City Hall
555 Santa Clara Street
Vallejo, CA 94590

AGENDA

CODE ENFORCEMENT APPEALS BOARD MEETING
6:00 P.M.
City Council Chambers

February 26, 2015

George Roth, Chair

Board Members
Patricia Bernard
Richard Charmack
Lee Lancaster
Wanda Madeiros
Angela McClure
Edward Taylor

Robert McConnell – City Council Liaison

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.ci.vallejo,ca.us 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.

City Hall **CODE ENFORCEMENT** **February 26, 2015**
555 Santa Clara Street **Code Enforcement Appeals Board (CEAB)** **6:00 p.m.**
Vallejo, CA 94590

AGENDA

1. **CALL TO ORDER**

2. **PLEDGE OF ALLEGIANCE TO THE FLAG**

3. **ROLL CALL**

4. **APPROVAL OF AGENDA**

5. **READING & APPROVAL OF MINUTES**
   - **A.** December 3, 2014 (Special)
   - **B.** January 22, 2015

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 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 (3) minutes, with each speaker limited to three 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:**

    - **A. Introduction of New Member of the Board**

    - **B. Election of New Vice Chairperson of the Board**

    - **C. Code Enforcement Appeal Hearing:**
      Hearing on First Citation #2 for 500 Oregon Street – Staff
      Recommendation: Uphold the First Citation for the PMO Violations, and require the owner to correct all of the PMO violations, hire a private security company to monitor and patrol the property to prevent the squatters from coming back.
      Contact: Dong Yoo, Senior Code Enforcement Officer, 648-4389

11. **OLD BUSINESS**
    - **A. Staff Report on the Following Items:**
      1. Red-lined Changes to Vallejo Municipal Code Chapters 7.54 (Property Maintenance) and 1.15 (Administrative Citation)
      2. Proposed CEAB Rules of Order and Procedure (modeled after the Beautification and Design Review Board Rules of Order and Procedure)

12. **SECOND COMMUNITY FORUM**

13. **STAFF COMMENTS**: None

14. **ANNOUNCEMENTS**

15. **ADJOURNMENT**

City Hall
555 Santa Clara Street
Vallejo, CA 94590

CODE ENFORCEMENT
Code Enforcement Appeals Board (CEAB)
AGENDA

February 26, 2015
6:00 p.m.

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., Thursday, February 19, 2015.

Dated: February 19, 2015

Dong Yoo, Staff

City Hall **CODE ENFORCEMENT** **December 3, 2014**
555 Santa Clara Street **Code Enforcement Appeals Board (CEAB)** **6:00 p.m.**
Vallejo, CA 94590 **MINUTES**

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1. **CALL TO ORDER:** Chairperson George Roth (Chairperson Roth) 6:00 pm.

2. **PLEDGE OF ALLEGIANCE TO THE FLAG :** Chairperson Roth

3. **ROLL CALL:**

Present:	Chairperson George Roth, Vice Chairperson Gary Bennett Board Members: Patricia Bernard, Angela McClure
Absent:	Board Members: Richard Charmack, Lee Lancaster, Wanda Madeiros, Council Liaison Robert McConnell
Staff:	Assistant City Manager Craig Whittom, Code Enforcement Manager Nimat Shakoor-Grantham, Code Enforcement Senior Officer Dong Yoo

4. **APPROVAL OF AGENDA:** Vice Chairperson Bennett motioned to approve the agenda, seconded by Board Member Bernard. The motion carried unanimously.

5. **APPROVAL OF MINUTES:** Board Member McClure motioned to approve the minutes, seconded by Vice Chairperson Bennett. The motion carried unanimously.

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:** None

Chairperson Roth requested status of hearing for 344 Florida. Staff stated that the hearing notice did not go out in time and therefore 344 Florida will be heard at the January hearing. Chairperson Roth did request for Mr. Vonderhaar to bring proof that shows he is able to speak on behalf of the property owner, possibly

bringing the Board Certification of Trust. Staff will inquire with the City of Vallejo Attorney's Office as to what Mr. Vonderhaar needs to present to the Board.

11. OLD BUSINESS:

A. Proposed changes to Vallejo Municipal Code Chapter 7.54 Property Maintenance and 1.15 Administrative Citations presented by staff:

The Code Enforcement Division (CED) did not yet have a red-lined ordinance to present. Instead, Staff presented to the Board the seven items in the distributed packet, listed out staff's recommendations, and gathered the Board's comments. A red-lined ordinance will then be presented at the next hearing.

Item A - Length of time to appeal citation:

Currently: 15 days from citation date
Recommendation: 30 days from citation date
CEAB Comments: agreed, 30 days from citation date

Item B - Amount of late fee:

Currently: late fee $890.00
Recommendation: 50% reduction of current late fee, $455.00
CEAB Comments: agreed, 50% reduction of current late fee, $455.00

Item C - Hearing fee waiver requirements:

Currently: Property owners need to prove economic need by providing certain type of documentation
Recommendation: No changes due to the fact that the current system seems to be working
CEAB Comments: agreed, no changes

Item D - Board jurisdiction / Appellant due process:

Currently: The CEAB has a broad jurisdiction in its ability to modify citations amounts
Recommendation: No changes due to the CEAB already being able to modify the citation amounts after hearing the appellant's case
CEAB Comments: agreed, no changes

Item E - Authority of the City Manager to administrative to modify citations amounts based upon certain criteria:

Currently: City Manager has no authority to modify any citation fines unless staff makes a technical error.

Recommendation: Give the City Manager authority to modify the citation fines under very narrow criteria; technical error by staff, death or incapacitating illness of property owner, or natural disaster.

CEAB Comments: Board questions if these changes will be occurring pre-appeal or post-appeal. Staff responds that the changes will be pre-appeal so as to not change the Board's decision(s). The Board mentions to consider having the ability to change fines post-appeal also in the case of life threatening emergencies.

Item F - Maximum dollar amount for total assessment:

Currently: No maximum dollar amount

Recommendation: $10,000 maximum dollar amount per case

CEAB Comments: Chairperson Roth agrees. Board Member Bernard asks if this maximum dollar amount will wipe out previous fines that are over the $10,000 maximum. Staff states that the intent is for going forward only to new citations. Staff also mentions that the intent of this item is for the maximum dollar amount to be applied per case or per incident, not per property. Vice Chairperson Bennett inquires about the dollar amount the City of Vallejo is still owed on back taxes and if the amount was reduced to $10,000 would the City of Vallejo get more of that money back. Staff states that this is a hard to predict number but CED can look into the details. Board Member Bennett also inquires about the amount being greater for financial institutions. Staff mentions that there could be legal issues with establishing different caps for different types of owners.

Item G - Required type of service:

Currently: Posting notice on the property, mail with regular mail, and mail with certified mail and a return receipt with a signature

Recommendation: Posting notice on the property and mail by certified mail with no return receipt and no signature. This certified mail service is still mailed with a tracking number for proof of service

CEAB Comments: Chairperson Roth inquires if this will pertain to the Warning Notice? Staff answered that currently it does not but we can do it to ensure that we notify the property owner. Vice Chairperson Bennett asks why this is being recommended. Staff mentions that mailing with certified mail return receipt with a signature is a high standard of notice in addition to regular mail and does not achieve additional means of notifying the property owner. Board Member Bernard

mentions that having a signature is not better because many people just do not pick the letter up at all and it gets returned. Staff agreed with Board Member Bernard's comment. Vice Chairperson Bennett questioned the legal aspect of not having a signature since there seems to be no way of tracking the notice. Staff responded that certified mail with no signature does have a tracking # and therefore meets the legal threshold per the City of Vallejo's Attorney's office.

B. Beautification and Design Review Board Rules of Order and Procedure; information from the City Clerk:

Staff is making last minute corrections and everyone should have the CEAB Rules and Order for review by the next hearing.

C. Voluntary Compliance Coalition Update (VCC):

A meeting has been set up with Housing and Community Development (HCD) staff concerning funding through the Community Development Block Grant (CDBG) program. City Council has approved $50,000 for rehabilitation loans, which will be administered by California Housing Development Corp (CHDC). These loans can address structural items such as roofing, but cannot cover things such as weeds, broken fences, or broken windows. CED staff currently has four (4) properties that may be eligible to apply for these low-cost, low-interest loans. Staff is also looking for additional non-profits to aid run program and will supply the non-profit with a list of recipients eligible to receive help.

D. Discussion of proposed towing authorization from Police Department for Inoperative Vehicle being cited by Code Enforcement: with the volunteer component for these types of problems. CED wants the non-profit to

Code Enforcement Senior Officer Dong Yoo presented that final arrangements have been finalized and CED can now work with the Community Service Sector (CSS) of the Vallejo Police Department (VPD) to get the registration information from the DMV. The Code Enforcement Officer can then notify the registered owner and the property owner about the inoperable vehicle violations. After 10 days due process, the CED can then contact the VPD dispatch to have the vehicles towed. Even though we have not had an opportunity to use this, we now at least have the mechanism to get the vehicles towed.

E. Installment Plan Update:

Staff is still brainstorming and taking down ideas before hopefully presenting this item to the Board at the next hearing.

F. Planning/Zoning/CEAB scope of influence:

Staff is working with the Attorney's Office to determine what is applicable to bring before the Board and verify what specific types of information can be shared.

12. SECOND COMMUNITY FORUMS: None

13. STAFF COMMENTS: None

14. ANNOUNCEMENTS: The Board is still looking for one additional Board Member.

15. ADJOURNMENT: Board Member Bernard motioned to adjourn the meeting at 7:03 pm. Motion seconded by Vice Chairperson Bennett. The motion carried unanimously.

City Hall **CODE ENFORCEMENT** **January 22, 2015**
555 Santa Clara StreetCode Enforcement Appeals Board (CEAB) **6:00 p.m.**
Vallejo, CA 94590 **MINUTES**

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1. **CALL TO ORDER:** Chairperson George Roth (Chairperson Roth) 6:09 pm.

2. **PLEDGE OF ALLEGIANCE TO THE FLAG :** Chairperson Roth

3. **ROLL CALL:**

Present:	Chairperson George Roth Board Members: Patricia Bernard, Lee Lancaster, Wanda Madeiros
Absent:	Richard Charmack (Excused), Angela McClure, City Council Liaison Robert McConnell
Staff:	Senior Code Enforcement Officer (SCEO) Dong Yoo

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

5. **APPROVAL OF MINUTES:** Chairperson Roth postponed the approval of the minutes to the next meeting since only two (2) of the four (4) Board Members who attended the last meeting were present.

6. **CORRESPONDENCE:** None

7. **FIRST COMMUNITY FORUM: Speaker**: Gary Bennett (Former CEAB Vice Chairperson)

8. **GUEST SPEAKER:** None

9. **PRESENTATIONS:** None

10. **NEW BUSINESS: Code Enforcement Appeals Hearings**

A. Hearing on Appeal of Citation #3 Regarding 344 Florida Street
Recommendation: Uphold the Third Citation for the storage of the inoperative vehicles, and order the property owner to pay the fines incurred on or before 30 days from the date of this hearing, and remove the inoperative vehicles from the property or provide proof that all of the vehicles are operational with current registration.
Action: Board Member Lancaster motioned to uphold Staff recommendation, seconded by Board Member Madeiros. The motion carried unanimously.
Contact: Dong Yoo, Senior Code Enforcement Officer, 648-4389

11. OLD BUSINESS:

A. Staff Report on the Following Items:

1. Red-lined Changes to Vallejo Municipal Code Chapters 7.54 (Property Maintenance) and 1.15 (Administrative Citation)
2. Proposed CEAB Rules of Order and Procedure (modeled after the Beautification and Design Review Board Rules of Order and Procedure)

12. SECOND COMMUNITY FORUMS: None

13. STAFF COMMENTS: None

14. ANNOUNCEMENTS: None

15. ADJOURNMENT: Board Member Lancaster motioned to adjourn the meeting. Motion seconded by Board Member Madeiros. The meeting was adjourned at 6:55 pm.

City of VALLEJO California

CODE ENFORCEMENT DIVISION

HEARING DATE: February 26, 2015

TO: Code Enforcement Appeals Board

FROM: Dong M. Yoo, Sr. Code Enforcement Officer

SUBJECT: HEARING ON FIRST CITATION #2 FOR 500 OREGON STREET

Subject Property Address:	500 Oregon Street
Parcel Number:	0054-020-140
Owner of Record:	EnvironFinance Group SPV-III LLC
Case Number:	CE12-1354
Violation(s):	Vallejo Municipal Code (VMC) Section 7.54 030 A (vacant buildings), 7.54.030 F (junk and debris), 7.54.030 G (dangerous excavation and utility box), 7.54.030 M (deteriorated fence), 7.54.030 P (graffiti), and 7.54.030 S (public nuisance).

This is an appeal on a First Administrative Citation #2 for the vacant/unsecured commercial buildings with junk, trash, graffiti, deteriorated fences, hazardous excavation and utility boxes without the lids, the building being occupied by homeless and failure to monitor and maintain the property.

BACKGROUND

1) 8-22-12 I performed an inspection of this vacant commercial property per a complaint. This was a large parcel with many old Vallejo School District buildings, including an office building fronting Valle Vista Street. I noticed the front office building with an address of 211 Vallejo Vista was fenced, but the south side of the property, along the Oregon Street was not fenced off. There were minor amount of debris and overgrown weeds along the south side. The buildings on the Oregon street side had deteriorated paint and outdated old school signs. Photos were taken.

2) 8-22-12 A Warning Notice was sent to the property owner for the violation of the Property Maintenance Ordinance (PMO), via regular and certified mail. This Warning Notice advised the owner to correct the violations by 9-09-12, and to monitor and maintain the property to prevent it from becoming a public nuisance.

3) 8-31-12 A fax received from the owner stating they've hired Ken's Lawn and Clean Up Service to address most of the issues. They will consider different options for the deteriorated paint, since the buildings are not marketable.

4) 12-13-12 I conducted a re-inspection. The trash, debris have been cleaned up and weeds cut down, but the buildings were vacant, unsecured, paint still deteriorated and old signs still on the buildings. Photos were taken.

5) 12-17-12 A Notice of Violation for VMC Violations was sent via regular and certified mail to the owner. This Notice of Violation advised the owner to correct the violations by 12-30-12, and to monitor and maintain the property to prevent it from becoming a public nuisance.

6) 12-27-12 An e-mail from Fred Sessler, Real Estate Agent representing the property owner. He wanted to meet to discuss his client's plans on what to do with the buildings.

7) 1-25-13 Fred Sessler spoke with Nimat Shakoor-Grantham, Code Enforcement Manager, on the phone. He was advised to secure the buildings, and provide documentation stating what their plans are to correct the violations. Nimat told him to get back to Code Enforcement by Feb. 8, 2013.

8) 2-4-13 I met Ken Sanders, Maintenance person for the Real Estate Agent, on site to review the violations to be corrected. Ken Sanders will discuss with the Real Estate Agent, Fred Sessler, and get back to me.

9) 4-30-13 I conducted an inspection and noticed the old and out dated business signs were still on the building, along with the deteriorated paint and abandoned and unsecured buildings. Photos were taken.

10) 5-1-13 1st Administrative Citation sent, via regular and certified mail. This Citation advised the owner to correct the violations by 5-12-13, and to monitor and maintain the property to prevent if from becoming a public nuisance.

11) 5-3-13 A copy of the 1st Administrative Citation was posted on the property.

12) 5-8-13 The owner, Brian Rhoades of Environfinance Group called and said he received the 1st Citation. He wanted to know what needed to be done. I advised him the buildings must be secured, windows boarded up, all deteriorated paint must be painted and old signs painted. I also told him this property must be monitored, maintained free of debris and weeds. Mr. Rhoades said he was told by Ken Sanders the old signs have been painted over. I advised him that was not true and asked about the deteriorated paint, which Ken Sanders promised to have it painted during out meeting on 2-4-13. Mr. Rhoades stated the paint was lead based and it was greater work then they thought. I advised him the deteriorated paint still needed to be addressed. He said Ken Sanders was out of the state and will be back by 5-13-13. I advised him I will wait for him to get back to me after the 13th.

13) 7-2-13 I conducted an inspection and noticed the old business signs have been removed, but the deteriorated paint was still the same and the property vacant. Photos were taken.

14) 7-8-13 2nd Administrative Citation sent, via regular and certified mail. This Citation advised the owner to correct the violations by 7-23-13, and to monitor and maintain the property to prevent it from becoming a public nuisance.

15) 7-26-13 I met Mr. Rhoades on site, and he had a copy of the 2nd Citation with him. He thought things were being taken care of by his Real Estate Agent, Fred Sessler. I advised Mr. Rhoades the only thing I received from Mr. Fred Sessler was a letter asking for more time without any type of plan or schedule. He asked what needed to be done. I explained to Mr. Rhoades the exterior wall paint must be scraped and painted, all windows with missing glass or no glass must be boarded up and painted similar color as the building.

I also advised him the boards must be exact size as the opening, not small pieces of boards put together. He understood and will get back to me with a schedule.

16) 8-5-13 An e-mail from Mr. Rhoades stating the paint sample came back positive for lead. He will get estimates for the work and get back to me.

17) 8-8-13 A payment received for the outstanding fine amount.

18) 8-19-13 An e-mail from Mr. Rhoades stating the property has been cleaned up have one estimate for the lead paint abatement and waiting for a second bid.

19) 9-16-13 An e-mail from Mr. Rhoades stating they may finally get the second bid for the painting.

20) 10-7-13 A complaint received about a huge pile of garbage and graffiti on this property.

21) 11-15-13 An e-mail from Mr. Rhoades stating he is still trying to get a paint contractor to move forward to paint the buildings.

22) 12-17-13 An e-mail from Mr. Rhoades stating they've signed the contract to paint the buildings. He is waiting to find out when the work will begin. He will let me know the date.

23) 1-23-14 An e-mail from Mr. Rhoades stating the painting will begin on Monday.

24) 2-24-14 I met with the painter on site. He said he was painting over the graffiti, but the deteriorated paint on the buildings have been painted. I noticed the fascia boards were not painted.

25) 3-3-14 An e-mail sent to Mr. Rhoades requesting the fascia boards to be painted.

26) 6-18-14 There were broken windows, open doors, overgrown weeds and graffiti on the roof. The buildings were being occupied by squatters. Photos were taken.

27) 6-19-14 An e-mail sent to Mr. Rhoades advising him that there were graffiti on the roof, broken windows, overgrown weeds, trash, and unsecured doors. I asked him to secure all openings, board up the windows with the board exact size as the openings and paint all boards.

28) 7-1-14 A complaint received from a residence on Valle Vista Street, across the street from this address. The complainant stated the weeds were not cut low enough and squatters were in the buildings. He mentioned his truck was broken into in his driveway, and said it was due to the homeless persons living in this abandoned property.

29) 8-11-14 I noticed overgrown weeds, junk, trash, graffiti on the building, unsecured, missing or broken windows, and squatters in the buildings and unsecured other buildings on the property. Photos were taken.

30) 8-14-14 An e-mail sent to Mr. Rhoades stating the violations, and an immediate need to cut and remove the weeds, junk and debris. An e-mail respond from Mr. Rhoades stating he was concerned why his landscaper, Ken Sanders, was not keeping an eye on this property. He will get him out ASAP. Mr. Rhoades also mentioned they intend to demolish the old school office building, which is 211 Valle Vista.

31) 8-18-14 I noticed the weeds on the outside fence on Valle Vista Street have been cut down, but the weeds inside the fence were not touched.

32) 8-21-14 An e-mail sent to Mr. Rhoades stating only weeds on the outside the fence on Valle Vista have been cut down, and asked him to have Ken Sanders finish the work. I also said I can meet his landscaper, Ken Sanders, on site to point out what needed to be done.

33) 8-25-14 A complainant and resident on Valle Vista Street called and said there were still squatters going into the buildings.

34) 9-23-14 An e-mail sent to Mr. Rhoades advising of the complaint by a neighbor of squatters from this property stealing his water in the middle of the night. I also advised that the neighbors were considering legal action again this property owner due to the public nuisance on this property.
Mr. Rhoades responded by e-mail stating they will have VPD conduct a building sweep follow by a full board up and they will hire security guard to patrol the property.

35) 9-23-14 I conducted an inspection and noticed the buildings were still unsecured, shopping carts, junk, and debris throughout the property. There were graffiti on many of the buildings, and utility boxes on the ground without the lids. A trench dug up near the east side of the 211 Valle Vista Street building and a male digging up more on the northeast side. He identified himself as one of the squatters, and said he was trying to connect water to the building. Photos were taken.

36) 9-23-14 A new Warning Notice sent, via regular and certified mail. This Warning Notice required the owner to correct the violations by 10-13-14 and to monitor and maintain the property to prevent it from becoming a public nuisance.

37) 9-25-14 I met with Mr. Rhoades, Fred Sessler and Ken Sanders on site. Mr. Rhoades said they've met with Black Talon, a Security Company, to work out a regular patrol schedule after the board up. They also have a contract with Vallejo Glass to board up the 211 Valle Vista building. Ken Sanders will secure all other buildings and clean up the property.

38) 10-6-14 An e-mail sent to Mr. Rhoades advising I received another complaint from a neighbor wanting to know when the buildings will be boarded up, and for a status of the security guard patrol.

39) 10-20-14 Mr. Rhoades called and said they were still trying to get the contract finalized with the Black Talon Security Company. In the meantime, he is trying to get a second security company as a backup, if Black Talon didn't work out. I advised him while they are waiting, they needed to secure the buildings and call V.P.D. Mr. Rhoades agreed that immediate board up would be better even if the homeless removed some of the boards. He promised to get back to me.

40) 10-28-14 A voicemail from Mr. Rhoades stating he signed and paid the deposit last week with Vallejo Glass to get eh board up done. The board should begin this week and completed by next week.

41) 12-4-14 I noticed most of the boards were completed but there were still several unsecured openings allowing the homeless persons to live inside the building. As I was conducting my inspection, I heard voices from the inside the building, and noticed a male on a bicycle ride by. Another male came up to ask what I was doing and he went inside the building. Photos were taken.

42) 12-4-14 Notice of Violation sent, via regular and certified mail.

43) 12-8-14 An e-mail sent to Mr. Rhoades with a copy of the voicemail I received about the homeless people yelling fire and fighting outside this property. I also advised him the buildings must be secured, all junk, plywood, shopping carts, trash and graffiti must be removed. I also suggested to get VPD or security guards to clear out the building to finish boarding up the building.

44) 12-9-14 An e-mail sent to Mr. Rhoades with a copy of the Vallejo Times Herald article about the incident yesterday at this location by the squatters. I asked him to get back to me with a date when they will be able to demolish and/or secure the buildings and have a regular patrol of the property.

45) 12-16-14 A copy of the Notice of Violation was posted. A door on the east side unsecured. Photos were taken.

46) 12-16-14 An e-mail sent to Mr. Rhoades about the unsecured door on the east side, photos of the unsecured door included.

47) 1-6-15 I conducted an inspection. On the main office building of 211 Valle Vista Street, the board on the southwest side was partially removed from the window. A door on the east side was missing a panel at the bottom and allowing access to the building. A board to another building removed and squatters were getting inside the building. There were still shopping carts, junk and graffiti on the property. Additional bags and junk on the property and utility boxes on the ground missing lids. Photos were taken.

48) 1-7-14 1st Administrative Citation sent, via regular and certified mail.

49) 1-9-15 A copy of the 1st Citation was posted. As I was posting 5 homeless persons came to this property. 2 persons went into the 211 Valle Vista and a female went into another building on this property.

50) 1-22-15 Mr. Rhoades appeal the 1st Citation.

51) 1-26-15 I conducted an inspection and notice the board to the front office of 211 Valle Vista on the west side was removed and squatters were getting in the building. The door on the east side has been boarded up. A board to the window on the south side has been removed and a shopping cart tipped on its side directly under the window being use as a step. Another building south of 211 Valle Vista was also unsecured and being occupied by the squatters. A tree house on the property being occupied by a homeless person. Graffiti on the buildings and a utility box still missing its lid. Photos were taken.

52) 1-26-15 An e-mail from Mr. Rhoades asking if I was able to inspect this property. I responded to the e-mail to Mr. Rhoades stating the new openings on the west and south side of the 211 Vallejo Vista Street. I also advised other buildings were unsecured and now being occupied by squatters. I also advised him about a homeless person living in a tree house, located south of 211 Valle Vista Street. I said I can meet his contractor on site to go over the violations.

ATTACHMENTS

1. Photographs dated 6-18-14
2. Photographs dated 9-23-14
3. Warning Notice for PMO dated 9-23-14
4. Photographs dated 12-4-14
5. Notice of Violation for PMO dated 12-4-14
6. Photographs dated 1-6-15
7. 1st Administrative Citation for dated 1-7-15
8. Photographs dated 1-26-15

RECOMMENDATION

Based upon the evidence presented, Staff recommends that the Board:

1. Uphold the First Citation for the PMO violations.

2. Require the owner to correct all of the PMO violations, hire a private security company to monitor and patrol the property to prevent the squatters from coming back.

CONTACT

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

500 Oregon/211 Valle Vista abandoned and unsecured buildings occupied by squatters, and with junk, debris, broken windows, graffiti, damaged fence, and missing lid to utiiity boxes on the ground,

[home on Oes-home1] \\OES-HOME1\HOME\USERS\CE\DYOO\photos\annual\Annual\2014\June 2014\6-18-14

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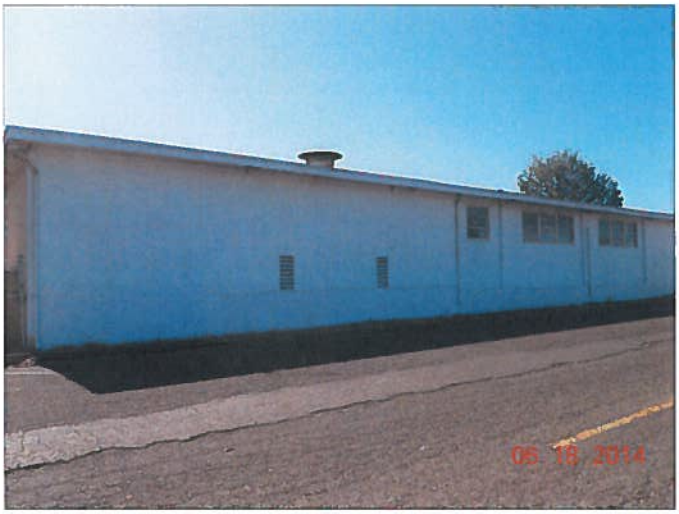

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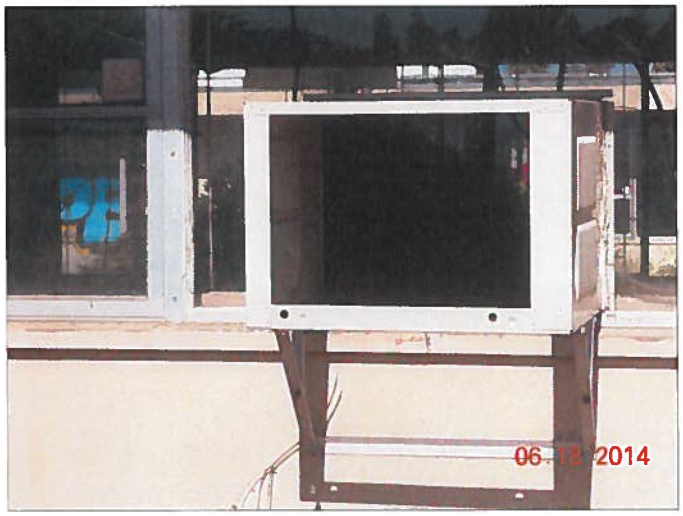

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500 Oregon/211 Valle Vista abandoned and unsecured buildings occupied by squatters, and with junk, debris, broken windows, graffiti, missing lid to utiiity boxes on the ground, excavation, and damaged fences. .

[home on Oes-home1] \\OES-HOME1\HOME\USERS\CE\DYOO\photos\annual\Annual\2014\Sept. 2014\9-23-14

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[home on Oes-home1] \\OES-HOME1\HOME\USERS\CE\DYOO\photos\annual\Annual\2014\Sept. 2014\9-23-14

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[home on Oes-home1] \\OES-HOME1\HOME\USERS\CE\DYOO\photos\annual\Annual\2014\Sept. 2014\9-23-14

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[home on Oes-home1] \\OES-HOME1\HOME\USERS\CE\DYOO\photos\annual\Annual\2014\Sept. 2014\9-23-14

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[home on Oes-home1] \\OES-HOME1\HOME\USERS\CE\DYOO\photos\annual\Annual\2014\Sept. 2014\9-23-14

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500 Oregon/211 Valle Vista abandoned and unsecured buildings occupied by squatters, and with junk, debris, broken windows, graffiti, damaged fence, and missing lid to utiiity boxes on the ground,

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500 Oregon/211 Valle Vista abandoned and unsecured buildings occupied by squatters, and with junk, debris, broken windows, graffiti, damaged fence, and missing lid to utiiity boxes on the ground,

[home on Oes-home1] \\OES-HOME1\HOME\USERS\CE\DYOO\photos\annual\Annual\2014\Sept. 2014\9-23-14

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City of VALLEJO California

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

9/23/2014

ENVIRONFINANCE GROUP SPVIII LL
520 CAPITOL MALL #200
SACRAMENTO, CA 95814

WN/ CE12-1354/ 500 OREGON STREET/ DONG M. YOO

WARNING NOTICE

Mailed via first class mail and certified mail, return receipt requested, to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner pursuant to Section 7.54.070 (B) of the Vallejo Municipal Code (VMC). . The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the VMC. To review the Property Maintenance Ordinance, the Vallejo Municipal Code is available online at the City's website at www.ci.vallejo.ca.us or a copy may be obtained from the Code Enforcement Division office.

CASE NO.: CE12-1354
PARCEL NO.: 0054020140
LOCATION: 211 VALLE VISTA AVENUE/500 Oregon

We need your help! The property referenced, owned or controlled by you is in need of your immediate attention. **An inspection was made on 09/23/2014** and it was noted that the conditions that exist on the subject property constitute an unlawful public nuisance as defined in Vallejo Municipal Code Chapter 7.54 (Property Maintenance Ordinance). The following unlawful property violations, as stated in Section 7.54.030, are found to exist:

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

Section 7.54.030 A. Prohibits vacant and/or unsecured buildings. Rehabilitate and/or prepare the property for occupancy. In the meantime, secure the buildings to prevent illegal entry.
Section 7.54.030 C. Prohibits windows with broken glass or no glass. Replace all broken windows. If boards are used for temporary cover, the board must be exact size as the opening and painted similar color as the building.
Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, shopping carts, junk and debris on the property.
Section 7.54.030 G. Prohibits attractive nuisances dangerous to children such as abandoned household appliances, equipment and machinery, hazardous pools, ponds and excavations. Fill in the excavations and replace the missing utility box lids.
Section 7.54.030 M. Prohibits any wall, fence or hedge maintained in a condition of deterioration or disrepair as to constitute a hazard to persons on property. Repair, replace or remove deteriorated fence.
Section 7.54.030 P. Prohibits graffiti. Remove all graffiti on the property.
Section 7.54.030 S. Prohibits maintenance of property in sucha manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.

I hope you understand that the purpose of the Property Maintenance Ordinance is to benefit the entire community by maintaining real property and preventing deterioration of neighborhoods in our City. Please take immediate action to remedy this violation.

CONSEQUENCES OF NOT ABATING

Failure to correct the noted violation(s) by 10/13/2014 will result in the issuance of a written Notice of Violation and imposition of an administrative charge of $225.00, as established by resolution by the City Council, pursuant to Section 7.54.140 of the Vallejo Municipal Code. If the Code Enforcement Manager or other city employees designated by the City Manager determines the violation(s) to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of this code. If after a Notice of Violation is issued and the violation(s) are still not abated within the time limit specified, then you may be subject to administrative citations (1st Citation: $200.00, 2nd Citation: $500.00, 3rd and subsequent Citations: $750.00 - *per violation, per day* that each violation continues to exist past the correction date), incurrence of City abatement costs, and/or other legal remedies available to the City. The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Please be advised that if your property is found to be in violation again within twelve (12) months of compliance with this notice, you will receive an administrative fine of $225.00 pursuant to Section 7.54.160 of the Vallejo Municipal Code.

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,

DONG M. YOO
Code Enforcement Officer
(707) 648-4389
dyoo@ci.vallejo.ca.us

500 Oregon/211 Valle Vista abandoned and unsecured buildings occupied by squatters, and with junk, debris, broken windows, graffiti, damaged fence, and missing lid to utiiity boxes on the ground,

[home on Oes-home1] \\OES-HOME1\HOME\USERS\CE\DYOO\photos\annual\Annual\2014\Dec. 2014\12-4-14

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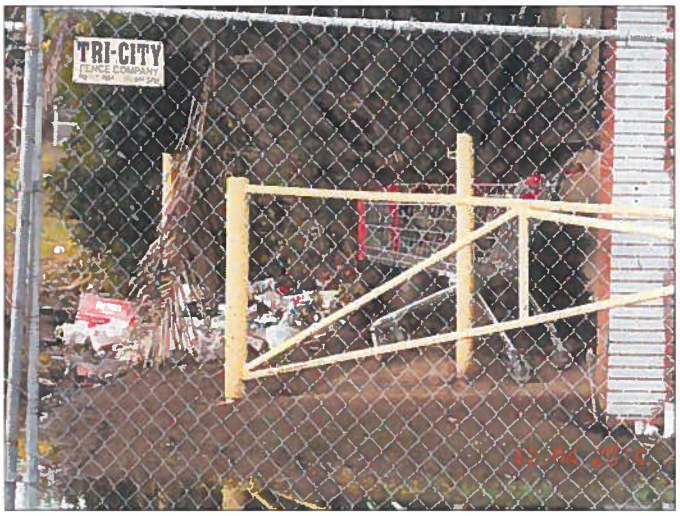

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City of VALLEJO California

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

12/4/2014

ENVIRONFINANCE GROUP SPVIII LL

SACRAMENTO, CA 95814

NOV/ CE12-1354/ 500 OREGON STREET/ DONG M. YOO

NOTICE OF VIOLATION

Mailed via certified mail, return receipt requested, and first class mail to the property owner at the address shown on the county's last property tax assessment rolls or to any other address known for the property owner. The failure of any property owner to receive this notice shall not affect the validity of any proceedings taken under Chapter 7.54 (Property Maintenance Ordinance) of the Vallejo Municipal Code.

CASE NO.: CE12-1354
PARCEL NO.: 0054020140
LOCATION: 500 OREGON STREET

You are hereby notified that **a reinspection was performed on 12/04/2014** and the violation(s) was not abated within the time limit specified in the Warning Notice. The conditions that exist on the subject property owned or controlled by you constitute an unlawful public nuisance as defined in **Section 7.54.030** of the Vallejo Municipal Code (Property Maintenance Ordinance). The following violation(s) which were observed during my initial inspection on 08/22/2012 **must be corrected by 10/26/2014.**

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

Section 7.54.030 A. Prohibits vacant and unsecured buildings. Rehabilitate and/or prepare the property for occupancy. In the meantime, secure the buildings to prevent illegal entry.
Section 7.54.030 C. Prohibits windows with broken glass or no glass.
Replace all broken windows. If boards are used for temporary cover, the boards must be exact size as the opening and painted similar color as the building.
Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, shopping carts, plywood, junk and debris on the property.
Section 7.54.030 G. Prohibits attractive nuisances dangerous to children such as abandoned household appliances, equipment and machinery, hazardous pools, ponds and excavations. Fill in the excavations and replace the missing utility box lids.
Section 7.54.030 M. Prohibits any wall, fence or hedge maintained in a condition of deterioration or disrepair as to constitute a hazard to persons on property. Repair, replace or remove deteriorated fence.
Section 7.54.030 P. Prohibits graffiti. Remove all graffiti on the property.
Section 7.54.030 S. Prohibits maintenance of property in sucha manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.

ADMINISTRATIVE CHARGE

A charge of $225.00, as established by resolution by the City Council, is now owed to the City pursuant to Section 7.54.140 of the Vallejo Municipal Code payable twenty (20) days of the effective date of this notice. Any property owner who fails to pay the administrative charges or abatement costs including incidental costs owed to the City shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount. Legal action may include costs and/or charges being liened against the property and/or applied as a special assessment to the ordinary secured property taxes.

How to Pay the Fine: Payment may be made in person at the Vallejo City Hall, 1st Floor – Cashier (*please bring this notice to the cashier and drop off the duplicate receipt to the Code Enforcement Division office for recording)* or by mail addressed to the City of Vallejo Code Enforcement Division, 555 Santa Clara Street, Vallejo, CA 94590-5922. Payment by mail should be made by personal check, cashier's check or money order, payable to the City of Vallejo. Make sure to include the case number CE12-1354 and account number 001-1303-310-36-13 on your check.

If the code enforcement manager or other city employees designated by the city manager determines the violation to be immediately dangerous to the general welfare, health and safety, the same may be summarily abated without compliance with the provisions of this code. Abatement may include, but is not limited to boarding of windows, doors and other openings to city specifications, removal of junk and debris, and securing the perimeter of the property with fencing, gates or barricades to prevent further occurrences of the nuisance activity.

CONSEQUENCES OF NOT ABATING

Should these conditions not be corrected by 10/26/2014, the following action(s) may be taken:

Administrative Citation: 1st Citation $200.00, 2nd Citation $500.00, 3rd and subsequent Citations $750.00 - ***per violation*, per day that each violation continues to exist past the correction.**

City Abatement*:* The City may have the work done with city employees and/or by private contract if a violation is not abated within the time limit specified in this notice. **The costs of abatement, including incidental costs shall be billed to the property owner pursuant to Section 7.54.140 of the Vallejo Municipal Code and will be due and payable within thirty (30) days of the date the billing is mailed to the property owner.**

Liens and Special Assessments: The amount of any unpaid administrative charges and/or abatement costs including incidental costs may be made a lien on the real property on which the violation occurred and may constitute as a special assessment added to the ordinary secured property taxes.

Civil Action: $50.00 per day for every day each separate violation exists

Criminal Citation: Maximum penalty of $500.00 fine for every day each separate violation exists.

APPEALS PROCESS

Information on the process to appeal this notice is attached, which includes the amount of the appeal fee and procedure for requesting an appeal fee waiver.

If you have any questions, please contact me immediately at the phone number or e-mail address listed below or call this office at (707) 648-4469. Thank you.

Sincerely,

DONG M. YOO
Code Enforcement Officer
(707) 648-4389
dyoo@ci.vallejo.ca.us

NOTICE OF VIOLATION APPEALS PROCESS

Any property owner may appeal the notice of violation and may request a hearing before the Code Enforcement Appeals Board as follows:

1. An appeal form shall be obtained from the Code Enforcement Manager via the Code Enforcement Division office. **The completed appeal form shall be filed with the Code Enforcement Manager via the Code Enforcement Division office within fifteen (15) days of the effective date of the notice of violation, which is the date of the first class mailing, together with an appeal fee of $658.00, as established by resolution by the City Council, or a request for an appeal fee waiver**.

2. Only after the completed appeal form has been filed together with the appeal fee or with an *approved* appeal fee waiver shall the Code Enforcement Manager set the date for a hearing. The hearing shall be set for a date not less than fifteen (15) days nor more than sixty (60) days after the Code Enforcement Manager via the Code Enforcement Division office received the request.

3. The appellant may request one continuance, but in no event shall the hearing be continued more than thirty (30) days after the date of the originally scheduled hearing unless the Code Enforcement Manager finds circumstances of hardship warrant a longer continuance not to exceed ninety (90) days after the date of the originally scheduled hearing.

4. The appellant shall be notified by first class mail and certified mail, return receipt requested, of the date, time and place set for the hearing. Such notice shall be sent at least ten (10) days prior to the date of the hearing. The notice shall include a statement that if the violation is found to be a public nuisance and the violation is not substantially abated, then the city may pursue any and all legal and equitable remedies for the recovery of unpaid abatement costs and administrative charges. The notice shall be sent to the appellant at the address provided on the completed appeal form. Failure of the appellant to receive such notice shall not affect the validity of any proceedings taken under Chapter 7.54 of the Vallejo Municipal Code.

5. Any documentation, other than the notice of violation, which the Code Enforcement Manager has submitted or will submit to the Code Enforcement Appeals Board, shall be served on the appellant at least three (3) days before the hearing.

Failure of any property owner to file an appeal in accordance with the provisions of Section 7.54.080 of the Vallejo Municipal Code shall be deemed to waive his or her right to an appeal hearing.

Appeal Fee Waiver. Any property owner who requests a hearing to appeal a notice of violation and is financially unable to pay the appeal fee may file a request for an appeal fee waiver as follows:

1. The request for waiver shall be made on a form obtained from the Code Enforcement Manager via the Code Enforcement Division office and submitted to the Code Enforcement Manager via the Code Enforcement Division office within fifteen (15) days of the effective date of the notice of violation.

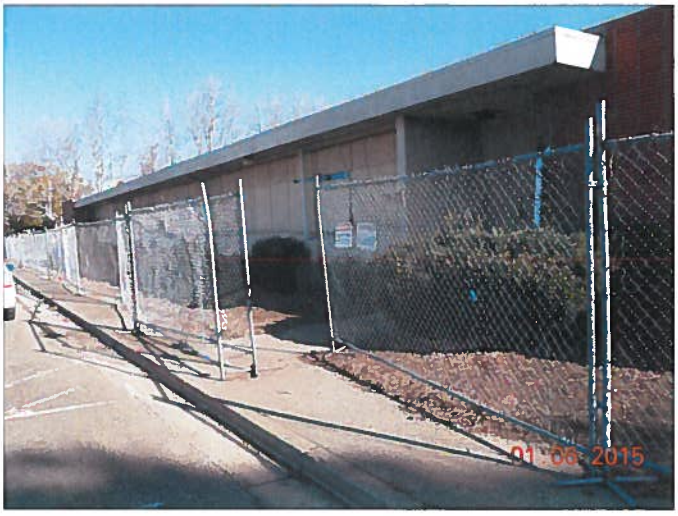
2. The Code Enforcement Manager may issue an appeal fee waiver only if the person requesting the waiver submits a sworn affidavit together with any supporting documents demonstrating to the satisfaction of the manager the person's financial inability to deposit with the city the full amount of the fee in advance of the appeal hearing.

3. The Code Enforcement Manager via the Code Enforcement Division office shall issue a written decision specifying the reasons for issuing or not issuing the waiver within ten (10) days of the receipt of the request. The decision of the Code Enforcement Manager shall be final.

4. If the Code Enforcement Manager office determines a waiver is not warranted, the property owner shall remit the appeal fee within ten (10) days of the determination. If the Code Enforcement Manager via the Code Enforcement Division office does not receive the appeal fee within this time period, the request for hearing shall not be accepted and shall constitute a failure of the property owner to exhaust his or her administrative remedies.

500 Oregon/211 Valle Vista abandoned and unsecured buildings occupied by squatters, and with junk, debris, broken windows, graffiti, damaged fence, and missing lid to utiiity boxes on the ground,

[home on Oes-home1] \\OES-HOME1\HOME\USERS\CE\DYOO\photos\annual\2015\Jan. 2015\1-6-15



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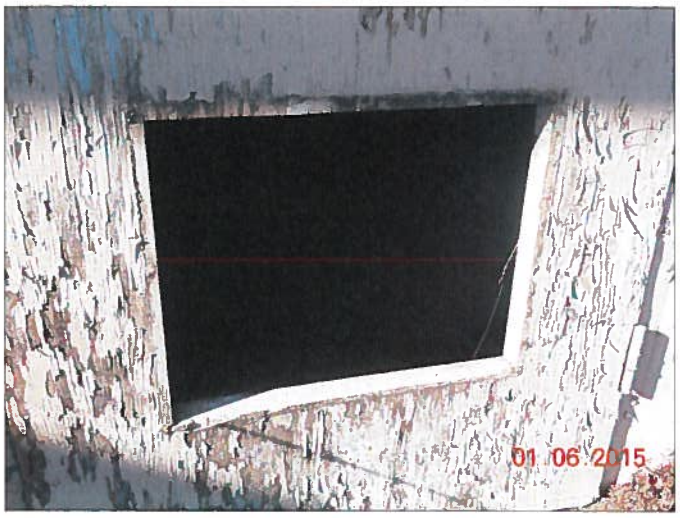

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CITY OF VALLEJO **CITATION #: CE12-1354A #2**

Administrative Citation

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

PERSON CITED: **CASE #: CE12-1354**

ENVIRONFINANCE GROUP SPVIII LL

VIOLATION ADDRESS: **PARCEL #:**

500 OREGON STREET **0054020140**

MAILING ADDRESS:

520 CAPITOL MALL #200 SACRAMENTO CA 95814

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 01/25/2015. Other enforcement action may result if compliance is not achieved by the 3rd Citation.

FINE AMOUNT	MUNICIPAL CODE SECTION VIOLATED VIOLATION DESCRIPTION AND REQUIRED CORRECTION
$200.00	Section 7.54.030 A. Prohibits vacant and/or unsecured buildings. Rehabilitate and/or prepare the property for occupancy. In the meantime, secure the buildings to prevent illegal entry. Re-secure a board on the southeast side of the main office (211 Valle Vista) building, board up the door on the east side of the same building. Secure the board for the building located on the northeast, behind the shrubs.
$200.00	Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage/household materials, etc. Remove all trash, shopping cats, junk and debris on the property.
$200.00	Section 7.54.030 G. Prohibits attractive nuisances dangerous to children, such as abandoned household appliances, equipment and machinery, hazardous pools, ponds and excavation. Fill in the excavations and replace the missing utility box lids throughout the property.
$200.00	Section 7.54.030 M. Prohibits any wall, fence or hedge maintained in a condition of deterioration or disrepair as to constitute a hazard to persons on property. Repair, replace ore remove deteriorated fence.
$200.00	Section 7.54.030 P. Prohibits graffiti. Remove all graffiti on the property.
$200.00	Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Correct above violations, monitor and maintain property free from blight and public safety issues.
$1,200.00	*(see reverse side for payment and appeal instructions)*

Date and time violation was observed: 1-6-15 Citation Date: 1/7/2015

Issuing Officer: DONG M. YOO

Signature:

Citing Department / Division: Code Enforcement Division Phone Number: (707) 648-4469

Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590

READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION

ADMINISTRATIVE CITATION

City of Vallejo Municipal Code, Chapter 1.15, provides for the issuance of administrative citations for Municipal Code violations. The level of the citation and fine is indicated on the front of the citation. Each Municipal Code section violated is a separate offense with an independent fine. Likewise, each day any violation exists is a separate and distinct offense. Fines per each Municipal Code section violated are as follows: First Citation $200.00, Second Citation $500.00, Third and subsequent citations $750.00.

RIGHTS OF APPEAL

You have the right to appeal this administrative citation within 15 calendar days from the date of the 1st class mailing of the citation. The failure of any person to file a request for hearing shall be deemed to have waived his or her right to an administrative hearing. A request for hearing form shall be obtained from the citing department listed near the bottom of the Administrative Citation. This request must be accompanied by an advance deposit of the imposed fine or a request for an Advance Fine Deposit Waiver as explained below. You will be sent a written notice of the date and time set for your hearing. A failure to appear at the administrative citation hearing shall constitute a forfeiture of the fine and shall be deemed a waiver of your right to an administrative hearing. The Code Enforcement Appeals Board (Board) or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the Board or hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

ADVANCE DEPOSIT WAIVER

If you contend that you are financially unable to make the advance fine deposit required to request a hearing of your Administrative Citation, you must file a request for Advance Fine Deposit Waiver. The request form may be obtained from the citing department. This form together with supporting documentation must be filed with the Hearing Request Form. The decision specifying the reasons for issuing or not issuing the wavier will be made in writing by the director (or his/her designee) of the citing department. The written determination shall be final and shall be served upon the person who applied for the waiver. If the director decides not to issue a waiver, the advance fine deposit shall be remitted within 10 days of the decision. If the advance fine deposit is not received by the citing department by this date, the request for hearing shall not be accepted and you shall be deemed to have waived your right to an administrative hearing.

HOW TO PAY THE FINE

The amount of the fine is indicated on the front of this administrative citation. **If the fine is not paid within 30 calendar days from the date of the citation, a $890.00 administrative charge will be imposed.** Payment may be made in person at the Vallejo City Hall or by mail addressed to the City of Vallejo Code Enforcement Division, 555 Santa Clara Street, Vallejo, CA 94590. Payment by mail should be made by personal check, cashier's check or money order, payable to the City of Vallejo – Account No. 001-1303-310-36-13. Be sure to **write the Citation Number** on your check or money order and **enclose a copy of this Administrative Citation.**

CONSEQUENCES OF FAILURE TO PAY THE FEE

Any unpaid fees and/or costs may be recovered by the City through a lien or declared a special assessment against the subject property. Alternatively, the City may collect the fee and/or costs in a civil court action. Any person who fails to pay any fee and/or costs shall be liable in any action brought by the City for costs incurred in securing payment of the delinquent amount.

CONSEQUENCES OF FAILURE TO CORRECT VIOLATIONS

There are numerous enforcement options that can be used to encourage the correction of violations. These options include, but are not limited to, civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder and forfeiture of certain State tax benefits for substandard residential rental property. These options can empower the City to collect fines, fees, demolish structures, make necessary repairs at the owner's expense, and incarcerate violators. Any of these options or others may be used if the notice and/or citations do not result in the achievement of compliance. If you need further clarification, please call the Department listed on the front of the citation.

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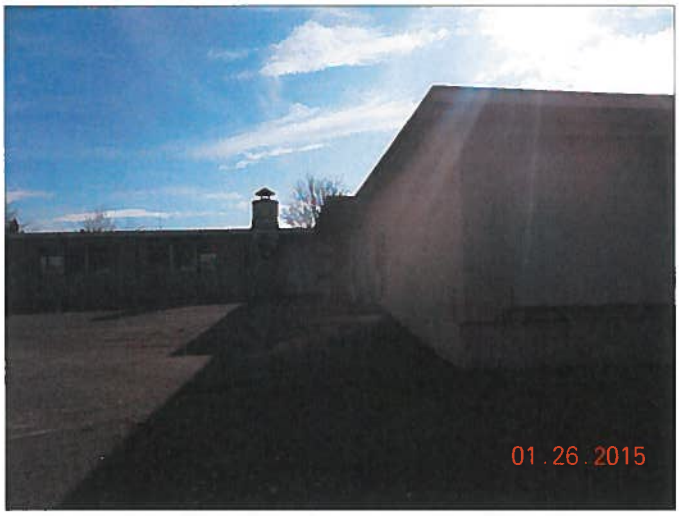

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City of VALLEJO California

CODE ENFORCEMENT DIVISION

HEARING DATE: February 26, 2015

TO: Code Enforcement Appeals Board

FROM: Dong M. Yoo, Sr. Code Enforcement Officer

SUBJECT: #11 Old Business

OLD BUSINESS

A. Red-lined Changes to Vallejo Municipal Code chapters 7.54 (Property Maintenance) and 1.15 (Administrative Citation) are being reviewed and updated by staff and will be on the March 26 agenda.

B. Proposed CEAB Rules of Order and Procedures (modeled after the Beautification and Design Review Board Rules of Order and Procedure) are being reviewed by City Attorney's Office and should be on the March 26 agenda.