

AGENDA



CODE ENFORCEMENT APPEALS BOARD REGULAR MEETING Vallejo City Hall

555 Santa Clara Street, Vallejo, California

**JUNE 27, 2024
6:00 PM**

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/vallejoec>), 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:** April 25, 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: Public Hearing**

Special Assessments Hearing to Confirm and Levy Special Assessment Liens with the Solano County Auditor-Controller's Office for Unpaid Fees, Administrative Charges, Citation Fines, and Abatement Costs after Considering all Objections – Code Enforcement and Fire Prevention

Recommendation: After hearing objections, approve the levying of the assessments for unpaid fees, administrative charges, citation fines, and abatement costs in the amounts listed for each property on the Unpaid Fees, Citation Fines, and Abatement Costs/Special Assessments Report, as may be modified by the Board, to be placed on the fiscal year 2024-2025 tax roll.

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**

AGENDA

City of Vallejo Code Enforcement Appeals Board

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.

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

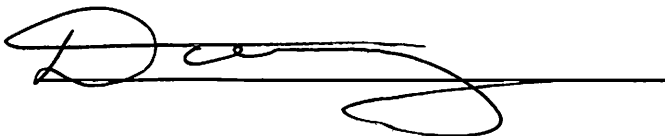
12. FUTURE AGENDA ITEMS

- A. Next Regular Meeting: July 25, 2024

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, June 24, 2024.

Dated: Monday, June 24, 2024

A handwritten signature in black ink, appearing to be 'Dong Yoo', written over a horizontal line.



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

Thursday, April 25, 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 6:05 p.m. by Chairperson Matias

2. PLEDGE OF ALLEGIANCE – Led by Chairperson Matias

3. ROLL CALL:

Present: Chairperson Matias
Vice-Chairperson Dr. Ash
Board Members: Cavalli, Gaddies, Schultz, Taylor, and Tennyson

Absent: None

Staff: Code Enforcement Manager Yoo, Assistant City Attorney Zagaroli, Assistant City Attorney Jacob, Code Enforcement Officer Valenti

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 AGENDA AND MINUTES: Board Member Taylor motioned to approve the April 25, 2024 Regular Meeting agenda, seconded by Board Member Gaddies, and was carried unanimously. Board Member Cavalli motioned to approve March 28, 2024 Regular Meeting Minutes, seconded by Board Member Schultz. It was carried unanimously with abstentions for Board Member Taylor and Board Member Tennyson.

B. OTHER CONSENT ITEMS - None

5. REPORT OF THE CITY COUNCIL LIAISON Councilmember Matulac briefly reminded the Board about their available workplan with a \$1,000 budget and that the Board has the option to set up a subcommittee for that. *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 None

*Any interested members of the public desiring to communicate with the Code Enforcement Appeals Board as part of the Community Forum may do so in person by signing in to the Public Speaker's kiosk located in the back of the Council 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

MINUTES

City of Vallejo Code Enforcement Appeals Board

9. NEW BUSINESS:

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

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: Board Member Gaddies motioned to waive the Third Administrative Citation seconded by Board Member Schultz. The motion was carried unanimously.

10. WRITTEN COMMUNICATIONS

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

11. REGULAR REPORTS

A. SECRETARY'S REPORT

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

I. Code Enforcement Division Statistics - Year-to-Date 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 – New Code Enforcement Officer just started, currently interviewing for the Secretary and Accounting Clerk II positions.
- 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.

12. REPORT OF THE SUBCOMMITTEES

None.

13. FUTURE AGENDA ITEMS

- A. Next Regular Meeting Canceled: May 23, 2024
- B. Next Regular Meeting: June 27, 2024 – Annual Special Assessments Hearing

14. ADJOURNMENT

Chair Matias adjourned the meeting at 7:27 p.m.

MINUTES
City of Vallejo Code Enforcement Appeals Board

L. ALEXANDER MATIAS, CHAIRPERSON

ATTEST:

DONG YOO
CODE ENFORCEMENT MANAGER



DATE: June 27, 2024
TO: Code Enforcement Appeals Board
FROM: Dong Yoo, Code Enforcement Manager
Vincent Sproete, Fire Prevention Manager
Gillian Haen, Assistant City Manager

SUBJECT: PUBLIC HEARING TO CONFIRM AND LEVY SPECIAL ASSESSMENTS LIENS WITH THE SOLANO COUNTY AUDITOR-CONTROLLER'S OFFICE FOR UNPAID FEES, ADMINISTRATIVE CHARGES, CITATION FINES, AND ABATEMENT COSTS AND ANY OBJECTIONS HERETO

RECOMMENDATION

After hearing objections, confirm the levying of assessments for unpaid fees, administrative charges, citation fines, and abatement costs upon the properties described and, in the amounts shown in the Special Assessments Report, attached hereto as Attachment A.

REASONS FOR RECOMMENDATION/SUMMARY

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

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

BACKGROUND AND DISCUSSION

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

Subject: PUBLIC HEARING TO CONFIRM AND LEVY SPECIAL ASSESSMENTS LIENS WITH THE
SOLANO COUNTY AUDITOR-CONTROLLER'S OFFICE FOR UNPAID FEES,
ADMINISTRATIVE CHARGES, CITATION FINES, AND ABATEMENT COSTS AND ANY
OBJECTIONS THERETO

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

The property owners identified in Attachment B have timely filed objections. The Board shall consider the Special Assessments Report together with the objections and confirm the Special Assessments Report, as modified by the Board.

FISCAL IMPACT

These assessments are to recover unpaid fees, administrative charges, fines and abatement activities owed to the City of Vallejo in the projected amount of **\$139,763.30**. If approved, the assessments will be placed on the fiscal year **2024-2025** tax roll.

ATTACHMENTS

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

Code Enforcement Special Assessment Report FY 2024-2025
(Unpaid Fees for Administrative Charges/Citation Fines/Monitoring Fees/Abatement Costs)

	SITE_APN	SITE_ADDR	FEES_CHARGED	OWNER_NAME	CASE_NO	ASSIGNED_TO
1	0067140050	VLOT MINI AT BROADWAY	\$7,839.00	Elements Petroleum Inc.	CE22-0120	TED TARVER
2	0057212010	25 MADIGAN AVENUE	\$2,169.00	GWIN AARON DAVID	CE22-0389	DONG M. YOO
3	0074182230	164 DENTON COURT	\$1,009.00	XIE JIANTAO/YANG FAN	CE22-0606	DONG M. YOO
4	0067113250	154 SPENCER STREET	\$136.00	TAYLOR LOUVENIA	CE22-0718	ANGELA HODGINS
5	0052196070	114 PALO VERDE WAY	\$1,690.00	GUIAS ELIZABETH SUSAN	CE22-0737	TED TARVER
6	0071103140	874 OAKWOOD AVENUE	\$1,009.00	TAH 2018-1 BORROWER LLC	CE22-0877	NICOLE RIGGINS
7	0069441110	330 AVIAN DRIVE	\$1,478.00	FOUR SQUARE GOSPEL CHURCH	CE22-0948	NICOLE RIGGINS
8	0051030010	VLOT WHITE SLOUGH SACRAMENTO	\$3,962.00	SACRAMENTO STREET PROP	CE22-0957	TED TARVER
9	0057082210	VLOT TUOLUMNE AT LOUISIANA	\$1,009.00	SANCHEZ ORLANDO R/VELEZQUEZ ANA L	CE22-0994	DONG M. YOO
10	0067113140	413 DIANA DRIVE	\$1,761.00	SMITH JOHNIE JR & FAY R JT	CE22-0999	TED TARVER
11	0081612260	2171 GARNET CIRCLE	\$243.00	NAKHONCHAIKUL LEILANI J	CE22-1018	NICOLE RIGGINS
12	0071061520	40 SPRINGSTOWNE CENTER	\$4,907.00	2143 SPRINGSTOWNE LLC	CE23-0002	NICOLE RIGGINS
13	0071061490	58 SPRINGS ROAD	\$409.00	PANLILIO ANTONIO-REY S JT	CE23-0003	NICOLE RIGGINS
14	0074033200	217 WOODROW AVENUE	\$1,478.00	LUSBY DONNA TR	CE23-0014	NICOLE RIGGINS
15	0056224120	306 PENNSYLVANIA STREET	\$1,478.00	CHAVIS DARRICK TR	CE23-0073	DONG M. YOO
16	0056226110	433 MAINE ST	\$409.00	DUBLIN INVESTMENT GROUP LLC	CE23-0074	DONG M. YOO
17	0057114140	1714 OHIO STREET	\$409.51	CARTER FRED M SR	CE23-0098	SOPHIA VALENTI
18	0051100040	829 WILSON AVENUE	\$409.00	SHA PETRO INC	CE23-0099	DONG M. YOO
19	0068100270	119 COLLEGE AVENUE	\$409.00	MEJIA MELQUI N LOPEZ	CE23-0102	TED TARVER
20	0071246080	946 BENICIA ROAD	\$7,519.00	ZHOU YING	CE23-0118	NICOLE RIGGINS
21	0056111100	1321 NAPA STREET	\$409.00	DELACRUZ CARLOS A JT	CE23-0146	TED TARVER
22	0069070270	2278 TENNESSEE STREET	\$409.00	LAVEZZO ALBERT M & ANN M TR	CE23-0149	TED TARVER
23	0062062010	1001 PINE STREET	\$786.00	BARRAGAN PEDRO A	CE23-0179	DONG M. YOO
24	0057112110	1627 OHIO STREET	\$409.00	MONTERO MARCEL	CE23-0220	TED TARVER
25	0051020470	2402 SACRAMENTO STREET	\$1,070.45	TOWN & COUNTRY WEST LLC	CE23-0249	DONG M. YOO
26	0071051310	1054 THELMA AVENUE	\$409.00	TOMPKINS TROY D	CE23-0250	NICOLE RIGGINS
27	0071061540	78 SPRINGS ROAD	\$1,478.00	78 SPRINGS ROAD LLC	CE23-0268	NICOLE RIGGINS
28	0056046060	1729 SUTTER STREET	\$409.00	WANG CHANG	CE23-0281	TED TARVER
29	0056053320	712 TENNESSEE STREET	\$1,479.96	712 TENNESSEE ST LLC	CE23-0301	TED TARVER
30	0069191010	101 LOCUST DRIVE	\$409.51	ONG WILLIE E	CE23-0359	SOPHIA VALENTI
31	0075133140	128 JORDAN STREET	\$1,478.00	COVEY JOHN A	CE23-0382	NICOLE RIGGINS
32	0075133150	126 JORDAN STREET	\$3,962.00	COVEY JACK	CE23-0384	NICOLE RIGGINS
33	0056116150	1006 KENTUCKY STREET	\$409.51	BOLDEN JAMES W JR	CE23-0396	DONG M. YOO
34	0075021170	238 LA CANYADA DRIVE	\$409.00	ZHANG WEI	CE23-0443	NICOLE RIGGINS
35	0052402120	519 HOLLY STREET	\$409.51	ROMAN WILLIAMS	CE23-0444	TED TARVER
36	0082261020	6 FLEET COURT	\$409.00	RIVERA EMMANUEL O & HELEN T	CE23-0455	NICOLE RIGGINS
37	0067436120	101 ALBATROSSE WAY	\$1,479.45	LAGARET CHAZ	CE23-0530	TED TARVER
38	0052052310	1986 BROADWAY	\$2,046.48	LEWIS RALPH	CE23-0541	TED TARVER
39	0054132160	1520 AMADOR STREET	\$1,763.22	CRUZ JEYNDI M	CE23-0566	TED TARVER
40	0056121080	1159 LOUISIANA STREET	\$409.51	THOMPSON FAY & AUDREY M	CE23-0612	DONG M. YOO
41	0057075060	1443 ALABAMA STREET	\$7,023.16	DILSAVER LYNNE	CE23-0616	SOPHIA VALENTI
42	0061065010	303 LEMON STREET	\$3,459.00	OCTOBUS P & L INVESTMENT LLC	CE23-0625	SOPHIA VALENTI
43	0051010530	VLOT WHITE SLOUGH	\$1,763.22	GUADALUPE MENDEZ/LUVIN LIFE LLC	CE23-0626	TED TARVER
44	0081315100	196 SUNRISE WAY	\$409.00	ESTRELLA DENISE JT	CE23-0653	NICOLE RIGGINS
45	0061072030	615 GRANT STREET	\$3,966.71	NORMAN WOODROW	CE23-0677	SOPHIA VALENTI
46	0056129150	816 COLUSA STREET	\$4,816.49	NOBIL BRIANNA NICHOLE	CE23-0695	SOPHIA VALENTI
47	0057086130	1724 LOUISIANA STREET	\$787.19	SUNRISE INVESTMENT LLC	CE23-0699	SOPHIA VALENTI
48	0051171140	158 BAXTER STREET	\$409.51	GILLIAM JUDY M	CE23-0733	DONG M. YOO
49	0067381360	199 VOLCANO COURT	\$409.51	WANG YEN LING	CE23-0743	TED TARVER
50	0051182200	436 CARTER STREET	\$409.51	PEEK DANNY	CE23-0758	SOPHIA VALENTI
51	0051181150	FRISBIE STREET VACANT LOT	\$3,116.93	MEKANO INC	CE23-0759	SOPHIA VALENTI
52	0059053090	1408 RYDER STREET	\$787.19	PHYSICIANS REALTY FUND LLC	CE23-0777	DONG M. YOO
53	0071035110	410 SHELTON AVENUE	\$409.51	COLONY STARWOOD HOMES	CE23-0792	NICOLE RIGGINS
54	0071282170	1017 WESTERN AVENUE	\$409.00	TAH MS BORROWER LLC	CE23-0793	NICOLE RIGGINS
55	0069441110	330 AVIAN DRIVE	\$409.51	FOUR SQUARE GOSPEL CHURCH	CE23-0802	NICOLE RIGGINS
56	0056051130	754 INDIANA STREET	\$409.51	POON ELOCK	CE23-0811	TED TARVER
57	0081391020	145 PARKHAVEN DRIVE	\$409.51	HOI BERTIE Q LIVING TRUST	CE23-0840	SOPHIA VALENTI
58	0061065330	657 PORTER STREET	\$5,322.54	JUNG EDMUND LEE TR	CE23-0855	SOPHIA VALENTI
59	0056076080	1529 SUTTER STREET	\$1,479.96	HERBERT SHANNON D	CE23-0902	SOPHIA VALENTI
60	0067242090	190 LARSEN CIRCLE	\$1,279.96	SILVA WINDSOR P & L L JT	CE23-0957	TED TARVER
61	0056191110	625 MARIN STREET	\$1,479.96	INGERSOLL KEN & KELLI JT	CE23-0972	SOPHIA VALENTI
62	0051223210	13 BUCKLES STREET	\$409.51	OCON CESAR	CE23-0976	SOPHIA VALENTI
63	0072042010	215 GREENWOOD STREET	\$409.51	ANDERSON WILLIAM R & G JT	CE23-1058	NICOLE RIGGINS
64	0051010600	3585 SONOMA BOULEVARD	\$409.51	DO TKNN LLC	CE23-1095	SOPHIA VALENTI
65	0061065330	657 PORTER STREET	\$1,479.96	JUNG EDMUND LEE TR	CE23-1097	SOPHIA VALENTI

Code Enforcement Special Assessment Report FY 2024-2025
(Unpaid Fees for Administrative Charges/Citation Fines/Monitoring Fees/Abatement Costs)

66	0052021360	VLOT BROADWAY	\$409.51	JOHAL GURDEEP/KAUR MANPREET	CE23-1187	TED TARVER
67	0067381360	199 VOLCANO COURT	\$409.51	WANG YEN LING	CE23-1199	TED TARVER
68	0055123190	208 CAROLINA STREET	\$1,763.22	KEENE THOMAS J 2023 TRUST	CE23-1209	SOPHIA VALENTI
69	0057082210	TUOLUMNE STREET	\$409.51	SANCHEZ ORLANDO R/VELEZQUEZ ANA L	CE23-1294	SOPHIA VALENTI
70	0057111020	1505 LOUISIANA STREET	\$409.51	SOLANO JOSE FRANCISCO	CE23-1300	SOPHIA VALENTI
71	0054142260	1332 TUOLUMNE STREET	\$409.51	YAMANOOR SRIHARI	CE23-1303	SOPHIA VALENTI
72	0071014120	516 MILLER AVENUE	\$409.51	LESKY SHELLY	CE23-1311	NICOLE RIGGINS
73	0054043020	309 NEVADA STREET	\$409.51	HO ALICE	CE23-1317	SOPHIA VALENTI
74	0071061540	78 SPRINGS ROAD	\$1,479.96	78 SPRINGS ROAD LLC	CE23-1407	NICOLE RIGGINS
75	0056046080	1715 SUTTER STREET	\$409.51	ROJAS IVAN J	CE23-1427	SOPHIA VALENTI
76	0051181150	FRISBIE STREET VACANT LOT	\$409.51	MEKANO INC	CE23-1434	SOPHIA VALENTI
77	0075133150	126 JORDAN STREET	\$409.51	COVEY JACK	CE23-1466	NICOLE RIGGINS
78	0074201150	157 GARY CIRCLE	\$409.51	BIXBY WENONA	CE23-1501	SOPHIA VALENTI
79	0057164110	1238 GEORGIA STREET	\$409.51	ANTONELLI DESIREE	CE23-1588	SOPHIA VALENTI
80	0061181030	1005 ATHERTON STREET	\$409.51	MAGUIRE PAUL J	CE23-1606	SOPHIA VALENTI
81	0061181130	1027 ATHERTON STREET	\$409.51	DELEON JULIE ANN & JUAN C M	CE23-1607	SOPHIA VALENTI
82	0068272090	1350 CORCORAN STREET	\$409.51	RAVELAZ HENRY F & LOLITA S JT	CE23-1613	TED TARVER
83	0067113250	154 SPENCER STREET	\$445.20	TAYLOR LOUVENIA	VA22-0601	TED TARVER
84	0081612260	2171 GARNET CIRCLE	\$742.00	NAKHONCHAIKUL LEILANI J	VA22-0644	NICOLE RIGGINS
85	0052402120	519 HOLLY STREET	\$1,807.00	ROMAN WILLIAMS	VA23-0005	TED TARVER
86	0067392130	329 OLD RIVER DRIVE	\$3,208.00	TRICON AMERICAN HOMES LLC	VA23-0069	TED TARVER
87	0082052120	776 KNIGHTS CIRCLE	\$786.00	SLUSHER JASON R	VA23-0086	NICOLE RIGGINS
88	0056121080	1159 LOUISIANA STREET	\$787.19	THOMPSON FAY & AUDREY M	VA23-0095	DONG M. YOO
89	0061065010	303 LEMON STREET	\$2,705.00	OCTOBUS P & L INVESTMENT LLC	VA23-0096	SOPHIA VALENTI
90	0081301020	181 HILLVIEW DRIVE	\$787.19	MCKNIGHT KARL	VA23-0099	NICOLE RIGGINS
91	0081121150	189 WELSH COURT	\$3,212.41	QUEZADA ANA PAULA	VA23-0118	SOPHIA VALENTI
92	0051223210	13 BUCKLES STREET	\$787.19	OCON CESAR	VA23-0139	SOPHIA VALENTI
93	0068052450	139 MARQUETTE AVENUE	\$1,070.45	OCONNELL RONALD	VA23-0148	TED TARVER
94	0061072030	615 GRANT STREET	\$3,212.41	NORMAN WOODROW	VA23-0149	SOPHIA VALENTI
95	0056032090	622 PIERCE STREET	\$1,857.64	JONES JENNIFER J L HUDSON	VA23-0150	SOPHIA VALENTI
96	0056124060	1136 KENTUCKY STREET	\$787.19	LUSBY DONNA TR	VA23-0170	SOPHIA VALENTI
97	0074281150	102 INCA COURT	\$787.19	RUIZ VICTOR STEVE	VA23-0171	SOPHIA VALENTI
98	0057075060	1443 ALABAMA STREET	\$787.19	DILSAVER LYNNE	VA23-0180	SOPHIA VALENTI
99	0079401250	180 WINTER HARBOR PLACE	\$787.19	WATSON NORMA R	VA23-0241	SOPHIA VALENTI
100	0056063150	1017 INDIANA STREET	\$2,424.16	PAULETICH DWAYNE M SR	ZV23-0007	SOPHIA VALENTI
101	0056105140	730 OHIO ST	\$787.19	BNP JOINT FAMILY TRUST	ZV23-0015	SOPHIA VALENTI
			\$138,606.10			

Fire Prevention's Special Assessment List FY 2024-2025

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

	Parcel No	Address	Fees Charged	Owner	Case No
1	0072281420	211 TOLEDO COURT	\$1,157.20	HAHN DAVID S	FP23-0023
FP TOTAL GOING TO TAX ROLL:			\$1,157.20		

SPECIAL ASSESSMENTS HEARING

FY 2024-2025 Special Assessments
Code Enforcement's List of Appellants

Code Enforcement Officers (CEO)
Nicole Martin Riggins - NMR
Ted Tarver - TT
Sophia Valenti - SV
Dong Yoo - DY

	Property Owner	Property Address	Charges Owed		Assessor's Parcel No.	Code Enforcement Case No.	CEO
1	ELEMENTS PETROLEUM INC.	VLOT MINI AT BROADWAY	\$ 7,839.00		0067140050	CE22-0120	TT
2	GUADALUPE MENDEZ/LUVIN LIFE LLC	WHITE SLOUGH APN 0051010530	\$ 1,763.22		0051010530	CE23-0626	TT
3	GUITAS ELIZABETH SUSAN	114 PALO VERDE WAY	\$ 1,690.00		0052196070	CE22-0737	TT
4	MONTERO MARCEL	1627 OHIO STREET	\$ 409.00		0057112110	CE23-0220	TT
5	HERBERT SHANNON D	1529 SUTTER STREET	\$ 1,479.96		0056076080	CE23-0902	SV
6	LUSBY DONNA TR	1136 KENTUCKY STREET	\$ 787.19		0056124060	VA23-0170	SV
7	OCTOBUS P & L INVESTMENT LLC	303 LEMON STREET	\$ 1,761.00		0061065010	CE23-0625	SV
8	OCTOBUS P & L INVESTMENT LLC	303 LEMON STREET	\$ 2,705.00		0061065010	VA23-0096	SV
9	SUNRISE INVESTMENT LLC	1724 LOUISIANA STREET	\$ 787.19		0057086130	CE23-0699	SV
10	WATSON NORMA R	180 WINTER HARBOR PLACE	\$ 787.19		0079401250	VA23-0241	SV
11	BARRAGAN PEDRO A	1001 PINE STREET	\$ 786.00		0062062010	CE23-0179	DY
12	SANCHEZ ORLANDO R/VELEZQUEZ ANA L	VLOT TUOLUMNE AT LOUISIANA	\$ 1,009.00		0057082210	CE22-0994	DY
13	NAKHONCHAIKUL LEILANI J	2171 GARNET CIRCLE	\$ 243.00		0081612260	CE22-1018	NMR
14	NAKHONCHAIKUL LEILANI J	2171 GARNET CIRCLE	\$ 742.00		0081612260	VA22-0644	NMR
15	SIDHER RAJ K & KIRAN R	1830 SPRINGS ROAD	\$ (409.51)	PAID	0069150240	CE23-1176	NMR
		TOTAL APPEALED FEES	\$ 21,969.73				

PLEASE NOTE: If you are an appellant but NOT the legal property owner, you must provide documentation such as a Power of Attorney that proves you are legally able to represent the property owner.

NAME: ELEMENTS PETROLEUM INC.

PROPERTY ADDRESS:

VLOT MINI AT BROADWAY

ASSESSMENT AMOUNT: \$7,839.00

PROPERTY IDENTIFICATION NUMBER

(PIN, FORMERLY APN): 0067140050

CASE #: CE22-0120

CODE ENFORCEMENT OFFICER:

TED TARVER



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

MAY 1, 2024

**ELEMENTS PETROLEUM INC.
833 UNIVERSITY AVE.
BERKELEY, CA 94710**

**PARCEL NO.: 0067140050
CASE#: CE22-0120**

SPECIAL ASSESSMENTS HEARING NOTICE

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 27, 2024** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **VLOT MINI AT BROADWAY**, Vallejo, California.

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

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

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2024** (email/mail/in-person/exterior dropbox: by the end of business day). **NO** objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

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

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

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	TAX ROLL 23/24			
1 ST CITATION	TAX ROLL 23/24			
2 ND CITATION	7/14/2023	1,602.00	475.00	<u>\$2,077.00</u>
3 RD CITATION	9/8/2023	2,406.00	475.00	<u>\$2,881.00</u>
4 TH CITATION	9/8/2023	2,406.00	475.00	<u>\$2,881.00</u>
			GRAND TOTAL FINES DUE	<u>\$7,839.00</u>

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

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

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

IN PERSON (only cash/checks/money orders)

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

BY MAIL/DROP BOX (only checks/money orders)

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: CE22-0120

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

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via email to code.enforcement@cityofvallejo.net,

or mail to, bring in person to, or place into exterior drop box outside of:

City Hall – Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590

PLEASE READ

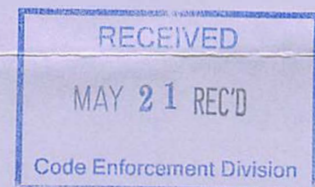
IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION

(FINANCIAL REVIEW)

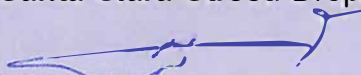
At this hearing, the Code Enforcement Appeals Board will listen to any testimony and accept evidence regarding discrepancies relating to the amount of the special assessment. Please note that **THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED**. The Code Enforcement Appeals Board **WILL NOT** receive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

If you wish to contest the amount of the special assessment, you must sign and return this form by **Friday, May 31, 2024** (postmarked by or hand delivered/dropped off by this date). This form may serve as your written objection, or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the annual hearing on **Thursday, JUNE 27, 2024**, and present testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s). Testimony and evidence submitted with your written objection or presented at the hearing will be given due consideration.

Property Owner: **ELEMENTS PETROLEUM INC.**
Site Address: **VLOT MINI AT BROADWAY**
Case #: **CE22-0120**
Officer: **TED TARVER**
Total Due: **\$7,839.00**



I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **Friday, MAY 31, 2024** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.


Property Owner Signature

5 / 17 / 24
Date

NAME: GUADALUPE MENDEZ / LUVIN LIFE
LLC

PROPERTY ADDRESS:

VLOT WHITE SLOUGH APN 0051010530

ASSESSMENT AMOUNT: \$1,763.22

**PROPERTY IDENTIFICATION NUMBER
(PIN, FORMERLY APN):** 0051010530

CASE #: CE23-0626

CODE ENFORCEMENT OFFICER:
TED TARVER



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

MAY 1, 2024

**GUADALUPE MENDEZ / LUVIN LIFE LLC
520 SILVER OAK TRL
AMERICAN CANYON, CA 94503**

**PARCEL NO.: 0051010530
CASE#: CE23-0626**

SPECIAL ASSESSMENTS HEARING NOTICE

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 27, 2024** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **WHITE SLOUGH APN 0051010530**, Vallejo, California.

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

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

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2024** (email/mail/in-person/exterior dropbox: by the end of business day). **NO** objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

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Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	8/14/23	\$409.51	N/A	<u>\$ 409.51</u>
1 ST CITATION	9/7/23	849.78	503.93	<u>\$1,353.71</u>
		GRAND TOTAL FINES DUE		<u>\$1,763.22</u>

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

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

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

IN PERSON (only cash/checks/money orders)

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

BY MAIL/DROP BOX (only checks/money orders)

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: CE23-0626

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

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via email to code.enforcement@cityofvallejo.net,

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City Hall – Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590

PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION

(FINANCIAL REVIEW)

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Property Owner: **GUADALUPE MENDEZ / LUVIN LIFE LLC**
Site Address: **WHITE SLOUGH APN 0051010530**
Case #: **CE23-0626**
Officer: **TED TARVER**
Total Due: **\$1,763.22**

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **Friday, MAY 31, 2024** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.


Property Owner Signature

5-24-24
Date

NAME: GUITAS ELIZABETH SUSAN

PROPERTY ADDRESS: 114 PALO VERDE WAY

ASSESSMENT AMOUNT: \$1,690.00

**PROPERTY IDENTIFICATION NUMBER
(PIN, FORMERLY APN):** 0052196070

CASE #: CE22-0737

CODE ENFORCEMENT OFFICER:
TED TARVER



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

MAY 1, 2024

**GUITAS ELIZABETH SUSAN
114 PALO VERDE WAY
VALLEJO, CA 94589**

**PARCEL NO.: 0052196070
CASE#: CE22-0737**

SPECIAL ASSESSMENTS HEARING NOTICE

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 27, 2024** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **114 PALO VERDE WAY**, Vallejo, California.

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

or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
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Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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NOTICE OF VIOLATION	1/8/23	\$386.00	N/A	<u>\$ 386.00</u>
1 ST CITATION	3/15/23	801.00	503.00	<u>\$1,304.00</u>
			GRAND TOTAL FINES DUE	<u>\$1,690.00</u>

PAYMENT OPTIONS:

ONLINE (only card payments)

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1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
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City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: CE22-0737

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

OBJECTION/PROTEST FORM SUBMISSION*:

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City Hall – Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590

PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION

(FINANCIAL REVIEW)

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Property Owner: **GUITAS ELIZABETH SUSAN**
Site Address: **114 PALO VERDE WAY**
Case #: **CE22-0737**
Officer: **TED TARVER**
Total Due: **\$1,690.00**



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Elizabeth J. Guitas
Property Owner Signature

5-20-24
Date

NAME: MONTERO MARCEL

PROPERTY ADDRESS: 1627 OHIO STREET

ASSESSMENT AMOUNT: \$409.00

**PROPERTY IDENTIFICATION NUMBER
(PIN, FORMERLY APN):** 0057112110

CASE #: CE23-0220

CODE ENFORCEMENT OFFICER:
TED TARVER



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

MAY 1, 2024

**MONTERO MARCEL
1627 OHIO ST
VALLEJO, CA 94590**

**PARCEL NO.: 0057112110
CASE#: CE23-0220**

SPECIAL ASSESSMENTS HEARING NOTICE

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*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:*
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or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
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Vallejo, CA 94590
code.enforcement@cityofvallejo.net

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

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	7/31/23	\$409.00	N/A	\$ 409.00
GRAND TOTAL FINES DUE				\$ 409.00

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

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

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

IN PERSON (only cash/checks/money orders)

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

BY MAIL/DROP BOX (only checks/money orders)

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: CE23-0220

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

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via email to code.enforcement@cityofvallejo.net,

or mail to, bring in person to, or place into exterior drop box outside of:

City Hall – Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590

PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

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

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Property Owner: **MONTERO MARCEL**
Site Address: **1627 OHIO STREET**
Case #: **CE23-0220**
Officer: **TED TARVER**
Total Due: **\$409.00**

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **Friday, MAY 31, 2024** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.


Property Owner Signature

5/31/2024
Date

NAME: HERBERT SHANNON D

PROPERTY ADDRESS: 1529 SUTTER STREET

ASSESSMENT AMOUNT: \$1,479.96

**PROPERTY IDENTIFICATION NUMBER
(PIN, FORMERLY APN):** 0056076080

CASE #: CE23-0902

CODE ENFORCEMENT OFFICER:
SOPHIA VALENTI



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

MAY 1, 2024

HERBERT SHANNON D
1529 SUTTER ST
VALLEJO, CA 94590

PARCEL NO.: 0056076080
CASE#: CE23-0902

SPECIAL ASSESSMENTS HEARING NOTICE

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 27, 2024** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **1529 SUTTER STREET**, Vallejo, California.

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

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

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2024** (email/mail/in-person/exterior dropbox: by the end of business day). **NO** objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	10/31/23	\$409.51	N/A	<u>\$ 409.51</u>
1 ST CITATION	1/3/24	566.52	503.93	<u>\$1,070.45</u>
			GRAND TOTAL FINES DUE	<u>\$1,479.96</u>

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

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

1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
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City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: CE23-0902

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

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via email to code.enforcement@cityofvallejo.net,

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City Hall – Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590

PLEASE READ

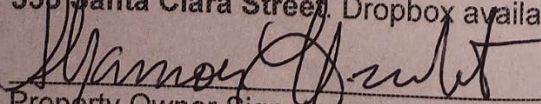
IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

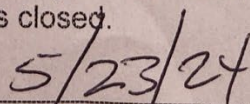
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Property Owner: **HERBERT SHANNON D**
Site Address: **1529 SUTTER STREET**
Case #: **CE23-0902**
Officer: **SOPHIA VALENTI**
Total Due: **\$1,479.96**

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **Friday, MAY 31, 2024** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.


Property Owner Signature


Date

Revised 04/15/2024

NAME: LUSBY DONNA TR

PROPERTY ADDRESS:

1136 KENTUCKY STREET

ASSESSMENT AMOUNT: \$787.19

PROPERTY IDENTIFICATION NUMBER

(PIN, FORMERLY APN): 0056124060

CASE #: VA23-0170

CODE ENFORCEMENT OFFICER:

SOPHIA VALENTI



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

MAY 1, 2024

**LUSBY DONNA TR
562 BIRKDALE DR
VALLEJO, CA 94591**

**PARCEL NO.: 0056124060
CASE#: VA23-0170**

SPECIAL ASSESSMENTS HEARING NOTICE

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 27, 2024** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **1136 KENTUCKY STREET**, Vallejo, California.

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

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

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2024** (email/mail/in-person/exterior dropbox: by the end of business day). **NO** objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

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

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
1 ST CITATION	12/13/23	283.26	503.93	\$ 787.19
		GRAND TOTAL FINES DUE		\$ 787.19

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

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

1. Under the Violations section, click on "Pay Fees"
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555 Santa Clara Street
Vallejo, CA 94590

BY MAIL/DROP BOX (only checks/money orders)

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: VA23-0170

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

OBJECTION/PROTEST FORM SUBMISSION*:

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or mail to, bring in person to, or place into exterior drop box outside of:

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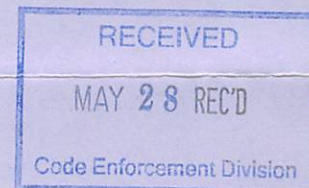
PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

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Property Owner: **LUSBY DONNA TR**
Site Address: **1136 KENTUCKY STREET**
Case #: **VA23-0170**
Officer: **SOPHIA VALENTI**
Total Due: **\$787.19**



I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **Friday, MAY 31, 2024** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.

Donna Lusby
Property Owner Signature

5-20-24
Date

NAME: OCTOBUS P & L INVESTMENT LLC

PROPERTY ADDRESS: 303 LEMON STREET

ASSESSMENT AMOUNT: \$1,761.00

**PROPERTY IDENTIFICATION NUMBER
(PIN, FORMERLY APN):** 0061065010

CASE #: CE23-0625

CODE ENFORCEMENT OFFICER:
SOPHIA VALENTI



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

MAY 1, 2024

**OCTOBUS P & L INVESTMENT LLC
3505 SONOMA BLVD.
VALLEJO, CA 94590**

**PARCEL NO.: 0061065010
CASE#: CE23-0625**

SPECIAL ASSESSMENTS HEARING NOTICE

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 27, 2024** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **303 LEMON STREET**, Vallejo, California.

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

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

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2024** (email/mail/in-person/exterior dropbox: by the end of business day). **NO** objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

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

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	11/7/23	\$409.00	N/A	<u>\$ 409.00</u>
1 ST CITATION	12/21/23	849.00	503.00	<u>\$1,352.00</u>
			GRAND TOTAL FINES DUE	<u>\$1,761.00</u>

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

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

1. Under the Violations section, click on "Pay Fees"
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3. Follow instructions for payment
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City Hall - Cashier
555 Santa Clara Street
Vallejo, CA 94590

BY MAIL/DROP BOX (only checks/money orders)

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: CE23-0625

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

OBJECTION/PROTEST FORM SUBMISSION*:

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or mail to, bring in person to, or place into exterior drop box outside of:

City Hall – Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590

OPY

PLEASE READ

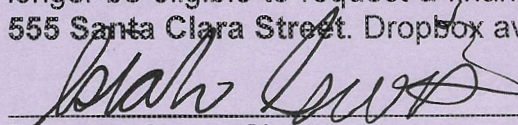
IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

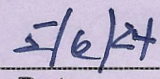
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Property Owner: **OCTOBUS P & L INVESTMENT LLC**
Site Address: **303 LEMON STREET**
Case #: **CE23-0625**
Officer: **SOPHIA VALENTI**
Total Due: **\$1,761.00**

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **Friday, MAY 31, 2024** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.


Property Owner Signature


Date

Revised 04/15/2024

NAME: OCTOBUS P & L INVESTMENT LLC

PROPERTY ADDRESS: 303 LEMON STREET

ASSESSMENT AMOUNT: \$2,705.00

**PROPERTY IDENTIFICATION NUMBER
(PIN, FORMERLY APN):** 0061065010

CASE #: VA23-0096

CODE ENFORCEMENT OFFICER:
SOPHIA VALENTI



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

MAY 1, 2024

**OCTOBUS P & L INVESTMENT LLC
3505 SONOMA BLVD.
VALLEJO, CA 94590**

**PARCEL NO.: 0061065010
CASE#: VA23-0096**

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1 ST CITATION	11/7/23	566.00	503.00	<u>\$1,069.00</u>
2 ND CITATION	12/21/23	1133.00	503.00	<u>\$1,636.00</u>
GRAND TOTAL FINES DUE				<u>\$2,705.00</u>

PAYMENT OPTIONS:

ONLINE (only card payments)

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City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

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OPY

PLEASE READ

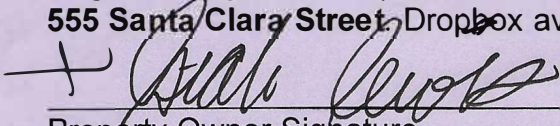
IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

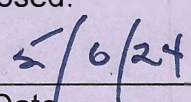
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Property Owner: **OCTOBUS P & L INVESTMENT LLC**
Site Address: **303 LEMON STREET**
Case #: **VA23-0096**
Officer: **SOPHIA VALENTI**
Total Due: **\$2,705.00**

I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **Friday, MAY 31, 2024** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street**. Dropbox available if office is closed.


Property Owner Signature


Date

Revised 04/15/2024

NAME: SUNRISE INVESTMENT LLC

PROPERTY ADDRESS:

1724 LOUISIANA STREET

ASSESSMENT AMOUNT: \$787.19

PROPERTY IDENTIFICATION NUMBER

(PIN, FORMERLY APN): 0057086130

CASE #: CE23-0699

CODE ENFORCEMENT OFFICER:

SOPHIA VALENTI



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

MAY 1, 2024

**SUNRISE INVESTMENT LLC
6066 TURNBERRY DR
DUBLIN, CA 94568**

**PARCEL NO.: 0057086130
CASE#: CE23-0699**

SPECIAL ASSESSMENTS HEARING NOTICE

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 27, 2024** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **1724 LOUISIANA STREET**, Vallejo, California.

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

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

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2024** (email/mail/in-person/exterior dropbox: by the end of business day). **NO** objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
1 ST CITATION	9/11/23	283.26	503.93	\$ 787.19
		GRAND TOTAL FINES DUE		\$ 787.19

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

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1. Under the Violations section, click on "Pay Fees"
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BY MAIL/DROP BOX (only checks/money orders)

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: CE23-0699

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

OBJECTION/PROTEST FORM SUBMISSION*:

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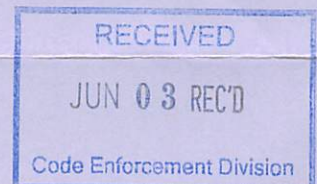
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Property Owner: **SUNRISE INVESTMENT LLC**
Site Address: **1724 LOUISIANA STREET**
Case #: **CE23-0699**
Officer: **SOPHIA VALENTI**
Total Due: **\$787.19**



I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **Friday, MAY 31, 2024** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.


Property Owner Signature

5/31/24
Date

NAME: WATSON NORMA R

PROPERTY ADDRESS:

180 WINTER HARBOR PLACE

ASSESSMENT AMOUNT: \$787.19

PROPERTY IDENTIFICATION NUMBER

(PIN, FORMERLY APN): 0079401250

CASE #: VA23-0241

CODE ENFORCEMENT OFFICER:

SOPHIA VALENTI



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

MAY 1, 2024

**WATSON NORMA R
180 WINTER HARBOR PL
VALLEJO, CA 94591**

**PARCEL NO.: 0079401250
CASE#: VA23-0241**

SPECIAL ASSESSMENTS HEARING NOTICE

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or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
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TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
1 ST CITATION	1/25/24	283.26	503.93	\$ 787.19
		GRAND TOTAL FINES DUE		\$ 787.19

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

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BY MAIL/DROP BOX (only checks/money orders)

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: VA23-0241

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

OBJECTION/PROTEST FORM SUBMISSION*:

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PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION (FINANCIAL REVIEW)

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Property Owner: **WATSON NORMA R**
Site Address: **180 WINTER HARBOR PLACE**
Case #: **VA23-0241**
Officer: **SOPHIA VALENTI**
Total Due: **\$787.19**

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Norma Watson

Property Owner Signature

5/20/24

Date

Norma Watson
180 Winter Harbor Pl.
Vallejo, CA. 94591
20 May 1943

City of Vallejo Code Enforcement.
555 Santa Clara St.
Vallejo, CA. 94590

To Whom it may concern:

I am Norma Watson an 81 years old widow living by myself on a fixed income.

I had my car park in my driveway saving money to have it repaired ignorant of such regulation or code that city of Vallejo had, and the fact that it was in my private property. When I was given the warning & fine I just don't have the money to pay and so as to solve the problem I have thought of donating it. I think your late payment penalty is outrageous. I would appreciate it be thankful for whatever consideration you could afford me.

Respectfully Yours
Norma Watson

P.S.

I can't be present in the hearing. I'm taking medicine for my Hypertension that makes me dizzy.

NAME: BARRAGAN PEDRO A

PROPERTY ADDRESS: 1001 PINE STREET

ASSESSMENT AMOUNT: \$786.00

**PROPERTY IDENTIFICATION NUMBER
(PIN, FORMERLY APN):** 0062062010

CASE #: CE23-0179

CODE ENFORCEMENT OFFICER:
DONG YOO



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

MAY 1, 2024

**BARRAGAN PEDRO A
1001 PINE ST
VALLEJO, CA 94590**

**PARCEL NO.: 0062062010
CASE#: CE23-0179**

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*The Special Assessments Hearing will be held in-person **and** remotely via Zoom videoconference:*
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or via phone, by dialing (669) 900-6833. Meeting ID: 914 0075 0676#
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Vallejo, CA 94590-5922

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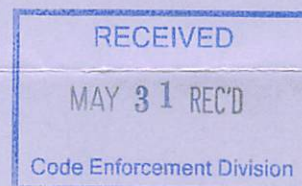
IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION

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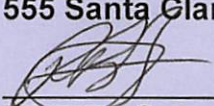
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Property Owner: **BARRAGAN PEDRO A**
Site Address: **1001 PINE STREET**
Case #: **CE23-0179**
Officer: **DONG M. YOO**
Total Due: **\$786.00**



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Property Owner Signature

5/23/2024
Date

NAME: SANCHEZ ORLANDO R /
VELEZQUEZ ANA L

PROPERTY ADDRESS:
VLOT TUOLUMNE AT LOUISIANA

ASSESSMENT AMOUNT: \$1,009.00

**PROPERTY IDENTIFICATION NUMBER
(PIN, FORMERLY APN):** 0057082210

CASE #: CE22-0994

CODE ENFORCEMENT OFFICER:
DONG YOO



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

MAY 1, 2024

SANCHEZ ORLANDO R/VELEZQUEZ ANA L
206 MARQUETTE AVE
VALLEJO, CA 94589

PARCEL NO.: 0057082210
CASE#: CE22-0994

SPECIAL ASSESSMENTS HEARING NOTICE

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PAYMENT OPTIONS:

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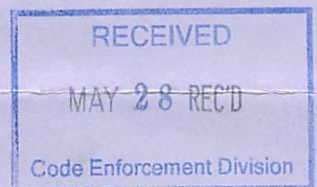
IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION

(FINANCIAL REVIEW)

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Property Owner: **SANCHEZ ORLANDO R/VELEZQUEZ ANA L**
Site Address: **VLOT TUOLUMNE AT LOUISIANA**
Case #: **CE22-0994**
Officer: **DONG M. YOO**
Total Due: **\$1,009.00**



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Property Owner Signature *[Signature]*
Sanchez

05/20/2024
Date

NAME: NAKHONCHAIKUL LEILANI J

PROPERTY ADDRESS: 2171 GARNET CIRCLE

ASSESSMENT AMOUNT: \$243.00 (REMAINDER
FROM DEFAULTED PAYMENT PLAN)

**PROPERTY IDENTIFICATION NUMBER
(PIN, FORMERLY APN):** 0081612260

CASE #: CE22-1018

CODE ENFORCEMENT OFFICER:
NICOLE MARTIN RIGGINS



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

MAY 1, 2024

NAKHONCHAIKUL LEILANI J
2171 GARNET CIR
VALLEJO, CA 94591

PARCEL NO.: 0081612260
CASE#: CE22-1018

SPECIAL ASSESSMENTS HEARING NOTICE

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 27, 2024** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **2171 GARNET CIRCLE**, Vallejo, California.

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

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

In order to attend the above hearing, the **purple** objection/protest form with the "PLEASE READ" heading that was included with this hearing notice must be signed and submitted, and received in this office no later than **MAY 31, 2024** (email/mail/in-person/exterior dropbox: by the end of business day). **NO** objection or protest received **AFTER** this date will be considered by the Board. Written objections or protests should be mailed to:

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

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

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	3/1/23	\$386.00	N/A	<u>\$ 386.00</u>
PAYMENT MADE	8/3/23	-\$143.00		<u>(143.00)</u>
GRAND TOTAL FINES DUE				\$ 243.00

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

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

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

IN PERSON (only cash/checks/money orders)

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

BY MAIL/DROP BOX (only checks/money orders)

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

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

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

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via email to code.enforcement@cityofvallejo.net,

or mail to, bring in person to, or place into exterior drop box outside of:

City Hall – Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590

PLEASE READ

IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION

(FINANCIAL REVIEW)

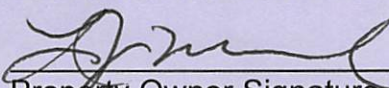
At this hearing, the Code Enforcement Appeals Board will listen to any testimony and accept evidence regarding discrepancies relating to the amount of the special assessment. Please note that **THE TIME FOR A REGULAR APPEALS HEARING HAS EXPIRED**. The Code Enforcement Appeals Board **WILL NOT** receive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

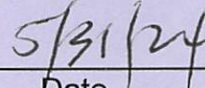
If you wish to contest the amount of the special assessment, you must sign and return this form by **Friday, May 31, 2024** (postmarked by or hand delivered/dropped off by this date). This form may serve as your written objection, or you may prepare a separate written objection with any supporting evidence. Those who return this form may attend the annual hearing on **Thursday, JUNE 27, 2024**, and present testimony and evidence regarding discrepancies **RELATING** to the **AMOUNT** of the special assessment and **NOT** the **VALIDITY** of the underlying violation(s). Testimony and evidence submitted with your written objection or presented at the hearing will be given due consideration.

Property Owner: **NAKHONCHAIKUL LEILANI J**
Site Address: **2171 GARNET CIRCLE**
Case #: **CE22-1018**
Officer: **NICOLE MARTIN**
Total Due: **\$243.00**



I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **Friday, MAY 31, 2024** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.


Property Owner Signature


Date

NAME: NAKHONCHAIKUL LEILANI J

PROPERTY ADDRESS: 2171 GARNET CIRCLE

ASSESSMENT AMOUNT: \$742.00 (DEFAULTED
PAYMENT PLAN)

**PROPERTY IDENTIFICATION NUMBER
(PIN, FORMERLY APN):** 0081612260

CASE #: VA22-0644

CODE ENFORCEMENT OFFICER:
NICOLE MARTIN RIGGINS



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

MAY 1, 2024

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

**PARCEL NO.: 0081612260
CASE#: VA22-0644**

SPECIAL ASSESSMENTS HEARING NOTICE

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

Notice is hereby given that the Code Enforcement Appeals Board (Board) of the City of Vallejo will conduct a Special Assessments Hearing on **THURSDAY, JUNE 27, 2024** at the hour of 6:00 p.m., or as soon thereafter as the matter can be heard, at City Hall in the Council Chambers, 555 Santa Clara Street, Vallejo, California, concerning violations of the Vallejo Municipal Code on property **2171 GARNET CIRCLE**, Vallejo, California.

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

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

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

TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
1 ST CITATION	3/1/23	267.00	475.00	<u>\$ 742.00</u>
		GRAND TOTAL FINES DUE		<u>\$ 742.00</u>

PAYMENT OPTIONS:

ONLINE (only card payments)

Online Payments are now available at:

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1. Under the Violations section, click on "Pay Fees"
2. Click on the New Users "Click Here" link to register
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Vallejo, CA 94590

BY MAIL/DROP BOX (only checks/money orders)

City of Vallejo – Code Enforcement
555 Santa Clara Street
Vallejo, CA 94590-5922

A copy of this notice should be included with payment. If paying by check/money order, please include in the memo section: VA22-0644

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

OBJECTION/PROTEST FORM SUBMISSION*:

Submit your Special Assessment Hearing objection/protest form via email to code.enforcement@cityofvallejo.net,

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City Hall – Code Enforcement, 555 Santa Clara Street, Vallejo, CA 94590

PLEASE READ

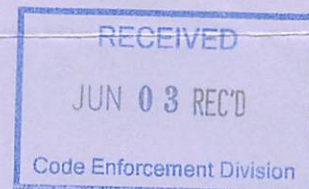
IMPORTANT SPECIAL ASSESSMENT HEARING INFORMATION

(FINANCIAL REVIEW)

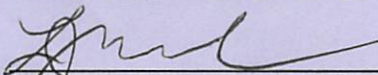
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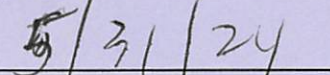
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Property Owner: **NAKHONCHAIKUL LEILANI J**
Site Address: **2171 GARNET CIRCLE**
Case #: **VA22-0644**
Officer: **NICOLE MARTIN**
Total Due: **\$742.00**



I have read this form and understand that the annual assessment hearing is only for cost accounting and that my time for a regular appeals hearing has expired. I understand that if this form is not returned to the City of Vallejo - Code Enforcement Division by the **Friday, MAY 31, 2024** deadline, I will no longer be eligible to request a financial review. **Submit your form to: City Hall, 555 Santa Clara Street.** Dropbox available if office is closed.


Property Owner Signature


Date

NAME: SIDHER RAJ K & KIRAN R

PROPERTY ADDRESS: 1830 SPRINGS ROAD

ASSESSMENT AMOUNT: \$409.51 (**PAID**)

**PROPERTY IDENTIFICATION NUMBER
(PIN, FORMERLY APN):** 0069150240

CASE #: CE23-1176

CODE ENFORCEMENT OFFICER:
NICOLE MARTIN RIGGINS



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

MAY 1, 2024

**SIDHER RAJ K & KIRAN R
1830 SPRINGS RD
VALLEJO, CA 94591**

**PARCEL NO.: 0069150240
CASE#: CE23-1176**

SPECIAL ASSESSMENTS HEARING NOTICE

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TYPE OF NOTICE	DATE	NOTICE AMOUNT	LATE PAYMENT PENALTY AMOUNT	SUBTOTALS
NOTICE OF VIOLATION	12/18/23	\$409.51	N/A	<u>\$ 409.51</u>
		GRAND TOTAL FINES DUE		<u>\$ 409.51</u>

PAYMENT OPTIONS:

ONLINE (only card payments)

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Vallejo, CA 94590-5922

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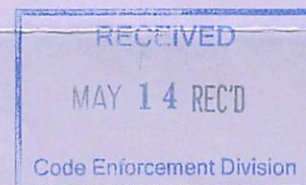
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(FINANCIAL REVIEW)

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Property Owner: **SIDHER RAJ K & KIRAN R**
Site Address: **1830 SPRINGS ROAD**
Case #: **CE23-1176**
Officer: **NICOLE RIGGINS**
Total Due: **\$409.51**



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Kiran R. Sidher
Property Owner Signature

5/7/24
Date

Cash Register Receipt
City of Vallejo

Receipt Number
R11730

DESCRIPTION	ACCOUNT	QTY	PAID
CodeTRAK			\$409.51
CE23-1176	Address: 1830 SPRINGS ROAD	APN: 0069150240	\$409.51
NOTICE OF VIOLATION	001-1503-310-36-13	0	\$409.51
TOTAL FEES PAID BY RECEIPT: R11730			\$409.51

Date Paid: Tuesday, May 21, 2024

Paid By: Kiran R Sidher

Cashier: IG

Pay Method: CHECK 1383