now the alley side fence was starting to fall over. She verified property ownership on RealQuest and issued a Notice of Violation by regular and certified U.S. mail on September 12, 2023, to the property owner. The Notice of Violation provided a deadline for the property owner to remediate the detailed violations by October 16, 2023. The appeal deadline for the Notice of Violation is within thirty (30) days of the effective date of the notice which was October 12, 2023. No appeal was received for this Notice of Violation.

On September 14, 2023, Code Officer Valenti went to the property and posted the Notice of Violation. On October 24, 2023, after the deadline listed in the Notice of Violation, Code Officer Valenti re-inspected the property and documented that no progress was made at the property. She verified property ownership on RealQuest and issued a First Administrative Citation by regular and certified U.S. mail on October 24, 2023 to the property owner. The First Administrative Citation provided a deadline for the property owner to remediate the detailed violations by December 4, 2023. On October 27, 2023 Code Officer Valenti went to the property and posted the First Administrative Citation. There was an individual that appeared to be either deceased or medically unwell on the front porch. VPD Dispatch was called to do a wellness check.

The appeal deadline for the First Administrative Citation is within thirty (30) days of the effective date of the notice which was November 24, 2023. No appeal was received for the First Administrative Citation. On December 6, 2023, after the deadline listed in the First Administrative Citation, Code Officer Valenti re-inspected the property and documented that the property had fallen into worse shape. The fence on Quincy Alley had broken more and now the backyard was visible as well. More trash had been dumped along the alley side where the fence was missing as well. A squatter was exiting the rear of the property during the inspection and released the dog from its leash which allowed it to run and jump at the code officer's vehicle. The windows were closed, keeping the officer safe. Code Officer Valenti verified property ownership on RealQuest and issued a Second Administrative Citation by regular and certified U.S. mail on December 6, 2023. The Second Administrative Citation provided a deadline for the property owner to remediate the detailed violations by January 11, 2024.

The appeal deadline for the Second Administrative Citation is within thirty (30) days of the effective date of the notice which was January 6, 2024. No appeal was received for the Second Administrative Citation.

On December 12, 2023, Code Officer Valenti went to the property and posted the Second Administrative Citation.

On December 21, 2023, Assistant City Attorney Kristoffer Jacob sent a Nuisance Letter to the property owner via first class and regular mail.

On January 13, 2024, Mr. Jacob contacted the property owner via email to provide the Nuisance Letter and give the deadline of January 19, 2024 to contact him to discuss.

On January 23, 2024, after the deadline listed in the Second Administrative Citation, Code Officer Valenti re-inspected the property and documented that no improvements from previous months were made to the property and that new trash had accumulated on the front porch of the property indicating someone was sleeping there. She verified property ownership on RealQuest and issued a Third Administrative Citation by regular and certified U.S. mail on January 23, 2024 to the property owner. The Third Administrative Citation provided a deadline for the property owner to remediate the detailed violations by March 1, 2024.

On January 24, 2024, Code Officer Valenti provided via email to the property owner the previous violation letters as requested by the property owner.

On February 6, 2024, Code Officer Valenti posted a Notice and Order at the property.

On February 15, 2024, Code Officer Valenti and Mr. Jacob met with Property Owner Rubin-Brown, her partner, and her Contractor to go over the violations, how to abate them and what kind of drawings to bring with her meeting with the Building Division the following Thursday to get started on the permit process. Code Officer Valenti explained that starting the permit process shows a good faith effort of getting the property ready for rehabilitation.

Ms. Rubin-Brown had started erecting a new fence that appeared to be over the height maximum for the location and Code Officer Valenti referred her to the Planning Division before she performed additional fencing. On the same day, Ms. Rubin-Brown emailed Administrative Analyst Karen Ang requesting a payment plan.

On February 21, 2024, the payment plan along with an invoice summary breaking down the fines owed were e-mailed to the property owner. Property Owner Rubin-Brown replied on the same day stating that she would not be able to afford the approximately \$700 monthly payments and requested a reduction.

On February 26, 2024, Analyst Ang met with Code Manager Yoo to review the property owner's request and the request was approved to extend the plan to two years (24 months) instead of one year (12 months) which would result in \$342.50 per month for 23 months and \$342.35 for the final (24th) month. The first month's payment would be due on March 15, 2024. This information was e-mailed to the Property Owner immediately after the meeting.

On February 27, 2024, Ms. Rubin-Brown visited our office and requested a copy of all notices that were sent out for this case which Analyst Ang then processed as a public records request via the *NextRequest* website.

On February 29, 2024, Ms. Rubin-Brown submitted an appeal for the Third Administrative Citation which was accepted per Code Manager Yoo past the regular appeals time period due to the delayed staff response to the property owner's request for an extended payment plan.

The appeal request form was approved and appeal fee waiver form was granted by Code Manager Yoo on March 5, 2024. A Regular Hearing Notice was sent on March 6, 2024 by regular and certified U.S. mail to the address on record for the property owner, but not to mailing address provided by the appellant on the appeal request form.

A hearing on the appeal of Case # CE23-0740 was held on March 28, 2024. The appellant failed to appear either in person or via Zoom. The Board found the appellant had waived her right to appeal pursuant to Vallejo Municipal Code Section 7.54.100.G, which provides as follows:

“Failure of the appellant to appear at the hearing shall constitute a waiver of his or her right to an administrative hearing.”

After the hearing, upon review of the appeal request form, staff discovered it had not sent the Hearing Notice to appellant's mailing address. She was contacted by the City Attorney's Office and informed that the appeal hearing would be rescheduled. On April 3, 2024, a Rescheduled Hearing Notice was sent by regular and certified U.S. mail to the property owner's mailing address provided on the appeal hearing application and to a more recent address provided via e-mail by the appellant.

It is the recommendation of the Code Enforcement Division that the Board uphold the Third Administrative Citation and related fines and direct that the owner bring the property into compliance within 30 days from this hearing. The appeal period for the first and second Administrative Citation fines passed with no timely appeal and those fines are due.

LIST OF INSPECTION DATES

INSPECTION DATE	INSPECTION TYPE	STAFF NAME
7/25/2023	Initial Inspection (Warning Notice issued 7/25/2023 <i>via regular & certified mail</i>)	Orlando Givens
9/12/2023	Re-inspection (Notice of Violation issued 9/12/2023 <i>via regular & certified mail</i>)	Sophia Valenti

9/14/2023	Notice of Violation Posted on Subject Property	Sophia Valenti
10/24/2023	Re-inspection (First Administrative Citation issued 10/24/2023 <i>via regular & certified mail</i>)	Sophia Valenti
10/27/2023	First Administrative Citation Posted	Sophia Valenti
12/6/2023	Re-inspection (Second Administrative Citation issued 12/6/2023 <i>via regular & certified mail</i>)	Sophia Valenti
12/12/23	Second Administrative Citation Posted on Subject Property	Sophia Valenti
1/23/2024	Re-inspection (Third Administrative Citation issued 1/23/2024 <i>via regular & certified mail</i>)	Sophia Valenti

ATTACHMENTS

1. Initial Inspection photos dated 7/25/2023
2. PropertyRadar Report dated 7/25/2023
3. Warning Notice issued 7/25/2023
4. Re-inspection photos dated 9/12/2023
5. RealQuest Report dated 9/12/2023
6. Notice of Violation issued 9/12/2023
7. Notice of Violation posting photos 9/14/2023
8. Re-inspection photos dated 10/24/2023
9. RealQuest Report dated 10/24/2023
10. First Administrative Citation issued 10/24/2023
11. First Administrative Citation posting photos dated 10/27/2023
12. Re-inspection photos dated 12/6/2023
13. RealQuest Report dated 12/6/2023
14. Second Administrative Citation issued 12/6/2023
15. Second Administrative Citation posting dated 12/12/2023
16. Nuisance Letter dated 12/21/2023
17. Email dated 1/13/2024
18. Re-inspection photos dated 1/23/2024
19. RealQuest Report dated 1/23/2024
20. Third Administrative Citation issued 1/23/2024
21. Email dated 1/24/2024
22. Notice and Order posting photos dated 2/6/2024
23. Property Meeting photos dated 2/15/2024
24. Invoice Summary dated 2/21/2024
25. Payment Plan dated 2/21/2024
26. Extended Payment Plan dated 2/26/2024
27. NextRequest Website Request #24-203 print-out dated 2/27/2024
28. Approved Appeal Hearing Application dated 3/5/2024
29. Regular Hearing Notice dated 3/6/2024
30. Rescheduled Hearing Notice dated 4/3/2024

ATTACHMENT 1













ATTACHMENT 2

1615 SUTTER ST, VALLEJO, CA 94590

Property Details

Type	SFR	Advanced Type	Single Family Residence	County	SOLANO
Year Built	1922	Zoning		APN	0056-075-160
Beds	2	Units	1	Radar ID	P1152651
Baths	1	Rooms	5	Subdivision	VALLEJO
Sq Ft	1,054	Garage	Yes / 1	Census	2515
Lot Sq Ft	3,333	Pool	No	Tract	
Lot Acres	0.08	Fireplace	Yes	Lot	7
Stories	1	HVAC	Yes		
Legal	VALLEJO CITY BLOCK 465 LOT 7 RS 13 51 PCL A LOT 8 POR				

Tax Assessment

Total Value	\$352,142	Year Assessed	2022
Land Value	\$89,349	Annual Taxes	\$4,822
Improvements	\$262,793	Est. Tax Rate	1.4%
Owner Exempt	Yes	Tax Rate Area	007000

Market Value and Rent

Estimated Value	\$299,000	\$284/sf	as of 7/6/2023	63% confidence
Comp. Sales	\$402,414	\$382/sf	as of Today	\$135k - \$485k
Comp. Listings	\$495,039	\$470/sf	as of Today	\$389k - \$599k
HUD FM Rent	\$1,589	\$1.51/sf		

Transaction History (Current Owner)

Type	#	Date	Doc#	Party	Name	Amount
Grant Deed		4/17/2019	22225	Seller	BOHL KEVIN	\$335,000
Market				Buyer	RUBIN-BROWN CARE	
Loan	1	4/17/2019	22226	Borrower	RUBIN-BROWN CARE	\$328,932
PMoney				Lender	UNITED WHOLESALE	
- Loan Mod		9/28/2021	101422	Grantor	RUBIN-BROWN CARE	\$354,384
				Grantee	LAKEVIEW LN SERIK	
- Loan Mod		3/18/2022	20277	Grantor	RUBIN-BROWN CARE	\$268,703
				Grantee	LAKEVIEW LN SERIK	
- Assignment		10/25/2022	68536	Grantor	RUBIN-BROWN, CARE	\$328,932
				Grantee	LAKEVIEW LN SERIK	
- NOD		7/18/2023	30446	Grantor	CAREN RUBIN-BROW	\$20,144
				Grantee	TRUSTEE CORPS	
Mechanics Lien	2r	2/8/2022	10083	Defendant	RUBIN-BROWN CARE	\$4,238
				Plaintiff	EMERGENCY CONST	
Loan	2	3/18/2022	20278	Borrower	RUBIN-BROWN CARE	\$88,291
CashOut				Lender	SECRETARY/HSNG &	
Mechanics Lien	3	3/16/2023	10821	Defendant	RUBIN-BROWN CARE	\$8,024
				Plaintiff	VINE ELECTRIC INC	



Status

Est. Value	\$299,000	Listed for Sale	No
Loan Balance	\$418,084	140%	In Foreclosure
Equity	-\$119,084	-40%	Owner Occupied

Ownership & Mailing Address

Transfer Date	4/17/2019	RUBIN-BROWN, CAREN
Purchase Amt	\$335,000	1615 SUTTER ST
Down Payment	\$6,068	VALLEJO, CA 94590
Transfer Type	Market	

Listing History

Type	Status	As Of	DOM	Price
For Sale - Short Sale	Withdrawn	4/29/2023	50	\$290,000
For Sale - Market	Sold	4/17/2019	68	\$335,000
For Sale - Market	Sold	6/5/2015		\$125,000

Foreclosure Details

Stage	Preforeclosure	Lis Pendens	
		Type	
TS #	CA07000559-23-1	Case #	
Sale Date		Sale Time	
Sale Place			
Postponed For			
Orig Sale Date		Prior Sale Date	
Published Bid			
Opening Bid		Winning Bid	
Default Date	7/17/2023	Default Amt	\$20,144
LOAN			
Recorded On	4/17/2019	Doc #	22226
Amount	\$328,932	Position	1
Lender	UNITED WHOLESALE MORTGAGE	Lender Address	
Lender City, St, Zip		Lender Phone	
NOTICE			
Recorded On	7/18/2023	Doc #	30446
Notice Book #		Notice Page #	
Trustee	TRUSTEE CORPS	Trustee	17100
		Address	GILLETTE AVE
Trustee City, St, Zip	IRVINE, CA 92614	Trustee Phone	949-252-8300
Attorney		Attorney Phone	

ATTACHMENT 3



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

7/25/2023

RUBIN-BROWN CAREN
1615 SUTTER ST
VALLEJO, CA 94590

WN / CE23-0740 / 1615 SUTTER STREET / DONG M. YOO

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.: CE23-0740
PARCEL NO.: 0056075160
LOCATION: 1615 SUTTER 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 7/25/2023** and it was noted that the conditions that exist on the subject property constitute an unlawful public nuisance as defined in Vallejo Municipal Code Chapter 7.54 (Property Maintenance Ordinance). The following unlawful property violations, as stated in Section 7.54.030, are found to exist:

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

Section 7.54.030 A. Prohibits vacant and/or unsecured buildings. Rehabilitate and/or prepare the property for occupancy. Secure the building to prevent illegal entry.

Section 7.54.030 C. Prohibits windows with broken glass or no glass.

Replace all broken windows. paint the boards covering the windows and the door as same color as the building.

Section 7.54.030 K. Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation. Cut and remove all overgrown weeds and vegetation on the property, along the sidewalk and along the alley.

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 8/29/2023 will result in the issuance of a written Notice of Violation and imposition of an administrative charge of \$409.51, 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: \$283.26, 2nd Citation: \$566.52, 3rd and subsequent Citations: \$850.84 - *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 \$409.51 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,



Dong M. Yoo
Senior Code Enforcement Officer
(707) 648-4389
Dong.yoo@cityofvallejo.net



CITY OF VALLEJO
Code Enforcement Division
555 Santa Clara Street
Vallejo, California 94590



US POSTAGE



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02 4W
0000388109 JUL 28 2023



NR

RUBIN-BROWN CAREN
1615 SUTTER ST
VALLEJO, CA 94590

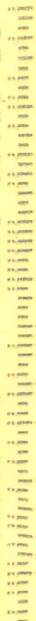
WN / CE23-0740 / 1615 SUTTER STREET / DONG MA YUO

94590-0740-0740

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RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 94590593999 *0305-03920-28-41



USPS CERTIFIED MAIL™

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Code Enforcement Division

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simplecertifiedmail.com



USPS CERTIFIED MAIL™

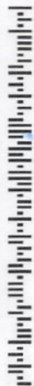
Code Enforcement Division
555 SANTA CLARA STREET
VALLEJO CA 94590

WN 1615 SUTTER ST
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USPS CERTIFIED MAIL™



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RUBIN -BROWN CAREN
1615 SUTTER ST
VALLEJO CA 94590-442

US POSTAGE AND FEES PAID

2023-07-28

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RETURN TO SENDER
VACANT
UNABLE TO FORWARD

BC: 94590592255

*0305-03803-28-41

94590>5922



ATTACHMENT 4



09/12/2023 09:57





09/12/2023 09:57



09/12/2023 09:57



09/12/2023 09:57

ATTACHMENT 5

Property Detail Report

For Property Located At :

1615 SUTTER ST, VALLEJO, CA 94590-4424



CoreLogic

RealQuest Professional

Owner Information

Owner Name: RUBIN-BROWN CAREN
Mailing Address: 1615 SUTTER ST, VALLEJO CA 94590-4424 C006
Vesting Codes: / /

Location Information

Legal Description: VALLEJO CITY BLOCK 465 LOT 7 RS 13 51 PCL A LOT 8 POR
County: SOLANO, CA APN: 0056-075-160
Census Tract / Block: 2515.00 / 2 Alternate APN:
Township-Range-Sect: Subdivision: VALLEJO
Legal Book/Page: Map Reference: 134-E2 /
Legal Lot: 7 Tract #:
Legal Block: 465 School District: VALLEJO BASIC
Market Area: School District Name: VALLEJO BASIC
Neighbor Code: Munic/Township: VALLEJO

Owner Transfer Information

Recording/Sale Date: / Deed Type:
Sale Price: 1st Mtg Document #:
Document #:

Last Market Sale Information

Recording/Sale Date: 04/17/2019 / 04/11/2019 1st Mtg Amount/Type: \$328,932 / FHA
Sale Price: \$335,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: 22226
Document #: 22225 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$317.84
New Construction: Multi/Split Sale:
Title Company: FIDELITY NATIONAL TITLE CO
Lender: UNITED WHOLESALE MTG
Seller Name: BOHL KEVIN

Prior Sale Information

Prior Rec/Sale Date: 06/05/2015 / 06/05/2015 Prior Lender:
Prior Sale Price: \$125,000 Prior 1st Mtg Amt/Type: \$125,000 / PRIVATE PARTY
Prior Doc Number: 49566 Prior 1st Mtg Rate/Type: /
Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area: 1,054	Parking Type: GARAGE	Construction:
Living Area: 1,054	Garage Area: 180	Heat Type: CENTRAL
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms: 5	Basement Area:	Patio Type:
Bedrooms: 2	Finish Bsmnt Area:	Pool:
Bath(F/H): 1 /	Basement Type:	Air Cond: CENTRAL
Year Built / Eff: 1922 /	Roof Type:	Style:
Fireplace: Y / 1	Foundation:	Quality: AVERAGE
# of Stories: 1	Roof Material:	Condition:
Other Improvements: LAUNDRY ROOM		

Site Information

Zoning:	Acres: 0.08	County Use: IMPR SINGL FAM RESID (1000)
Lot Area: 3,333	Lot Width/Depth: x	State Use:
Land Use: SFR	Res/Comm Units: /	Water Type:
Site Influence:		Sewer Type:

Tax Information

Total Value:	\$359,183	Assessed Year:	2023	Property Tax:	\$4,822.02
Land Value:	\$91,135	Improved %:	75%	Tax Area:	007000
Improvement Value:	\$268,048	Tax Year:	2022	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$352,183				

ATTACHMENT 6

9/12/2023

RUBIN-BROWN CAREN
1615 SUTTER ST
VALLEJO, CA 94590

NOV / CE23-0740 / 1615 SUTTER STREET / SOPHIA VALENTI

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.: CE23-0740
PARCEL NO.: 0056075160
LOCATION: 1615 SUTTER STREET

You are hereby notified that a **reinspection was performed on 9/12/2023** and the violation(s) was not abated within the time limit specified in the Warning Notice and therefore a **\$409.51 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) **must be corrected by 10/16/2023 or additional fines and/or fees will be added (please refer to "Consequences of Not Abating" section of this notice).**

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



Section 7.54.030 A. Prohibits vacant and/or unsecured buildings. Rehabilitate and/or prepare the property for occupancy. **Secure the building to prevent illegal entry.**

Section 7.54.030 C. Prohibits windows with broken glass or no glass. **Replace all broken windows. paint the boards covering the windows and the door as same color as the building.**

Section 7.54.030 K. Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation. **Cut and remove all overgrown weeds and vegetation on the property, along the sidewalk and along the alley.**

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 \$409.51, as established by resolution by the City Council, is now owed to the City pursuant to Section 7.54.140 of the Vallejo Municipal Code payable thirty (30) days of the effective date of this notice. Any property owner who fails to pay the administrative charges or abatement costs including incidental costs owed to the City shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount. Legal action may include costs and/or charges being lien 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. The cashier does not accept card payments. All other forms of payment are accepted by the cashier along with this notice. 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 **CE23-0740** 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 10/16/2023, the following action(s) may be taken:

Administrative Citation: 1st Citation \$283.26, 2nd Citation \$566.52, 3rd and subsequent Citations \$850.84 - *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,

SOPHIA VALENTI
Code Enforcement Officer
(707) 645-2629
Sophia.Valenti@cityofvallejo.net



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

NOTICE OF VIOLATION APPEALS PROCESS – Please read if you wish to appeal this notice

Any property owner may appeal the Notice of Violation and may request a hearing before the Code Enforcement Appeals Board (Board) as follows:

1. An appeal form shall be obtained from the 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 \$509.23, as established by resolution by the City Council, or a request for an appeal fee waiver form.** Both forms are available online at <https://www.cityofvallejo.net/cms/One.aspx?portalId=16925451&pageId=19486567>, or you may contact Code Enforcement to request pick up or have the forms sent to you via email or regular mail.
2. Only after the completed appeal form has been submitted 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/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.

ATTACHMENT 7

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

9/12/2023

RUBIN-BROWN CAREN
1615 SUTTER ST.
VALLEJO, CA 94590

X01V/CE23-0740 / 1615 SUTTER STREET / SOPHIA VALENTI

NOTICE OF VIOLATION

Start via certified mail to the property owner at the address shown on the county's last property tax assessment roll or to any other address known for the property owner. The failure of any person 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.: CE23-0740
PARCEL NO.: 0056075160
LOCATION: 1615 SUTTER STREET

You are hereby notified that a reinspection was performed on 9/12/2023 and the violation(s) was not abated within the time limit specified in the Warning Notice and therefore a **\$400.00** 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) must be corrected by 10/15/2023 or additional fines and/or fees will be added (please refer to "Consequences of Not Abating" section of this notice).

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



Section 7.54.030 A. Prohibits vacant and/or unsecured buildings. Rehabilitate and/or prepare the property for occupancy. Secure the building to prevent illegal entry.

Section 7.54.030 C. Prohibits windows with broken glass or no glass. Replace all broken windows. Paint the boards covering the windows and the door as same color as the building.

Section 7.54.030 K. Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation. Cut and remove all overgrown weeds and vegetation on the property, along the sidewalk and along the alley.

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.

Notice of Violation
CE23-0740 / 1615 SUTTER STREET / SOPHIA VALENTI

Revised [07/19/2023]

09/14/2023 11:35

1615

09/14/2023 11:35



ATTACHMENT 8

1615

10/24/2023 09:56

10/24/2023 09:56





10/24/2023 09:56

10/24/2023 09:56





10/24/2023 09:56

ATTACHMENT 9

Property Detail Report

For Property Located At :

1615 SUTTER ST, VALLEJO, CA 94590-4424



Owner Information

Owner Name: RUBIN-BROWN CAREN
Mailing Address: 1615 SUTTER ST, VALLEJO CA 94590-4424 C006
Vesting Codes: //

Location Information

Legal Description: VALLEJO CITY BLOCK 465 LOT 7 RS 13 51 PCL A LOT 8 POR
County: SOLANO, CA APN: 0056-075-160
Census Tract / Block: 2515.00 / 2 Alternate APN:
Township-Range-Sect: Subdivision: VALLEJO
Legal Book/Page: Map Reference: 134-E2 /
Legal Lot: 7 Tract #:
Legal Block: 465 School District: VALLEJO BASIC
Market Area: School District Name: VALLEJO BASIC
Neighbor Code: Munic/Township: VALLEJO

Owner Transfer Information

Recording/Sale Date: / Deed Type:
Sale Price: 1st Mtg Document #:
Document #:

Last Market Sale Information

Recording/Sale Date: 04/17/2019 / 04/11/2019 1st Mtg Amount/Type: \$328,932 / FHA
Sale Price: \$335,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: 22226
Document #: 22225 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$317.84
New Construction: Multi/Split Sale:
Title Company: FIDELITY NATIONAL TITLE CO
Lender: UNITED WHOLESALE MTG
Seller Name: BOHL KEVIN

Prior Sale Information

Prior Rec/Sale Date: 06/05/2015 / 06/05/2015 Prior Lender:
Prior Sale Price: \$125,000 Prior 1st Mtg Amt/Type: \$125,000 / PRIVATE PARTY
Prior Doc Number: 49566 Prior 1st Mtg Rate/Type: /
Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area: 1,054	Parking Type: GARAGE	Construction:
Living Area: 1,054	Garage Area: 180	Heat Type: CENTRAL
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms: 5	Basement Area:	Patio Type:
Bedrooms: 2	Finish Bsmnt Area:	Pool:
Bath(F/H): 1 /	Basement Type:	Air Cond: CENTRAL
Year Built / Eff: 1922 /	Roof Type:	Style:
Fireplace: Y / 1	Foundation:	Quality: AVERAGE
# of Stories: 1	Roof Material:	Condition:
Other Improvements: LAUNDRY ROOM		

Site Information

Zoning: Acres: 0.08 County Use: IMPR SINGL FAM RESID (1000)
Lot Area: 3,333 Lot Width/Depth: x State Use:
Land Use: SFR Res/Comm Units: / Water Type:
Site Influence: Sewer Type:

Tax Information

Total Value:	\$359,183	Assessed Year:	2023	Property Tax:	\$4,822.02
Land Value:	\$91,135	Improved %:	75%	Tax Area:	007000
Improvement Value:	\$268,048	Tax Year:	2022	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$352,183				

ATTACHMENT 10

Administrative Citation

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

PERSON CITED:

RUBIN-BROWN CAREN

CASE #: CE23-0740

VIOLATION ADDRESS:

1615 SUTTER STREET

PARCEL #:

0056075160

MAILING ADDRESS:

1615 SUTTER STREET, VALLEJO CA 94590

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 12/4/2023. 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
	 Section 7.54.030 A. Prohibits vacant and/or unsecured buildings. Rehabilitate and/or prepare the property for occupancy. Secure the building to prevent illegal entry. Section 7.54.030 C. Prohibits windows with broken glass or no glass. Replace all broken windows. paint the boards covering the windows and the door as same color as the building. Section 7.54.030 K. Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation. Cut and remove all overgrown weeds and vegetation on the property, along the sidewalk and along the alley.
\$283.26	
\$283.26	
\$283.26	

\$283.26	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.
\$1,133.04	<i>(see reverse side for payment and appeal instructions)</i>

Date and time violation was observed: 10/24/23
Citation Date: 10/24/23

Issuing Officer: SOPHIA VALENTI

Signature:



1Citing 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 \$283.26, 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.

ATTACHMENT 11



ATTACHMENT 12































ATTACHMENT 13

Property Detail Report

For Property Located At :

1615 SUTTER ST, VALLEJO, CA 94590-4424



Owner Information

Owner Name: RUBIN-BROWN CAREN
Mailing Address: 1615 SUTTER ST, VALLEJO CA 94590-4424 C006
Vesting Codes: / /

Location Information

Legal Description: VALLEJO CITY BLOCK 465 LOT 7 RS 13 51 PCL A LOT 8 POR
County: SOLANO, CA APN: 0056-075-160
Census Tract / Block: 2515.00 / 2 Alternate APN:
Township-Range-Sect: Subdivision: VALLEJO
Legal Book/Page: Map Reference: 134-E2 /
Legal Lot: 7 Tract #:
Legal Block: 465 School District: VALLEJO BASIC
Market Area: School District Name: VALLEJO BASIC
Neighbor Code: Munic/Township: VALLEJO

Owner Transfer Information

Recording/Sale Date: / Deed Type:
Sale Price: 1st Mtg Document #:
Document #:

Last Market Sale Information

Recording/Sale Date: 04/17/2019 / 04/11/2019 1st Mtg Amount/Type: \$328,932 / FHA
Sale Price: \$335,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: 22226
Document #: 22225 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$317.84
New Construction: Multi/Split Sale:
Title Company: FIDELITY NATIONAL TITLE CO
Lender: UNITED WHOLESale MTG
Seller Name: BOHL KEVIN

Prior Sale Information

Prior Rec/Sale Date: 06/05/2015 / 06/05/2015 Prior Lender:
Prior Sale Price: \$125,000 Prior 1st Mtg Amt/Type: \$125,000 / PRIVATE PARTY
Prior Doc Number: 49566 Prior 1st Mtg Rate/Type: /
Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area: 1,054	Parking Type: GARAGE	Construction:
Living Area: 1,054	Garage Area: 180	Heat Type: CENTRAL
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms: 5	Basement Area:	Patio Type:
Bedrooms: 2	Finish Bsmnt Area:	Pool:
Bath(F/H): 1 /	Basement Type:	Air Cond: CENTRAL
Year Built / Eff: 1922 /	Roof Type:	Style:
Fireplace: Y / 1	Foundation:	Quality: AVERAGE
# of Stories: 1	Roof Material:	Condition:
Other Improvements: LAUNDRY ROOM		

Site Information

Zoning:	Acres: 0.08	County Use: IMPR SINGL FAM RESID (1000)
Lot Area: 3,333	Lot Width/Depth: x	State Use:
Land Use: SFR	Res/Comm Units: /	Water Type:
Site Influence:		Sewer Type:

Tax Information

Total Value:	\$359,183	Assessed Year:	2023	Property Tax:	\$4,822.02
Land Value:	\$91,135	Improved %:	75%	Tax Area:	007000
Improvement Value:	\$268,048	Tax Year:	2022	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$352,183				

ATTACHMENT 14

Administrative Citation

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

PERSON CITED:

RUBIN-BROWN CAREN

CASE #: CE23-0740

VIOLATION ADDRESS:

1615 SUTTER STREET

PARCEL #:

0056075160

MAILING ADDRESS:

1615 SUTTER STREET, VALLEJO CA 94590

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by **1/11/2024**. Other enforcement action may result if compliance is not achieved by the Third Citation.

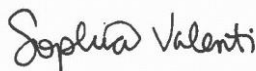
FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
\$566.62	Section 7.54.030 A. Prohibits vacant and/or unsecured buildings. Rehabilitate and/or prepare the property for occupancy. Secure the building to prevent illegal entry.
\$566.62	Section 7.54.030 C. Prohibits windows with broken glass or no glass. Replace all broken windows. paint the boards covering the windows and the door as same color as the building.
\$566.62	Section 7.54.030 K. Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation. Cut and remove all overgrown weeds and vegetation on the property, along the sidewalk and along the alley.
\$566.62	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.
	
\$2,266.08	(see reverse side for payment and appeal instructions)

Date and time violation was observed: 12/6/23

Citation Date: 12/6/23

Issuing Officer: SOPHIA VALENTI

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 \$283.26, 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.

ATTACHMENT 15



ATTACHMENT 16



City Attorney's Office • 555 Santa Clara Street • Vallejo • CA • 94590 • 707.648.4545

December 21, 2023

VIA U.S. FIRST CLASS MAIL

Caren Rubin-Brown

1615 Sutter Street

Vallejo, CA 94590

RE: Nuisance at 1615 Sutter Street, Vallejo, California 94590

Dear Caren Rubin-Brown:

Please be on notice that the City of Vallejo ("City") is placing **1615 Sutter Street, Vallejo, California 94590** ("Property") in the City's Nuisance Action List in response to nuisance conditions on the Property. Please review the information below and contact me at (707) 648-4147 by **5:00 p.m. on January 5, 2024**, to discuss the actions you will be taking to abate the nuisance conditions on the Property.

A. Nuisance Conditions

The Property is in violation of the following sections of the Vallejo Municipal Code ("VMC"):

- VMC § 7.54.030(A): Prohibits vacant and/or unsecured buildings;
- VMC § 7.54.030(C): Prohibits windows with broken glass or no glass;
- VMC § 7.54.030(K): Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation;
- VMC § 7.54.030(M): Prohibits any wall, fence or hedge maintained in a condition of deterioration or disrepair as to constitute a hazard to persons on property; and
- VMC § 7.54.030(S): Prohibits maintenance of property in such a manner as to constitute a public nuisance.

The above-described conditions at the Property are negatively impacting the surrounding community and preventing neighboring property owners from using and enjoying their own

property as they otherwise would. The conditions are also causing a considerable amount of limited municipal resources to be repeatedly directed to the Property.

The Property has maintained nuisance conditions as early as July 2023, when Code Enforcement mailed you a Warning Notice in Case No. CE23-0740. You have not only failed to abate any of the violations but allowed the conditions to get worse to the detriment of public safety and welfare. The Property has now become a source of blight for the community.

B. Abating the Nuisance

There are numerous ways to address the nuisance conditions on the Property. The following are a few suggestions for you to consider:

- Secure the building to prevent illegal entry;
- Replace all broken windows, paint the boards covering the windows and the door of the building;
- Cut and remove all overgrown weeds and vegetation on the property, as well as along the sidewalk and alley;
- Repair, replace or remove the deteriorate fence;
- Remove all junk and debris maintained in the front, rear, and side yards or otherwise visible to the public;
- Correct all property maintenance violations and maintain the property so that such violations do not repeatedly occur;
- Sell or rent the Property to someone who will use it in a productive manner; and
- Take responsibility for your property and contribute to improving the quality of life in the neighborhood.

The list above represents only suggested actions to address the problem. You may need to take additional actions to adequately abate the nuisance conditions.

C. Failure to Abate the Nuisance

If the nuisance conditions persist, the City may take legal action to correct the various conditions. The City may seek the appointment of a Health and Safety Receiver under Health and Safety Code § 17980.7. The City may also elect to file a civil lawsuit against you under California Civil Code § 3480 (Public Nuisance). Those laws authorize the City to bring a lawsuit against the

owner of the property where a public nuisance is occurring, regardless of whether or not the owner currently lives on the property or is complicit in the activity. Such a lawsuit would also include tenants and frequent guests.

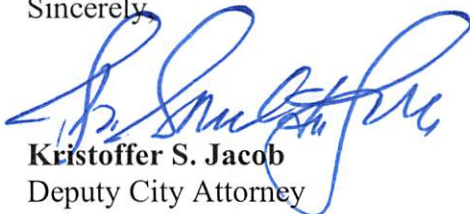
In such a lawsuit, the reputation of the property in the community is admissible. Once a judge determines that one or more of the above statutes was violated, your rights, and the use of the property may be severely affected. The property could be boarded up and ordered not to be used for any purpose for one year. In addition, the law provides harsh financial ramifications, including a civil fine of up to \$25,000.00, in addition to paying the City's attorneys' fees and the police costs of investigation, which may be substantial.

D. Summary

It is as important to the public health, safety and welfare of the community that you abate the nuisance-creating behaviors and the nuisance-creating physical conditions. The City requests that you take action to abate any nuisance conditions present on the Property and take further action to ensure such activity does not reoccur.

Please contact me at (707) 648-4147 by 5:00 p.m. on January 5, 2024, to discuss the activity at the property, and the steps you have taken or will be taking to address the nuisance.

Sincerely,



Kristoffer S. Jacob
Deputy City Attorney

cc: Sophia Valenti, Code Enforcement Officer

ATTACHMENT 17

From: [Caren R](#)
To: [Sophia Valenti](#)
Cc: [Kristoffer Jacob](#); [Karen Ang](#); [Kim Marcelo](#)
Subject: Re: Nuisance at 1615 Sutter Street
Date: Saturday, January 20, 2024 6:25:44 PM

This Message Is From an External Sender

This message came from outside your organization.

Thank you, Sophia.

Kristoffer: I spoke with my contractor today and he is expected to go by the house this week. Please let me know the date of the inspection so we can plan accordingly.

On Fri, Jan 19, 2024, 9:05 AM Sophia Valenti <Sophia.Valenti@cityofvallejo.net> wrote:

Hello Caren,

Yes I can email you in addition to the US mail copies we still are required to send out for any future correspondence about the case/s on your property at 1615 Sutter Street.

Thank you.

Best Regards,

Sophia Valenti

Code Enforcement Officer

City of Vallejo | Planning & Development Services

Code Enforcement Division

(707)645-2629 | Sophia.Valenti@cityofvallejo.net

Operating Hours: Monday-Thursday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Caren R <crubinbrown@gmail.com>
Sent: Thursday, January 18, 2024 11:45 AM
To: Kristoffer Jacob <Kristoffer.Jacob@cityofvallejo.net>; Karen Ang <Karen.Ang@cityofvallejo.net>; Sophia Valenti <Sophia.Valenti@cityofvallejo.net>
Cc: Kim Marcelo <Kim.Marcelo@cityofvallejo.net>
Subject: Re: Nuisance at 1615 Sutter Street

This Message Is From an External Sender

This message came from outside your organization.

Hi Kristoffer,

I never received any of these notices until you emailed me but all other mail has been forwarded to my address per USPS records. I will need to speak with my contractor first and apprise him of the latest details you e provided me. Also, please provide me with the date of inspection, if it has been scheduled prior to the date of the physical appearance of the inspector. I'll await those details.

Per Kristoffer's advice, Sophia and Karen, can you please email me any future code violations as I do not receive mail at my property 1615 Sutter st so that I may pass this information along to my contractor?

Thank you,

Caren Rubin-Brown

On Fri, Jan 19, 2024, 4:24 AM Kristoffer Jacob <Kristoffer.Jacob@cityofvallejo.net> wrote:

Ms. Rubin-Brown,

Thank you for the itinerary confirming your return.

Having your contractor inspect the property and perform any necessary work are good initial steps to abate the violations on the property. Please provide me with your contractor's contact information, so that I can reach out to him to confirm any anticipated work on the property. Do you have a timeframe when you intend to have your contractor assess the conditions on the property? Please also let me know when I should reach out to your contractor, presumably after you've advised him that a City of Vallejo employee will reach out to him to speak with him about the conditions on the property.

The City is moving "swiftly" on your property because of the existing conditions on your property. City records indicate that Code Enforcement mailed you notice of the violations as early as July 25, 2023. And, it seems as though contrary to your claim, USPS does not have a forwarding address for you because all the notices were returned as undeliverable. Nonetheless, it is your responsibility as the property owner to be generally apprised of the conditions on your property. Code Enforcement also mailed you notice consistent with the Vallejo Municipal Code. Additionally, neighbors have intimated to me that they have continued to apprise you of the conditions on the property but that you have failed to act on their concerns. Thus, the City's action now is the culmination of all prior notices. And, as an aside, your remark how the City is now moving "swiftly" on your property suggests to me that you have not been attending to your property. If you were regularly monitoring the status of your property, you would know how the conditions on your property have significantly deteriorated in the past months.

I understand that you may have frustrations with the lack of assistance from Vallejo Police Department. However, as a public agency, they are not legally required to eject trespassers, nor are they required to act as basically a private security for vacant properties. They may, of course, assist you in ejecting trespassers, but that will depend on the available resources on their end. And, ultimately, as I have highlighted in my previous emails, the property is yours and the onus is on you as the owner of the property to ensure that it is free of violations, including squatters.

As to future notices from the City Attorney's Officer concerning the receivership petition, I will communicate with you here. **However, if you wish to receive future notices from Code Enforcement concerning the specific violations on your property by email, please email Karen.Ang@cityofvallejo.net and Sophia.Valenti@cityofvallejo.net.** Please be advised that your property is up for reinspection next week, so expect a notice of violation or citation from Code Enforcement for the violations on your property.

Kristoffer S. Jacob

Deputy City Attorney

City of Vallejo | City Attorney

555 Santa Clara Street, Third Floor

(707) 648-4147 | kristoffer.jacob@cityofvallejo.net



From: Caren R <crubinbrown@gmail.com>
Sent: Wednesday, January 17, 2024 7:03 PM
To: Kristoffer Jacob <Kristoffer.Jacob@cityofvallejo.net>
Cc: Kim Marcelo <Kim.Marcelo@cityofvallejo.net>
Subject: Re: Nuisance at 1615 Sutter Street

This Message Is From an External Sender

This message came from outside your organization.

And another thing Kristoffer, my wife and I spoke with Hampton Jackson as part of our efforts to remove the trespassers by filing paperwork to which he promptly told us a city ordinance for the police to remove trespassers does not exist. This was in November 2023. You can ask him about it. He'll remember since my wife accused the city of being corrupt. Thereby, I ask again, what can be done if the police do not show to remove trespassers and the city does not enforce no trespassing on private property? The last time I tried to remove trespassers from my property, alone, I was in danger for my life and the police showed up 9 hours later.

On Thu, Jan 18, 2024, 6:29 AM Caren R <crubinbrown@gmail.com> wrote:

Hi Kristoffer

Please let me know the requirements for abating violations of my property to avoid receivership on behalf of the city. You have evidence of my return; what steps can I take in my absence to start the process? Since I am not there, please provide initial first

steps I can take.

Sincerely,

Caren Rubin-Brown

On Thu, Jan 18, 2024, 3:20 AM Caren R <crubinbrown@gmail.com> wrote:

Hi Kristoffer,

Please find evidence of my return attached. Since this is the first notice I've received; I did not receive any prior notices and this notice was backdated to January 5, 2024 although I received it January 13th, I assume the city will continue to send me notices at the time of their drafting to allow my response in an expeditious manner?

I do have a contractor going by my property to see what can be done since I do intend to move back into the property. I can provide you with their contact information once I confirm with him the date he is going to start repairs (re: boarding up the property).

Let me know if you have any other concerns to share. Please confirm receipt of my evidence attached re: my return to the US to abate the violations.

And just curious , is the city moving swiftly on my property because of the election year? It seems rather curious that all my neighbors concerns, and mine, have never been addressed before, but now, suddenly, two months is too long to wait when these violations to my property have happened for 27! Something's afoot. I've secured this property multiple times, have called the police at least 40 times to remove trespassers, and have installed cameras. The crime continues. You have not provided any suggestions for removing trespassers from my property other than a private expense. What can the city do, e.g. law enforcement, to assist home owners in the safeguarding of their properties? I call the police and they don't show. Are private security firms contracted by homeowners the only solution? What are my taxes for then?

Sincerely seeking solutions,

Caren Rubin-Brown

On Thu, Jan 18, 2024, 1:51 AM Kristoffer Jacob
<Kristoffer.Jacob@cityofvallejo.net> wrote:

Ms. Rubin-Brown,

Thank you for the information.

However, I am not inclined on putting a hold on the City's intent to place this property on receivership. I drove by the property earlier today and the state of the property is truly deplorable, and to ask the community and your neighbors to continue to wait for two more months and to live with the conditions is not acceptable. You were notified of the violations on the property several months ago, and the violations to date remain unabated and have significantly worsened. I therefore ask that you work on addressing the violations promptly and to not wait until your return two months later.

With the above being said, please provide me with evidence that you intend to return to the City to address the violations. This could be in the form of a plane ticket to verify the veracity of your statement. The City is still early on with the receivership process, so the City will need to provide you with several more notices—I will forward the notices to you here so that you are timely apprised of all the City's actions with respect to the receivership petition. If at any time in the process the City is satisfied with your efforts in abating the violations, the City will consider staying the receivership petition.

As to what you can do to address the violations, I understand that this is a reoccurring problem, but it is still your responsibility as the property owner to ensure that your property is free of any violations. I note that the significant and repeated issues seem to be concerning the property being vacant and unsecured, and these conditions have invited squatters. I also note that there appears to be squatters on the property now. Some suggestions to consider would be to board up the property again and to prepare the property for occupation, so that the property will not remain vacant and a target for squatters. You should also consider hiring a property manager to regularly check on the property and to eject any squatters

immediately, rather than allowing the violations to fester for long periods of time.

Kristoffer S. Jacob

Deputy City Attorney

City of Vallejo | City Attorney

555 Santa Clara Street, Third Floor

(707) 648-4147 | kristoffer.jacob@cityofvallejo.net

From: Caren R <crubinbrown@gmail.com>
Sent: Saturday, January 13, 2024 12:50 AM
To: Kristoffer Jacob <Kristoffer.Jacob@cityofvallejo.net>
Cc: Kim Marcelo <Kim.Marcelo@cityofvallejo.net>
Subject: Re: Nuisance at 1615 Sutter Street

This Message Is From an External Sender

This message came from outside your organization.

Hi Kristoffer,

I have received your letter concerning my property at 1615 Sutter st in Vallejo. I am currently out of the country and will be returning to the property to abate these violations on March 17th 2024. I understand the City of Vallejo's position but I have secured this property multiple times and the police fail to respond when I call them to remove trespassers from my property. What is a homeowner to do if the police in this city do not respond to repeated violations and trespassers? Do you have suggestions that can circumvent the lack of police presence in a city like Vallejo where transients contribute to the blight by repeatedly breaking into my secured property? I also went to the district attorney's office to file no trespassing paperwork where I was told that there is no such city ordinance where the police

have to remove trespassers from my property. I then went to the police station on Amador st where they told me they do not remove trespassers from private properties. They told me to ask the district attorney, to which I returned to the office on Santa Clara st and asked them what to do. A lawyer from the D.A. 's office promptly told me the aforementioned city ordinance does not exist and is not enforced. I'm totally open to suggestions.

Who am I to call to report trespassers so I can begin the abatement procedures outlined? If not the police, can you help me with options?

I will be back in Vallejo at the aforementioned date where I plan to fix up the house and move back into it. Please let me know if there are any other questions or concerns you may have. I'm happy to start the process of returning my home to livable condition. You can contact me anytime at this email address.

On Sat, Jan 13, 2024 at 3:04 PM Kristoffer Jacob
<Kristoffer.Jacob@cityofvallejo.net> wrote:

Dear Carin Rubin-Brown:

Attached please find the City of Vallejo's letter concerning nuisance conditions on 1615 Sutter Street. Please review the attached letter and contact me no later than January 19, 2024, to discuss the actions you intend to take to abate the nuisance conditions on the property. My contact information is below.

Thank you.

Kristoffer S. Jacob

Deputy City Attorney

City of Vallejo | City Attorney

555 Santa Clara Street, Third Floor

(707) 648-4147 | kristoffer.jacob@cityofvallejo.net

--

Caren Rubin-Brown
crubinbrown@gmail.com

"The People Are Most Important" -Daisaku Ikeda

ATTACHMENT 18



















ATTACHMENT 19

Property Detail Report

For Property Located At :

1615 SUTTER ST, VALLEJO, CA 94590-4424



Owner Information

Owner Name: RUBIN-BROWN CAREN
Mailing Address: 1615 SUTTER ST, VALLEJO CA 94590-4424 C006
Vesting Codes: //

Location Information

Legal Description: VALLEJO CITY BLOCK 465 LOT 7 RS 13 51 PCL A LOT 8 POR
County: SOLANO, CA APN: 0056-075-160
Census Tract / Block: 2515.00 / 2 Alternate APN:
Township-Range-Sect: Subdivision: VALLEJO
Legal Book/Page: Map Reference: 134-E2 /
Legal Lot: 7 Tract #:
Legal Block: 465 School District: VALLEJO BASIC
Market Area: School District Name: VALLEJO BASIC
Neighbor Code: Munic/Township: VALLEJO

Owner Transfer Information

Recording/Sale Date: / Deed Type:
Sale Price: 1st Mtg Document #:
Document #:

Last Market Sale Information

Recording/Sale Date: 04/17/2019 / 04/11/2019 1st Mtg Amount/Type: \$328,932 / FHA
Sale Price: \$335,000 1st Mtg Int. Rate/Type: /
Sale Type: FULL 1st Mtg Document #: 22226
Document #: 22225 2nd Mtg Amount/Type: /
Deed Type: GRANT DEED 2nd Mtg Int. Rate/Type: /
Transfer Document #: Price Per SqFt: \$317.84
New Construction: Multi/Split Sale:
Title Company: FIDELITY NATIONAL TITLE CO
Lender: UNITED WHOLESale MTG
Seller Name: BOHL KEVIN

Prior Sale Information

Prior Rec/Sale Date: 06/05/2015 / 06/05/2015 Prior Lender:
Prior Sale Price: \$125,000 Prior 1st Mtg Amt/Type: \$125,000 / PRIVATE PARTY
Prior Doc Number: 49566 Prior 1st Mtg Rate/Type: /
Prior Deed Type: GRANT DEED

Property Characteristics

Gross Area: 1,054	Parking Type: GARAGE	Construction:
Living Area: 1,054	Garage Area: 180	Heat Type: CENTRAL
Tot Adj Area:	Garage Capacity:	Exterior wall:
Above Grade:	Parking Spaces:	Porch Type:
Total Rooms: 5	Basement Area:	Patio Type:
Bedrooms: 2	Finish Bsmnt Area:	Pool:
Bath(F/H): 1 /	Basement Type:	Air Cond: CENTRAL
Year Built / Eff: 1922 /	Roof Type:	Style:
Fireplace: Y / 1	Foundation:	Quality: AVERAGE
# of Stories: 1	Roof Material:	Condition:
Other Improvements: LAUNDRY ROOM		

Site Information

Zoning:	Acres: 0.08	County Use: IMPR SINGL FAM RESID (1000)
Lot Area: 3,333	Lot Width/Depth: x	State Use:
Land Use: SFR	Res/Comm Units: /	Water Type:
Site Influence:		Sewer Type:

Tax Information

Total Value:	\$359,183	Assessed Year:	2023	Property Tax:	\$4,822.02
Land Value:	\$91,135	Improved %:	75%	Tax Area:	007000
Improvement Value:	\$268,048	Tax Year:	2022	Tax Exemption:	HOMEOWNER
Total Taxable Value:	\$352,183				

ATTACHMENT 20

Administrative Citation

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

PERSON CITED:

RUBIN-BROWN CAREN

CASE #: CE23-0740

VIOLATION ADDRESS:

1615 SUTTER STREET

PARCEL #:

0056075160

MAILING ADDRESS:

1615 SUTTER STREET, VALLEJO CA 94590

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by **3/1/2024**. 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
\$850.84	Section 7.54.030 A. Prohibits vacant and/or unsecured buildings. Rehabilitate and/or prepare the property for occupancy. Secure the building to prevent illegal entry.
\$850.84	Section 7.54.030 C. Prohibits windows with broken glass or no glass. Replace all broken windows. Paint the boards covering the windows and the door as same color as the building.
\$850.84	Section 7.54.030 K. Prohibits dead, decayed, diseased or otherwise hazardous trees, weeds or overgrown vegetation. Cut and remove all overgrown weeds and vegetation on the property, along the sidewalk and along the alley.
\$850.84	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.
	
\$3,403.36	(see reverse side for payment and appeal instructions)

Date and time violation was observed: 1/23/24

Citation Date: 1/23/24

Issuing Officer: SOPHIA VALENTI

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 \$283.26, 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.

ATTACHMENT 21

From: [Sophia Valenti](#)
To: [Caren R](#)
Cc: [Kristoffer Jacob](#); [Karen Ang](#); [Kim Marcelo](#)
Subject: RE: Nuisance at 1615 Sutter Street
Date: Wednesday, January 24, 2024 8:18:00 AM
Attachments: [NOV CE23-0740 SV.pdf](#)
[CIT1 CE23-0740 1615 Sutter.pdf](#)
[CIT2 CE23-0740 1615 Sutter.pdf](#)

Hello Caren,

Please see the Notice of Violation, Citation 1 and Citation 2 that were mailed to your address as requested. The Citation 1 and Citation 2 both have late fees in addition to the amounts you see due on the letter but the Notice of Violation is just the amount shown.

Please direct any questions to Karen Ang about payments for the fines.

Thank you.

Best Regards,

Sophia Valenti

Code Enforcement Officer

City of Vallejo | Planning & Development Services

Code Enforcement Division

(707)645-2629 | Sophia.Valenti@cityofvallejo.net

Operating Hours: Monday-Thursday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Caren R <crubinbrown@gmail.com>
Sent: Tuesday, January 23, 2024 4:53 PM
To: Sophia Valenti <Sophia.Valenti@cityofvallejo.net>
Cc: Kristoffer Jacob <Kristoffer.Jacob@cityofvallejo.net>; Karen Ang <Karen.Ang@cityofvallejo.net>; Kim Marcelo <Kim.Marcelo@cityofvallejo.net>
Subject: Re: Nuisance at 1615 Sutter Street

This Message Is From an External Sender

This message came from outside your organization.

I'm assuming the first two citations won't be backdated like Kristoffer's initial letter.

On Wed, Jan 24, 2024, 7:50 AM Caren R <crubinbrown@gmail.com> wrote:

Hi Sophia,

Can you send me copies of the first and second citations you have on record? I did not receive them and therefore and unaware of your attempt to contact me regarding the initial and second inspections and subsequent fines. Please send me those documents as soon as possible so that I may take the appropriate course of action.

On Wed, Jan 24, 2024, 1:37 AM Sophia Valenti <Sophia.Valenti@cityofvallejo.net> wrote:

Hello Caren,

The reinspection was performed this morning at your property. A copy of the Citation 3 has been attached to this email as you requested and later today the US mail and certified mail copies will be sent out as well to your address as well.

If you have any questions about the code case please feel free to reach out to either myself or if you have any questions about payment for this Citation or the previous ones please reach out to Karen Ang (copied on this email).

Thank you.

Best Regards,

Sophia Valenti

Code Enforcement Officer

City of Vallejo | Planning & Development Services

Code Enforcement Division

(707)645-2629 | Sophia.Valenti@cityofvallejo.net

Operating Hours: Monday-Thursday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

From: Kristoffer Jacob <Kristoffer.Jacob@cityofvallejo.net>

Sent: Tuesday, January 23, 2024 9:16 AM

To: Caren R <crubinbrown@gmail.com>; Sophia Valenti <Sophia.Valenti@cityofvallejo.net>

Cc: Karen Ang <Karen.Ang@cityofvallejo.net>; Kim Marcelo <Kim.Marcelo@cityofvallejo.net>

Subject: RE: Nuisance at 1615 Sutter Street

Thank you for the information.

I'm not sure when Sophia expects to reinspect the property, but once you've had the chance to speak with your contractor, please let me know when I can speak with him. We can also arrange for a three-way phone call or I can speak with him directly if you are unable to make that three-way call.

Kristoffer S. Jacob

Deputy City Attorney

City of Vallejo | City Attorney
555 Santa Clara Street, Third Floor
(707) 648-4147 | kristoffer.jacob@cityofvallejo.net

-

From: Caren R <crubinbrown@gmail.com>
Sent: Saturday, January 20, 2024 6:25 PM
To: Sophia Valenti <Sophia.Valenti@cityofvallejo.net>
Cc: Kristoffer Jacob <Kristoffer.Jacob@cityofvallejo.net>; Karen Ang <Karen.Ang@cityofvallejo.net>; Kim Marcelo <Kim.Marcelo@cityofvallejo.net>
Subject: Re: Nuisance at 1615 Sutter Street

-

This Message Is From an External Sender

This message came from outside your organization.

Thank you, Sophia.

-

Kristoffer: I spoke with my contractor today and he is expected to go by the house this week. Please let me know the date of the inspection so we can plan accordingly.

-

On Fri, Jan 19, 2024, 9:05 AM Sophia Valenti <Sophia.Valenti@cityofvallejo.net> wrote:

Hello Caren,

-

Yes I can email you in addition to the US mail copies we still are required to send out for any future correspondence about the case/s on your property at 1615 Sutter Street.

-

Thank you.

-

Best Regards,

-

Sophia Valenti

Code Enforcement Officer

City of Vallejo | Planning & Development Services

Code Enforcement Division

(707)645-2629 | Sophia.Valenti@cityofvallejo.net

Operating Hours: Monday-Thursday 9:00 AM – 3:00 PM, closed for lunch from 12:00 PM – 1:00 PM

-

-

-

-

From: Caren R <crubinbrown@gmail.com>

Sent: Thursday, January 18, 2024 11:45 AM

To: Kristoffer Jacob <Kristoffer.Jacob@cityofvallejo.net>; Karen Ang <Karen.Ang@cityofvallejo.net>; Sophia Valenti <Sophia.Valenti@cityofvallejo.net>

Cc: Kim Marcelo <Kim.Marcelo@cityofvallejo.net>

Subject: Re: Nuisance at 1615 Sutter Street

-

This Message Is From an External Sender

This message came from outside your organization.

Hi Kristoffer,

-

I never received any of these notices until you emailed me but all other mail has been forwarded to my address per USPS records. I will need to speak with my contractor first and apprise him of the latest details you e provided me. Also, please provide me with the date of inspection, if it has been scheduled prior to the date of the physical appearance of the inspector. I'll await those details.

-

Per Kristoffer's advice, Sophia and Karen, can you please email me any future code violations as I do not receive mail at my property 1615 Sutter st so that I may pass this information along to my contractor?

-

Thank you,

-

Caren Rubin-Brown

-

On Fri, Jan 19, 2024, 4:24 AM Kristoffer Jacob <Kristoffer.Jacob@cityofvallejo.net> wrote:

Ms. Rubin-Brown,

-

Thank you for the itinerary confirming your return.

-

Having your contractor inspect the property and perform any necessary work are good initial steps to abate the violations on the property. Please provide me with your contractor's contact information, so that I can reach out to him to confirm any anticipated work on the property. Do you have a timeframe when you intend to have your contractor assess the conditions on the property? Please also let me know when I should reach out to your contractor, presumably after you've advised him that a City of Vallejo employee will reach out to him to speak with him about the conditions on the property.

-

The City is moving "swiftly" on your property because of the existing conditions on your property. City records indicate that Code Enforcement mailed you notice of the violations as early as July 25, 2023. And, it seems as though contrary to your claim, USPS does not have a forwarding address for you because all the notices were returned as undeliverable. Nonetheless, it is your responsibility as the property owner to be generally apprised of the conditions on your property. Code Enforcement also mailed you notice consistent with the Vallejo Municipal Code. Additionally, neighbors have intimated to me that they have

continued to apprise you of the conditions on the property but that you have failed to act on their concerns. Thus, the City's action now is the culmination of all prior notices. And, as an aside, your remark how the City is now moving "swiftly" on your property suggests to me that you have not been attending to your property. If you were regularly monitoring the status of your property, you would know how the conditions on your property have significantly deteriorated in the past months.

-
I understand that you may have frustrations with the lack of assistance from Vallejo Police Department. However, as a public agency, they are not legally required to eject trespassers, nor are they required to act as basically a private security for vacant properties. They may, of course, assist you in ejecting trespassers, but that will depend on the available resources on their end. And, ultimately, as I have highlighted in my previous emails, the property is yours and the onus is on you as the owner of the property to ensure that it is free of violations, including squatters.

-
As to future notices from the City Attorney's Officer concerning the receivership petition, I will communicate with you here. **However, if you wish to receive future notices from Code Enforcement concerning the specific violations on your property by email, please email Karen.Ang@cityofvallejo.net and Sophia.Valenti@cityofvallejo.net.** Please be advised that your property is up for reinspection next week, so expect a notice of violation or citation from Code Enforcement for the violations on your property.

-
Kristoffer S. Jacob
Deputy City Attorney
City of Vallejo | City Attorney
555 Santa Clara Street, Third Floor
(707) 648-4147 | kristoffer.jacob@cityofvallejo.net

-

From: Caren R <crubinbrown@gmail.com>
Sent: Wednesday, January 17, 2024 7:03 PM
To: Kristoffer Jacob <Kristoffer.Jacob@cityofvallejo.net>
Cc: Kim Marcelo <Kim.Marcelo@cityofvallejo.net>
Subject: Re: Nuisance at 1615 Sutter Street

This Message Is From an External Sender

This message came from outside your organization.

And another thing Kristoffer, my wife and I spoke with Hampton Jackson as part of our efforts to remove the trespassers by filing paperwork to which he promptly told us a city ordinance for the police to remove trespassers does not exist. This was in November 2023. You can ask him about it. He'll remember since my wife accused the city of being corrupt.

Thereby, I ask again, what can be done if the police do not show to remove trespassers and the city does not enforce no trespassing on private property? The last time I tried to remove trespassers from my property, alone, I was in danger for my life and the police showed up 9 hours later.

-
On Thu, Jan 18, 2024, 6:29 AM Caren R <crubinbrown@gmail.com> wrote:

Hi Kristoffer

-
Please let me know the requirements for abating violations of my property to avoid receivership on behalf of the city. You have evidence of my return; what steps can I take in my absence to start the process? Since I am not there, please provide initial first steps I can take.

-
Sincerely,

-
Caren Rubin-Brown

-
On Thu, Jan 18, 2024, 3:20 AM Caren R <crubinbrown@gmail.com> wrote:

Hi Kristoffer,

-
Please find evidence of my return attached. Since this is the first notice I've received; I did not receive any prior notices and this notice was backdated to January 5, 2024 although I received it January 13th, I assume the city will continue to send me notices at the time of their drafting to allow my response in an expeditious manner?

-
I do have a contractor going by my property to see what can be done since I do intend to move back into the property. I can provide you with their contact information once I confirm with him the date he is going to start repairs (re: boarding up the property).

-
Let me know if you have any other concerns to share. Please confirm receipt of my evidence attached re: my return to the US to abate the violations.

-
And just curious , is the city moving swiftly on my property because of the election year? It seems rather curious that all my neighbors concerns, and mine, have never been addressed before, but now, suddenly, two months is too long to wait when these violations to my property have happened for 27! Something's afoot. I've secured this property multiple times, have called the police at least 40 times to remove trespassers, and have installed cameras. The crime continues. You have not provided any suggestions for removing trespassers from my property other than a private expense. What can the city do, e.g. law enforcement, to assist home owners in the safeguarding of their properties? I call the police and they don't show. Are private security firms contracted by homeowners the only solution? What are my taxes for then?

-
Sincerely seeking solutions.

-
Caren Rubin-Brown

-

-

-

On Thu, Jan 18, 2024, 1:51 AM Kristoffer Jacob <Kristoffer.Jacob@cityofvallejo.net> wrote:

Ms. Rubin-Brown,

-
Thank you for the information.

-
However, I am not inclined on putting a hold on the City's intent to place this property on receivership. I drove by the property earlier today and the state of the property is truly deplorable, and to ask the community and your neighbors to continue to wait for two more months and to live with the conditions is not acceptable. You were notified of the violations on the property several months ago, and the violations to date remain unabated and have significantly worsened. I therefore ask that you work on addressing the violations promptly and to not wait until your return two months later.

-
With the above being said, please provide me with evidence that you intend to return to the City to address the violations. This could be in the form of a plane ticket to verify the veracity of your statement. The City is still early on with the receivership process, so the City will need to provide you with several more notices —I will forward the notices to you here so that you are timely apprised of all the City's actions with respect to the receivership petition. If at any time in the process the City is satisfied with your efforts in abating the violations, the City will consider staying the receivership petition.

-
As to what you can do to address the violations, I understand that this is a reoccurring problem, but it is still your responsibility as the property owner to ensure that your property is free of any violations. I note that the significant and repeated issues seem to be concerning the property being vacant and unsecured, and these conditions have invited squatters. I also note that there appears to be squatters on the property now. Some suggestions to consider would be to board up the property again and to prepare the property for occupation, so that the property will not remain vacant and a target for squatters. You should also consider hiring a property manager to regularly check on the property and to eject any squatters immediately, rather than allowing the violations to fester for long periods of time.

-

Kristoffer S. Jacob

Deputy City Attorney
City of Vallejo | City Attorney
555 Santa Clara Street, Third Floor
(707) 648-4147 | kristoffer.jacob@cityofvallejo.net

-

From: [Caren R <crubinbrown@gmail.com>](mailto:crubinbrown@gmail.com)
Sent: Saturday, January 13, 2024 12:50 AM
To: [Kristoffer Jacob <Kristoffer.Jacob@cityofvallejo.net>](mailto:Kristoffer.Jacob@cityofvallejo.net)
Cc: [Kim Marcelo <Kim.Marcelo@cityofvallejo.net>](mailto:Kim.Marcelo@cityofvallejo.net)
Subject: [Re: Nuisance at 1615 Sutter Street](#)

This Message Is From an External Sender

This message came from outside your organization.

Hi Kristoffer,

-

I have received your letter concerning my property at 1615 Sutter st in Vallejo. I am currently out of the country and will be returning to the property to abate these violations on March 17th 2024. I understand the City of Vallejo's position but I have secured this property multiple times and the police fail to respond when I call them to remove trespassers from my property. What is a homeowner to do if the police in this city do not respond to repeated violations and trespassers? Do you have suggestions that can circumvent the lack of police presence in a city like Vallejo where transients contribute to the blight by repeatedly breaking into my secured property? I also went to the district attorney's office to file no trespassing paperwork where I was told that there is no such city ordinance where the police have to remove trespassers from my property. I then went to the police station on Amador st where they told me they do not remove trespassers from private properties. They told me to ask the district attorney, to which I returned to the office on Santa Clara st and asked them what to do. A lawyer from the D.A. 's office promptly told me the aforementioned city ordinance does not exist and is not enforced. I'm totally open to suggestions.

-

Who am I to call to report trespassers so I can begin the abatement procedures outlined? If not the police, can you help me with options?

-

I will be back in Vallejo at the aforementioned date where I plan to fix up the house and move back into it. Please let me know if there are any other questions or concerns you may have. I'm happy to start the process of returning my home to livable condition. You can contact me anytime at this email address.

-

-

On Sat, Jan 13, 2024 at 3:04 PM Kristoffer Jacob

[<Kristoffer.Jacob@cityofvallejo.net>](mailto:kristoffer.jacob@cityofvallejo.net) wrote:

[Dear Carin Rubin-Brown:](#)

-

[Attached please find the City of Vallejo's letter concerning nuisance conditions on 1615 Sutter Street. Please review the attached letter and contact me no later than January 19, 2024, to discuss the actions you intend to take to abate the nuisance conditions on the property. My contact information is below.](#)

-

[Thank you.](#)

-

[Kristoffer S. Jacob](#)

[Deputy City Attorney](#)

[City of Vallejo | City Attorney](#)

[555 Santa Clara Street, Third Floor](#)

[\(707\) 648-4147 | \[kristoffer.jacob@cityofvallejo.net\]\(mailto:kristoffer.jacob@cityofvallejo.net\)](#)

-

-

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[Caren Rubin-Brown](#)

crubinbrown@gmail.com

["The People Are Most Important" -Daisaku Ikeda](#)

ATTACHMENT 22



ATTACHMENT 23



02/15/2024 13:37



02/15/2024 13:37



02/15/2024 13:37



02/15/2024 13:37



02/15/2024 13:37



02/15/2024 13:37





02/15/2024 13:38



02/15/2024 13:38



02/15/2024 13:38

ATTACHMENT 24

RUBIN-BROWN CAREN
1615 SUTTER ST
VALLEJO, CA 94590

PARCEL NO.: 0056075160
LOCATION: 1615 SUTTER STREET

Inv-Sum / CE23-0740 / 1615 SUTTER STREET / SOPHIA VALENTI

INVOICE SUMMARY

Vallejo Municipal Code Section 1.15.150 authorizes the City, at its discretion, to pursue any and all legal and equitable remedies for the recovery of fines and/or associated administrative charges owed 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 refer to the table below for details on the fines and penalties.

Vallejo Municipal Code Section 7.54.150 authorizes the City, at its discretion, to pursue any and all legal and equitable remedies for the recovery of unpaid administrative charges. 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 direct questions to Code Enforcement Officer CE23-0740 at (707) 648-4469 or if you have your original notice, call them directly at the number located beneath their signature.

INVOICE TYPE	NOTICE DATE	INVOICE AMOUNT	LATE PAY PENALTY	PAST DUE FEES	AMOUNT LIENED	FEES PAID	SUBTOTALS
Notice of Violation	9/12/23	\$409.51	N/A	\$409.51	\$409.51	0.00	\$ 409.51
Citation #1	10/24/23	\$1,133.04	\$503.93	\$1,636.97	\$1,636.97	0.00	\$1,636.97
Citation #2	12/6/23	\$2,266.08	\$503.93	\$2,770.01	\$2,770.01	0.00	\$2,770.01
Citation #3	1/23/24	\$3,403.36	*2/22/24	\$3,403.36	*TBD 2/22	0.00	\$3,403.36
*C3 late fee due 2/22/24							\$ 0.00
GRAND TOTAL FINES DUE							\$8,219.85

PAYMENT OPTIONS*

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. The cashier does not accept card payments.

Cash is accepted at the cashier. If paying by check or money order, **please write the case number, CE23-0740** and make it payable to the City of Vallejo. **A copy of this invoice summary should be included with the payment.**

1. In **person**, at the **Vallejo City Hall, 555 Santa Clara Street, 1st Floor – Cashier**

CASHIER: Use Account # 001-1503-310.36-13 (CA)

2. By **mail**, to Code Enforcement, 555 Santa Clara St., Vallejo, CA 94590.

*If applicable, lien releases will be prepared after full payment and may be picked up or mailed. You will need to have the lien releases recorded at the Solano County Recorder's Office. (The Solano County Recorder's Office charges a filing fee for EACH document number to be released).

If you are unable to pay the fine amount in full, please contact our office to discuss the option of a payment plan.

ATTACHMENT 25



CREATED 2/26/2024 EXTENDED PAYMENT SCHEDULE – RULES AND MATRIX

Vallejo Municipal Code Section 1.15.150 authorizes the City, at its discretion, to pursue any and all legal and equitable remedies for the recovery of fines and/or associated administrative charges owed 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 refer to the table below for details on the fines and penalties.

Vallejo Municipal Code Section 7.54.150 authorizes the City, at its discretion, to pursue any and all legal and equitable remedies for the recovery of unpaid administrative charges. 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.

TIER	NOTICE/CITATION AMOUNT	# OF MONTHLY INSTALLMENTS*	MONTHLY INSTALLMENT PAYMENTS APN 0056075160: CE23-0740 \$8,219.85	DUE DATE
A	\$200 - \$300	2		
B	\$301 - \$500	3		
C	\$501 - \$1000	5		
D	\$1001 - \$2000	8		
E	\$2001 - above	(Maximum) 12	\$342.50 per month for 23 months and \$342.35 for the final/24th month starting 3/15/2024	15 th of each month

*each monthly payment will be divided into equal installments. For example, for \$2000 worth of citations/fines the amount will be divided into 8 monthly installments. (\$2000 divided by 8 = \$250 per month)

FAILURE TO PAY: The outstanding balance and any and/or all late fee(s) will immediately apply if an installment payment is not received by the due date printed above. Please note, if left unpaid, the full outstanding/unpaid balance will be placed on the following Solano County Tax Roll as a special assessment or sent to collections. In addition, the lien will remain on the property title until the full amount has been paid to the City of Vallejo.

PAYMENT OPTIONS*

Online payment is available via the following link: <https://vall-trk.aspgov.com/eTRAKiT/>. Under the "Violations" section, click on "Pay Fees" and follow the instructions on the screen.

If paying by check or money order, ensure the case number, CE23-0740 is written on the check or money order and make payable to the City of Vallejo. A copy of the invoice should be included with payment.

1. In person, at the Vallejo City Hall, 555 Santa Clara Street, 2nd Floor – Cashier

CASHIER: Use Account # 001-1503-310.36-13 (CA) and print TWO RECEIPTS; place duplicate receipt in Code Enforcement's outbox for pick-up and recording.

2. By mail, to City of Vallejo – Code Enforcement, 555 Santa Clara St, Vallejo, CA 94590

*If applicable, lien releases will be prepared after full payment and may be picked up from our office at 555 Santa Clara Street, Vallejo, CA or mailed (postage fees apply).

You will need to have the lien releases recorded at the Solano County Recorder's Office (their office charges a filing fee for EACH document number to be released).

Please note that this payment installment plan is a privilege granted by the City of Vallejo to the appellant/applicant and may be discontinued/revoked at any time. The payment installment plan can only be granted by Code Enforcement management if the applicant is within their 30-day appeal timeframe or granted during a scheduled hearing with the Code Enforcement Appeals Board.

ATTACHMENT 26



2-26-24 *Approved*

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

CREATED 2/21/2024 EXTENDED PAYMENT SCHEDULE – RULES AND MATRIX

Vallejo Municipal Code Section 1.15.150 authorizes the City, at its discretion, to pursue any and all legal and equitable remedies for the recovery of fines and/or associated administrative charges owed 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 refer to the table below for details on the fines and penalties.

Vallejo Municipal Code Section 7.54.150 authorizes the City, at its discretion, to pursue any and all legal and equitable remedies for the recovery of unpaid administrative charges. 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.

TIER	NOTICE/CITATION AMOUNT	# OF MONTHLY INSTALLMENTS*	MONTHLY INSTALLMENT PAYMENTS APN 0056075160: CE23-0740 \$8,219.85	DUE DATE
A	\$200 - \$300	2		
B	\$301 - \$500	3		
C	\$501 - \$1000	5		
D	\$1001 - \$2000	8		
E	\$2001 - above	(Maximum) 12	\$342.50 per month for 23 months and \$342.35 for the final/24th month starting 3/15/2024	15 th of each month

*each monthly payment will be divided into equal installments. For example, for \$2000 worth of citations/fines the amount will be divided into 8 monthly installments. (\$2000 divided by 8 = \$250 per month)

FAILURE TO PAY: The outstanding balance and any and/or all late fee(s) will immediately apply if an installment payment is not received by the due date printed above. Please note, if left unpaid, the full outstanding/unpaid balance will be placed on the following Solano County Tax Roll as a special assessment or sent to collections. In addition, the lien will remain on the property title until the full amount has been paid to the City of Vallejo.

PAYMENT OPTIONS*

Online payment is available via the following link: <https://vall-trk.aspgov.com/eTRAKiT/>. Under the "Violations" section, click on "Pay Fees" and follow the instructions on the screen.

If paying by check or money order, ensure the case number, **CE23-0740** is written on the check or money order and make payable to the City of Vallejo. A copy of the invoice should be included with payment.

1. In person, at the Vallejo City Hall, 555 Santa Clara Street, 2nd Floor – Cashier

CASHIER: Use Account # 001-1503-310.36-13 (CA) and print TWO RECEIPTS; place duplicate receipt in Code Enforcement's outbox for pick-up and recording.

2. By mail, to City of Vallejo – Code Enforcement, 555 Santa Clara St, Vallejo, CA 94590

*If applicable, lien releases will be prepared after full payment and may be picked up from our office at 555 Santa Clara Street, Vallejo, CA or mailed (postage fees apply).

You will need to have the lien releases recorded at the Solano County Recorder's Office (their office charges a filing fee for EACH document number to be released).

Please note that this payment installment plan is a privilege granted by the City of Vallejo to the appellant/applicant and may be discontinued/revoked at any time. The payment installment plan can only be granted by Code Enforcement management if the applicant is within their 30-day appeal timeframe or granted during a scheduled hearing with the Code Enforcement Appeals Board.

ATTACHMENT 27

Skip to main content

Public Record Requests

City of Vallejo

Request visibility: Published 

<

>

Request 24-203

✓

Closed



89 of many with filters active

Dates

Due

March 8, 2024



Received

February 27, 2024 in person



Requester

 Caren Rubin-Brown



 crubinbrown@gmail.com

 1615 Sutter Street, Vallejo, CA, 94590

View email status

Additional information

Preferred Contact Information

No data entered



Assigned

Request



All copies of the notices (Warning Notice, Notice of Violation, Citations) for Code Enforcement case **#CE23-0740** for the property at **1615 Sutter Street, Vallejo, California**.

TimelineDocumentsTasks

Filter by timeline event

Select an event to filter

▼

✓

Request closed

⬆

Public

We have provided all records responsive to your request. If you have additional questions, please feel free to contact me at **karen.ang@cityofvallejo.net** or **707-553-7290**.

February 27, 2024, 1:46pm by Karen Ang, Administrative Analyst (Staff)

 Document(s) released

Public

NOV CE23-0740 SV.pdf
WN CE23-0740 DY.pdf
CIT1 CE23-0740 1615 Sutter.pdf
CIT2 CE23-0740 1615 Sutter.pdf
CIT3 CE23-0740 1615 Sutter.pdf

February 27, 2024, 12:46pm by Karen Ang, Administrative Analyst (Staff)

 Document(s) added

Staff Only

NOV CE23-0740 SV.pdf
WN CE23-0740 DY.pdf

Departments

Code Enforcement



Point of contact

Karen Ang



Support staff

Melissa Rhodes



CIT1 CE23-0740 1615 Sutter.pdf

CIT2 CE23-0740 1615 Sutter.pdf

CIT3 CE23-0740 1615 Sutter.pdf

February 27, 2024, 12:46pm by Karen Ang, Administrative Analyst (Staff)



Message to requester



Requester + Staff

Officially Receiving PRA Request

I have received your request for a public record. You have requested the following materials:

"All copies of the notices (Warning Notice, Notice of Violation, Citations) for Code Enforcement case #CE23-0740 for the property at 1615 Sutter Street, Vallejo, California."

The California Public Records Act, Government Code §7910.000, et seq., gives you the right to obtain a copy of identifiable public records. Government Code §7922.535 provides that the City has up to 10 days after receipt of your request to determine whether to comply with your request and shall immediately notify you of this determination and the reasons therefore.

I will notify you in writing of the City's determination. Please do not hesitate to contact me if you have any questions.

February 27, 2024, 12:46pm by Karen Ang, Administrative Analyst (Staff)



Support staff added

Staff Only

Melissa Rhodes

February 27, 2024, 12:43pm by Karen Ang, Administrative Analyst (Staff)



Internal department assignment

Staff Only

Code Enforcement

February 27, 2024, 12:43pm by Karen Ang, Administrative Analyst (Staff)



Request visibility

Staff Only

Published

February 27, 2024, 12:43pm by Karen Ang, Administrative Analyst (Staff)



Request opened

Public

Request received in person

February 27, 2024, 12:43pm by Karen Ang, Administrative Analyst (Staff)

Tags

Assigned tags



No tags assigned

[FAQS](#) [Help](#) [Privacy](#) [Terms](#)



ATTACHMENT 28



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 (<i>VMC CHAPTER 7.64</i>)	_____	_____
PMO NOTICE OF VIOLATION (<i>VMC CHAPTER 7.54</i>)	CE23-0740	1/23/24
☒ PMO ADMINISTRATIVE CITATION (<i>VMC CHAPTER 1.15</i>)	_____	_____
☐ PR/VL NOTICE OF VIOLATION (<i>VMC CHAPTER 7.62/7.63</i>)	_____	_____
☐ PR ADMINISTRATIVE CITATION (<i>VMC CHAPTER 1.15</i>)	_____	_____
☐ OTHER: _____	_____	_____

(PMO = Property Maintenance Ordinance = City of Vallejo Municipal Code 7.54)

(PR = Property Registration Ordinance = City of Vallejo Municipal Code 7.62)

(VMC = Vallejo Municipal Code)

BEFORE THE CODE ENFORCEMENT APPEALS BOARD, THE APPEALS OF:

NAME(S): Caren Rubin-Brown

VIOLATION ADDRESS: 1615 Sutter St

CONTACT MAILING ADDRESS: 2521 Squaw Ct Antioch CA

CONTACT PHONE NUMBER(S) 9175575353

- ☐ 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

[Signature]

2/29/2024
3/5/24

1) Brief statement explaining your legal interest in the subject property (e.g., owner, tenant, etc.):
Owner. I own the property but have not occupied it since November 2021 when there was a fire on my property

2) Brief statement of reason for appeal (together with any material facts to support the appeal):
There was no mailbox at the property when the first 2 citations were issued and there was no attempt to get in contact with me until the 3rd citation was issue therefore I had no chance of recourse to address the abatements for the first two citation. These fees added up without my knowledge. I fought with the insurance company for over 15 months, and they eventually denied my claim. I did not have any knowledge of these fines and I cannot afford to pay over 8K. I would have fixed the property up myself if I had known about the 1st citation bu I was not even contacted via email until the 3rd citation was issued.

3) Statement of why protested order or action should be reversed or modified and what you want the outcome to be:
I am the owner of the property and all of the citation were sent to my address at 1615 Sutter st. There was no mailbox on the property for over a year since the property is unoccupied due to arson. There was no effort to get in touch with me via phone or email until the 3rd citation was issue, there fore I had no chance of recourse to address the initial violations before the fines added up

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.

2/28/204	Caren Rubin-Brown	<i>Caren Rubin-Brown</i>
DATE	PRINT NAME	SIGNATURE
DATE	PRINT NAME	SIGNATURE

(ATTACH ADDITIONAL PAGES IF NEEDED)

-- END OF FORM --

ATTACHMENT 29



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

March 6, 2024

RUBIN-BROWN CAREN
1615 SUTTER ST
VALLEJO, CA 94590

RHN / CE23-0740 / 1615 SUTTER STREET / SOPHIA VALENTI

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.: CE23-0740
PARCEL NO.: 0056075160
LOCATION: 1615 SUTTER 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 **THIRD ADMINISTRATIVE CITATION (CE23-0740)** on **THURSDAY, MARCH 28, 2024 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 **1615 SUTTERSTREET**, 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.

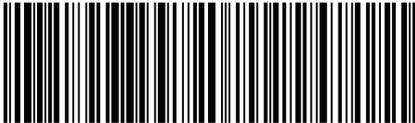
Sincerely,

Dong Yoo
Code Enforcement Manager

Code Enforcement Division
555 SANTA CLARA STREET
VALLEJO CA 94590

RHN 1615 SUTTER CE23 07
40 C3 SV

USPS CERTIFIED MAIL™



9407 1362 0855 1516 8108 46



RUBIN-BROWN CAREN
1615 SUTTER ST
VALLEJO CA 94590-4424

US POSTAGE AND FEES PAID



2024-03-06
94590
C4000004
Retail
1.0 OZLTR



0901000010713

FOLD ALONG THIS LINE

ATTACHMENT 30



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

April 3, 2024

RUBIN-BROWN CAREN
629 MARIN ST UNIT 4560
VALLEJO, CA 94590

RUBIN-BROWN CAREN
2521 SQUAW CT
ANTIOCH, CA 94531

RHN / CE23-0740 / 1615 SUTTER STREET / SOPHIA VALENTI

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.: CE23-0740
PARCEL NO.: 0056075160
LOCATION: 1615 SUTTER 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 **THIRD ADMINISTRATIVE CITATION (CE23-0740)** on **THURSDAY, APRIL 25, 2024 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 **1615 SUTTER 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,

A handwritten signature in black ink, appearing to read "Dong Yoo", with a long, sweeping horizontal line extending to the right.

Dong Yoo
Code Enforcement Manager



Proof of Delivery (Electronic)

Date: 4/22/2024

Client Name:

Certified item number 9407136208551726335566, addressed to RUBIN-BROWN CAREN was designated Delivered, Individual Picked Up at Post Office at 10:59 AM on April 11, 2024.

The item number, time, date, city, state, and zip code is a true extract of information provided by the United States Postal Service to SimpleCertifiedMail.com.

RUBIN-BROWN CAREN
629 MARIN ST UNIT 4560
VALLEJO, CA 94590
Reference #: RHN CE23 0740 1615 SUTTER SV
Item ID: RHN CE23 0740 1615 SUTTER SV

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