



JFK Library
505 Santa Clara Street
Vallejo, CA 94590

AGENDA
CODE ENFORCEMENT APPEALS BOARD
MEETING
6:00 P.M.
JFK Library
Vallejo Room – 1st Floor
October 26, 2017

George Roth, Chair
Wanda Madeiros, Vice-Chair

Board Members
Patricia Bernard
Fred Cavalli, Jr.
Loretta Gaddies
Lee Lancaster
Edward Taylor

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 the Government Code Section 54954.3 (The Brown Act), members of the public shall be afforded the opportunity to speak on any agenda item of interest to them provided they are first recognized by the presiding officer. Members of the public wishing to be so recognized are requested to submit a completed speaker card to the Staff of the Board prior to the consideration of the item.

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 City Council to resolve may come forward to the podium during the "COMMUNITY FORUM" portion of the AGENDA.

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 Division or City Clerk's 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 at <http://www.cityofvallejo.net> subject to staff's ability to post the documents prior to the meeting. Information may be obtained by calling (707) 648-4469, 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.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE TO THE FLAG**
3. **ROLL CALL**
4. **APPROVAL OF AGENDA**
5. **APPROVAL OF MINUTES**
 - A. March 23, 2017 – Regular Meeting
 - B. July 27, 2017 – Regular Meeting
 - C. September 28, 2017 – Regular Meeting

6. **CORRESPONDENCE:** None

7. **FIRST COMMUNITY FORUM**

Anyone wishing to address the Board on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Board to resolve, is requested to submit a completed speaker card to the Board Secretary. When called upon, each speaker should step to the podium, state his/her name, and address for the record. 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 2.20.300. The remainder of the speakers wishing to address the Board on non-agenda items will be heard at the Second Community Forum listed later on the agenda.

8. **GUEST SPEAKER:** None

9. **PRESENTATIONS:** None

10. **NEW BUSINESS:** None

11. **OLD BUSINESS:**

- A. **Staff Decision on the September 28, 2017 Hearing on the Second Administrative Citation for 6252 Pebble Beach Drive - Staff**
Void the First and Second Administrative Citations for the trash, junk and weeds on the property.
Contact: Lorena Burciaga, Code Enforcement Officer, 707-645-2605, lorena.burciaga@cityofvallejo.net

12. **SECOND COMMUNITY FORUM**

13. **STAFF COMMENTS:** None

14. **ANNOUNCEMENTS:** None

15. **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., Wednesday, October 20, 2017.

Dated: Wednesday, October 20, 2017



Dong Yoo, Staff

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1. CALL TO ORDER: Chairperson George Roth (Chairperson Roth) 6:06 pm.

2. PLEDGE OF ALLEGIANCE TO THE FLAG : Chairperson Roth

3. ROLL CALL:

Present: Chairperson George Roth
Vice-Chairperson Wanda Madeiros
Board Members: Patricia Bernard (late), Fred Cavalli, Jr., Lee Lancaster,
Edward Taylor

Absent:

Staff: Senior Code Enforcement Officer (SCEO) Dong Yoo, Code Enforcement
Officer Anthony Castillo, Lt. Kenny Park, Code Enforcement Secretary
Karen Ang, Chief Assistant City Attorney Donna Mooney

4. APPROVAL OF AGENDA: Board Member Taylor motioned to approve the agenda, seconded by Board Member Lancaster, and the motion carried unanimously.

5. APPROVAL OF MINUTES: Vice Chairperson Madeiros motioned to approve the February 23, 2017 Regular Meeting minutes, seconded by Board Member Taylor, and the motion carried unanimously.

6. CORRESPONDENCE: None

7. FIRST COMMUNITY FORUM: Jimmy Genn and Karah Karimah

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8. GUEST SPEAKER: None

9. PRESENTATIONS: None

10. NEW BUSINESS:

A. Code Enforcement Appeal Hearing:

Hearing for the Demolition Permit for the Concrete Smoke Stack Located at 1025 Nimitz Street - Staff

Recommendation: The Building Division Staff recommends that the Code Enforcement Appeals Board take the following actions:

- 1) CERTIFY that the Code Enforcement Appeals Board has reviewed and considered this staff report, all exhibits attached thereto, and all testimony received during the hearing;

- 2) Take one or both of the following actions:
- a. DISMISS this Appeal as moot; AND/OR
 - b. DENY requested Appeal and UPHOLD the demolition permit issued on February 15, 2017 based on appellants failure to appeal on the grounds laid out in CBC § 113.2.

Action: Board Member Lancaster motioned that the matter is moot because of the demolition and the appeal is dismissed. The motion was seconded by Board Member Bernard. The motion was passed with five (5) AYES and one (1) NAY vote.

Contact: Lonell Butler, Chief Building Official, 648-4387, Lonell.Butler@cityofvallejo.net

B. Code Enforcement Appeal Hearing:

Hearing on the First Citation for 1927 Louisiana Street - Staff

Recommendation: Uphold the First Administrative Citation for the accumulation of dirt, vehicle parked on an unpaved surface, and overgrown weeds on the property.

Action: Vice Chairperson Madeiros motioned to uphold staff recommendation for the First Administrative Citation for the accumulation of dirt, vehicle parked on an unpaved surface, and overgrown weeds on the property, seconded by Board Member Taylor. The motioned was carried unanimously.

Contact: Anthony Castillo, Code Enforcement Officer, 648-4327, Anthony.Castillo@cityofvallejo.net

C. Code Enforcement Appeals Board Members' Certificates of Appreciation - Staff

Award certificates were presented by Staff to the Code Enforcement Appeals Board Members on behalf of the Mayor and City Council, in appreciation of their dedicated service to serving as a volunteer on the Code Enforcement Appeals Board.

D. Statement of Findings of Fact with CEAB Decision – Staff

Per the Code Enforcement Appeals Board Members' request, Staff provided a sample Statement of Finding of Fact which includes the Board's decision. This document is mailed out to the appellant no later than ten (10) calendar days from the date of the hearing.

11. OLD BUSINESS: None

12. SECOND COMMUNITY FORUM: None

13. STAFF COMMENTS: None

14. ANNOUNCEMENTS: None

15. ADJOURNMENT: Board Member Cavalli motioned to adjourn the meeting. Motion seconded by Vice Chairperson Madeiros, and was carried unanimously. The meeting was adjourned at 9:45 pm.

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1. CALL TO ORDER: Chairperson George Roth (Chairperson Roth) 6:06 pm.

2. PLEDGE OF ALLEGIANCE TO THE FLAG : Chairperson Roth

3. ROLL CALL:

Present: Chairperson George Roth
Vice-Chairperson Wanda Madeiros
Board Members: Patricia Bernard (late), Fred Cavalli, Jr., Lee Lancaster,
Edward Taylor

Absent:

Staff: Senior Code Enforcement Officer (SCEO) Dong Yoo, Code Enforcement
Officer Anthony Castillo, Lt. Kenny Park, Code Enforcement Secretary
Karen Ang, Chief Assistant City Attorney Donna Mooney

4. APPROVAL OF AGENDA: Board Member Lancaster motioned to approve the agenda, seconded by Board Member Taylor, and the motion carried unanimously.

5. APPROVAL OF MINUTES: Board Member Lancaster motioned to approve the June 22, 2017 Regular Meeting minutes, seconded by Board Member Cavalli, and the motion carried unanimously. The approval of the March 23, 2017 Regular Meeting has been pushed to the next meeting since there was no quorum.

6. CORRESPONDENCE: None

7. FIRST COMMUNITY FORUM: None

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8. GUEST SPEAKER: None

9. PRESENTATIONS: None

10. NEW BUSINESS:

A. Code Enforcement Appeal Hearing:

Hearing on the Second Citation for 744 Cherrywood Avenue - Staff

Recommendation: Uphold the Second Administrative Citation for the vehicle parked on an unpaved surface.

Action: Board Member Lancaster motioned to uphold staff recommendation for the Second Administrative Citation for the vehicle parked on an unpaved surface, and overgrown weeds on the property, seconded by Board Member Taylor. The motioned was carried unanimously.

Contact: Lorena Burciaga, Code Enforcement Officer, 645-2605, Lorena.Burciaga@cityofvallejo.net

B. Code Enforcement Appeal Hearing:

Hearing on the Notice of Violation for 157 Elna Drive - Staff

Recommendation: Uphold the Notice of Violation for the junk, trash, salvage materials, and household materials on the property.

Action: Board Member Lancaster motioned to uphold staff recommendation for the Notice of Violation for the junk, trash, salvage materials, and household materials on the property, seconded by Board Member Taylor. The motioned was carried unanimously. Since a posting of the notice would have been helpful in alerting the occupant/appellant in this case, the Board Members requested that "Posting a copy of the Notice of Violation" be placed on the next regular meeting agenda for further discussion.

Contact: Lorena Burciaga, Code Enforcement Officer, 645-2605, Lorena.Burciaga@cityofvallejo.net

11. OLD BUSINESS: None

12. SECOND COMMUNITY FORUM: None

13. STAFF COMMENTS: None

14. ANNOUNCEMENTS: The interviews for the CEAB member vacancies were conducted on July 13, 2017 during a Special Meeting held by the City Council. The Council will decide and announce the new board members at their August 22, 2017 meeting.

15. ADJOURNMENT: Board Member Cavalli motioned to adjourn the meeting. Motion seconded by Board Member Taylor, and was carried unanimously. The meeting was adjourned at 7:30 pm.

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1. **CALL TO ORDER:** Chairperson George Roth (Chairperson Roth) 6:05 pm.
2. **PLEDGE OF ALLEGIANCE TO THE FLAG :** Chairperson Roth
3. **ROLL CALL:**

Present:	Chairperson George Roth Vice-Chairperson Wanda Madeiros Board Members: Patricia Bernard, Fred Cavalli, Jr.
Absent:	Loretta Gaddies
Staff:	Excused: Lee Lancaster, Edward Taylor Senior Code Enforcement Officer (SCEO) Dong Yoo, Lt. Kenny Park, Code Enforcement Secretary Karen Ang
4. **APPROVAL OF AGENDA:** Vice Chairperson Madeiros motioned to approve the agenda, seconded by Board Member Bernard, and the motion carried unanimously.
5. **APPROVAL OF MINUTES:** The approval of the March 23, 2017 and July 27, 2017 Regular Meeting Minutes has been pushed to the next meeting since there was no quorum.
6. **CORRESPONDENCE:** None
7. **FIRST COMMUNITY FORUM:** None
Anyone wishing to address the Board on any matter for which another opportunity to speak is not provided on the agenda, and which is within the jurisdiction of the Board to resolve, is requested to submit a completed speaker card to the Board Staff person. When called upon, each speaker should step to the podium, state his /her name, and address for the record. The conduct of the community forum shall be limited to a maximum of fifteen (15) minutes, with each speaker limited to three minutes. The remainder of the speakers wishing to address the Board on non-agenda items will be heard at the second Community Forum listed later on the agenda.
8. **GUEST SPEAKER:** None
9. **PRESENTATIONS:** None
10. **NEW BUSINESS:**
 - A. **Reappointed and Newly Appointed Board Members**
Board Member Lancaster has been reappointed by Vallejo City Council to the Code Enforcement Appeals Board for a term to expire December 31, 2021. Loretta Gaddies has been newly appointed by City Council to the Board for a term to also expire on December 31, 2021.
 - B. **Posting a Copy of the Notice of Violation onto a Private Residential Property**
Discussion of this in-house policy. Staff indicated that a Policy and Procedures Manual is being created which will ensure that all Code Enforcement staff are trained to consistently post any notices with charges onto the property.

C. Code Enforcement Appeal Hearing:

Hearing on the Second Administrative Citation for 6252 Pebble Beach Drive - Staff

Recommendation: Uphold the Second Administrative Citation for the junk, trash, and weeds on the property.

Action: The Board Members did not feel that they had enough information from Staff's case to make a final decision, therefore, Vice Chairperson Madeiros motioned to continue to hearing to the next Regular Meeting, seconded by Board Member Cavalli. The motioned was carried unanimously.

Contact: Lorena Burciaga, Code Enforcement Officer, 645-2605, Lorena.Burciaga@cityofvallejo.net

D. Code Enforcement Appeal Hearing:

Hearing on the Third Administrative Citation for 541 Admiral Callaghan Lane - Staff

Recommendation: Uphold the Third Administrative Citation for the junk, trash, and weeds on the property.

Action: Vice Chairperson Madeiros motioned to uphold the Notice of Violation and First Administrative Citation but waive all additional fees, seconded by Board Member Cavalli. The motioned was carried unanimously.

Contact: Lorena Burciaga, Code Enforcement Officer, 645-2605, Lorena.Burciaga@cityofvallejo.net

E. Code Enforcement Appeal Hearing:

Hearing on the Third Administrative Citation for 545 Admiral Callaghan Lane - Staff

Recommendation: Uphold the Third Administrative Citation for the junk, trash, salvage materials and household materials on the property.

Action: Vice Chairperson Madeiros motioned to uphold the Notice of Violation and First Administrative Citation but waive all additional fees, seconded by Board Member Cavalli. The motioned was carried unanimously.

Contact: Lorena Burciaga, Code Enforcement Officer, 645-2605, Lorena.Burciaga@cityofvallejo.net

11. OLD BUSINESS: None

12. SECOND COMMUNITY FORUM: None

13. STAFF COMMENTS: The new code enforcement officer that was introduced at the last meeting has left Code Enforcement to become a police officer. We are in the process of starting another recruitment to replace her. We have another code enforcement officer hired to address illegal dumping that should start in a few months pending background check.

14. ANNOUNCEMENTS: None.

15. ADJOURNMENT: The meeting was adjourned at 8:29 pm by Chairperson Roth.