



City Hall
555 Santa Clara Street
Vallejo, CA 94590

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

March 27, 2014

George Roth, Chair
Cathy Prevolos, Vice Chair
Gary Bennett
Patricia Bernard
Richard Charmack
Lee Lancaster
Wanda Madeiros

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 Commission 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.

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE TO THE FLAG**
4. **APPROVAL OF AGENDA**
5. **READING & APPROVAL OF MINUTES OF MEETING ON FEBRUARY 27, 2014**
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. 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:**
9. **PRESENTATIONS: Code Enforcement Appeal Hearings**
 - A. 2904 Webb St
10. **NEW BUSINESS: Board member Bennett – Faith-based Engagement**
11. **OLD BUSINESS:**
 - A. 124 Jordan/ Mr. Frederic Mooney's Appeal Update
 - B. Introduction of City Council Liaison, Robert McConnell
12. **SECOND COMMUNITY FORUM:**
13. **STAFF COMMENTS:** None
14. **ANNOUNCEMENTS:**
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., Monday, March 24, 2014.

Dated: March 24, 2014


Dong Yoo, Staff

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 Code Enforcement Appeals Board (Board) will be available for public inspection at the 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) 648-3414, TDD (707) 649-3562.



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.

1. CALL TO ORDER: Chairperson George Roth (Chairperson Roth) 6:01 pm.

2. ROLL CALL

Present: Boardmembers: Chairperson George Roth, Patricia Bernard,
Richard Charmack, Gary Bennett, and Wanda Madeiros
Absent: Vice Chairperson Cathy Preovolos - Excused
Council Liaison: Robert McConnell - Absent
Staff: Nimat Shakoor-Grantham, Dong Yoo

3. PLEDGE OF ALLEGIANCE TO THE FLAG

4. APPROVAL OF AGENDA: Boardmember Bennett motioned to approve the agenda, seconded by Boardmember Lancaster. The motion carried unanimously.

5. READING AND APPROVAL OF MINUTES: Boardmember Bennett motioned to approve the minutes, seconded by Boardmember Bernard. The motion carried unanimously.

A. Boardmember Lancaster suggested that staff add a timeline on notices and citations that clarify the **"20 days"** that the person in violation is receiving, in addition to the commonly used deadline date of the calendar day, i.e.: **Notice date of 2/1/14 – Deadline date of 2/22/14.**

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: Code Enforcement Appeals Hearings

A. 124 Jordan Street

Code Enforcement Officer (CEO) John Silva presented evidence to the Board regarding the case. He noted that the violation was a recurring one. Staff's recommendation was that the Board uphold the Notice of Violation issued on 8/12/13.

After the presentation from staff, Chairperson Roth asked a question about the case and vehicle. Boardmember Lancaster inquired about the initial violations which included a van and other violations. Boardmember Lancaster asked whether Mr. Mooney responded to violation abatement requests in the past. CEO Silva replied that the case had been closed for the previous violation. Board member Lancaster stated that it seemed like when a person corrected a violation, they were enforced on again with no consideration of correcting the violation before.

Chairperson Roth opened the floor to the Appellant, Mr. Frederic Mooney and his Attorney, Mr. Nick Rossi.

After Mr. Rossi introduced himself and Staff person Shakoore-Grantham, through the Chairperson, informed him of the informality of hearing proceedings, Mr. Rossi began testifying that Mr. Mooney had not received a warning letter, and had not received his hearing before the Board within the sixty day time period as required in the Vallejo Municipal Code (V.M.C.). Mr. Mooney said he applied for a hearing on September 14, 2013.

Mr. Rossi testified that the property was not overgrown with weeds; that the clover was groundcover and should be allowed. Mr. Rossi questioned the (City's) interpretation of what the ground cover was. Mr. Mooney made complaints about blighted City-owned properties. Mr. Mooney testified that the complaints against him were coming from a younger guy picking on him.

Mr. Rossi inquired as to whether CEO Silva provided Mr. Mooney with his requested information regarding enforcement on similar properties in the neighborhood. CEO Silva replied that he was not sure because that task was to be addressed by the clerical staff.

After further discussion, Board member Lancaster made a motion for staff to meet with the City Attorney's Office to clarify the impact of missing the 60 day hearing deadline due to the Beautification Advisory and Code Enforcement Commission (BACE) bifurcation process and obtain guidance on the best recommendation for the case. Board member Madeiros seconded the motion and it carried unanimously.

Senior Code Enforcement Officer Dong Yoo explained the special assessment process.

10. NEW BUSINESS: None

11. OLD BUSINESS: None

12. SECOND COMMUNITY FORUM: None

13. STAFF COMMENTS: None.

14. ANNOUNCEMENTS: None

15. ADJOURNMENT:

Board member Lancaster made the motion to adjourn the meeting at 7:51 p.m. Board member Bennett seconded the motion and it was carried unanimously.

**CITY OF VALLEJO
STAFF REPORT
Code Enforcement Division**

Hearing on 4th Citation CE13-2631

Hearing Date: March 27, 2014
Owner of Record: INTEGRITY RMD LLC
Subject Property Address: 2904 WEBB ST
Parcel Number: 0071291050
Violation(s): 7.54.030 VMC.

This chapter shall be known and may be cited as the Property maintenance ordinance of the city of Vallejo.

Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, junk and debris on the property. This refers to debris at the left side of the house

Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Maintain property free from blight and public safety issues.

BACKGROUND

- 1) 09-30-2013 Received an anonymous complaint regarding garbage around the property.
- 2) 10-02-2013 I performed an inspection and confirmed there to be large piles of debris on the property. See photos attached
- 3) 10-02-2013 Since the property was in violation within the last 12 months, a Notice of Violation was sent to the property owner.
- 4) 10-03-2013 Notice of Violation sent to the property owner and possible occupants by regular and certified mail
- 5) 10-04-2013 Notice of Violation posted on the property
- 6) 10-09-2013 I called and verified that the property has garbage service

- 7) 10-15-2013 Payment received for Notice of Violation Fee of \$219
- 8) 10-16-2013 I spoke with Eli(City Attorney Office) regarding the case. Eli explained that he would make an attempt to contact the property owner, regarding this case and other issues with their properties.
- 9) 10-21-2013 I verified that the property does not have active water service.
- 10) 10-30-2013 I performed a re-inspection and confirmed that the violations had not been abated. See photos attached
- 11) 10-30-2013 1st Citation sent to the property owner and possible occupants, by regular and certified mail.
- 12) 11-01-2013 1st Citation posted on the property
- 13) 11-05-2013 The property owner's representative (John) came into the office and reviewed the case. He explained that the property will be cleared of all debris prior to 11-20-2013.
- 14) 11-18-2013 Payment received for 1st Citation Fee of \$400
- 15) 11-20-2013 I performed a re-inspection and confirmed that some debris had been abated, but more was present. The trash bins were overflowing with debris. See photos attached
- 16) 11-20-2013 2nd Citation sent to the property owner and possible occupants by certified and regular mail
- 17) 11-25-2013 2nd Citation posted on the property
- 18) 12-06-2013 Payment received for 2nd Citation Fee of \$1000
- 19) 12-12-2013 I performed a re-inspection and confirmed that the trash bins still contained overflowing debris. See photos attached
- 20) 12-12-2013 3rd Citation sent to the property owner and possible occupants by certified and regular mail
- 21) 12-13-2013 3rd Citation posted on the property
- 22) 12-18-2013 I was notified by the City Attorney that the property owner had won the eviction and the lockout date would be either Thursday December 26, 2013 or Tuesday December 31, 2013.

- 23) 01-06-2014 I was notified by the City Attorney that the lockout took place on December 31, 2014
- 24) 01-10-2014 I performed a re-inspection and confirmed that the property was vacant. I also confirmed that a lot of debris remained on the property. See photos attached
- 25) 01-10-2014 4th Citation sent to the property owner and possible occupants, by certified and regular mail
- 26) 01-14-2014 4th Citation posted on the property
- 27) 01-21-2014 The property owner's representative POR (John) came into the office to speak with Officer Silva, but he was out of the office. John spoke with Administrative Assistant Carmen Cole. John stated that the property was clean on January 10, 2014 and was not sure why the 4th Citation was issued. He further explained that the tenants are breaking through the back window and making a mess of the property, over and over again. John expressed his frustration and then requested to speak with Nimat (Division Manager), regarding the \$1500 Citation. Since Nimat was not in the office, Carmen directed John to make an appointment with Nimat and explained that Officer Silva would contact him.
- While in the office, Senior Code Enforcement Officer, Dong Yoo, reviewed the case. Dong confirmed with the pictures, that debris was present during the inspection on January 10, 2014. John explained to Dong that the tenants keep breaking in and making a mess.
- 28) 01-22-2014 I called and spoke with POR John, about the case. John requested that the most recent Citation be removed. I explained to John that I would discuss this with management and get back to him. John further explained that the Sheriff's Office had told him not to touch the tenant's items for 15 days after the lockout; and that is why the property was not cleared.
- 29) 01-23-2014 I called and spoke with POR John, and explained that he would have to officially file an appeal with our Division if he felt that there was a mistake made. I then went through the appeal process and explained that this was the only possible way he could request the fees to be waived. John explained that he would come into the office on January 24, 2014, to further speak with me.
- 30) 01-24-2014 I performed an inspection and confirmed that the violations had been abated. See photos attached

- 31) 01-24-2014 POR John came into the office to review the case and appeal process. John again requested that the last citation be waived. I explained that he would have to pay the Citation and then file for an appeal, then I reviewed the appeal process with him. I further explained that the 15 day window to appeal was due on January 25, 2014; but since that was on a Saturday, I would extend that date to January 27, 2014 at 5:00pm. John again explained that since the Sheriff's Office told him not to touch the items for 15 days from the lockout date, he could not meet the compliance date of January 09, 2014. I explained that since our office was not contacted and told this information, we proceeded with the re-inspection on January 10, 2014. I again reviewed the appeal information with John. John then stated that he would be back on Monday January 27, 2014 to pay the fees and appeal.
- 32) 01-27-2014 POR John paid the balance due and appealed the 4th Citation issued January 10, 2014. Senior Code Enforcement Officer, Dong Yoo again explained that only the 4th Citation was appealable, since it fell within the 15 day appeal window. John then submitted the documents and left the office.

ATTACHMENTS

1. Photos taken 10-02-2013
2. Notice of Violation Issued 10-03-2013
3. Photos taken 10-30-2013
4. 1st Citation Issued 10-30-2013
5. Photos taken 11-20-2013
6. 2nd Citation Issued 11-21-2013
7. Photos taken 12-12-2013
8. 3rd Citation Issued 12-12-2013
9. Photos taken 01-10-2014
10. 4th Citation Issued 01-10-2014
11. Photos taken 01-24-2014
12. Appeal application received on 01-27-2014

RECOMMENDATIONS

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

1. Uphold the Citation Issued 01/10/2014

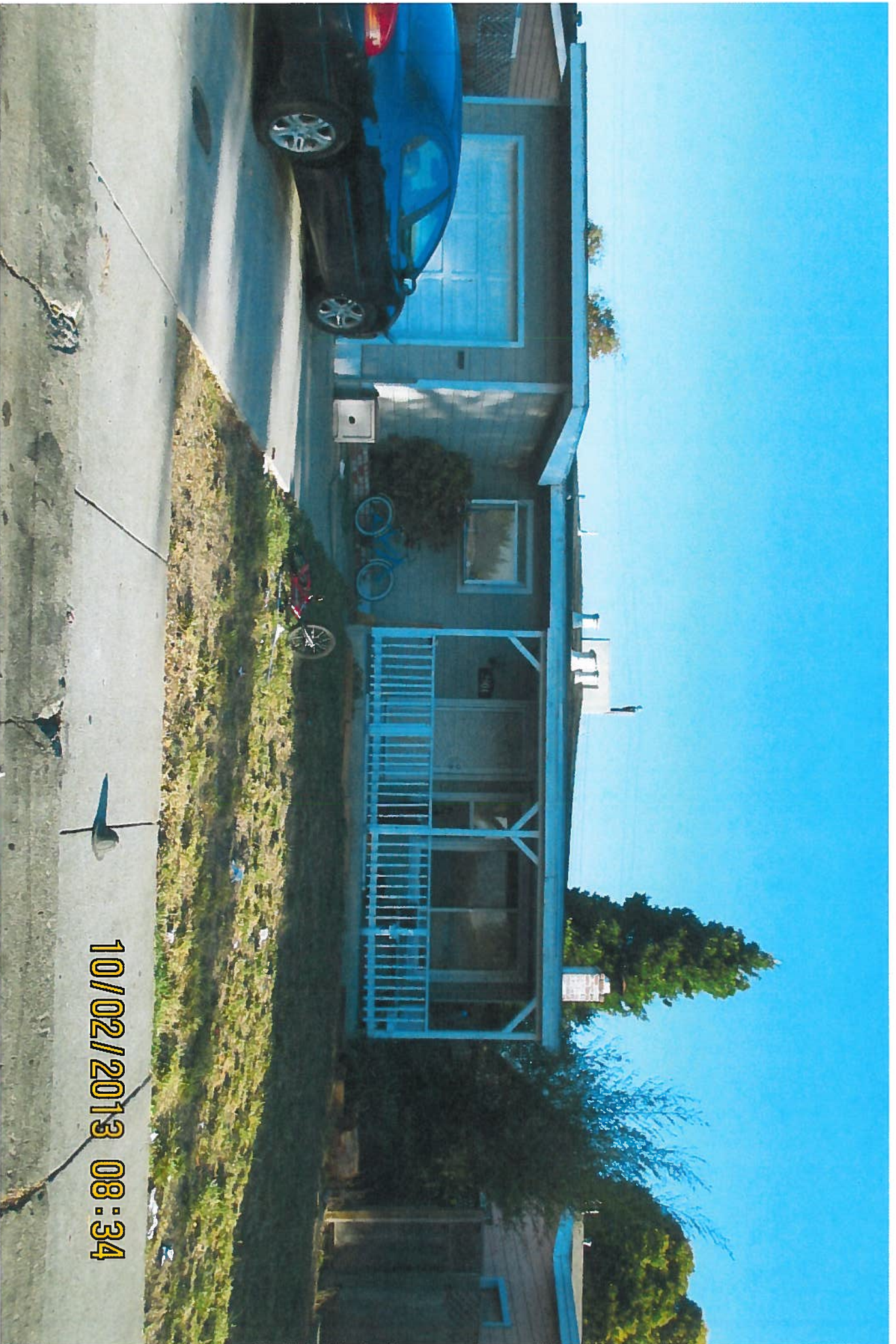


10/02/2013 08:35

2904



10/02/2013 08:33



10/02/2013 08:34



10/02/2013 08:34



10/02/2013 08:34



10/02/2013 08:35

6N



10/02/2013 08:35



Code Enforcement Division • 555 Santa Clara Street • Vallejo • CA • 94590 • 707.548.4469

NOTICE OF VIOLATION

10/3/2013

INTEGRITY RMD LLC
448 CITRUS AVE
DALY CITY, CA 94014

CASE NO.: CE13-2631
PARCEL NO.: 0071291050
LOCATION: 2904 WEBB ST

Via certified mail, return receipt requested, and first class mail

You are hereby notified that a reinspection was performed on **10/02/2013**. The conditions that exist on the subject property owned or controlled by you constitute an unlawful property nuisance as defined in **§7.54.030** of the Vallejo Municipal Code, following violation(s) were observed during my initial inspection and were **corrected by 10/29/2013**.

DESCRIPTION OF VIOLATION(S) AND STATEMENT

Section 7.54.030 F. Prohibits damaged lumber, junk materials, etc. Remove all trash, junk and debris on the left side of the house

Section 7.54.030 S. Prohibits maintenance of proper property. Maintain property free from blight and

ADMINISTRATIVE CHARGE: A charge of \$219.00 §7.54.140 payable twenty (20) days from the effective date if the owner fails to pay abatement costs or administrative charges owed. This charge may include costs and/or charges being liened against the property for costs incurred in securing the property. This assessment may include costs and/or charges being liened against the property for costs incurred in securing the property.

You are hereby notified should these conditions not be corrected within this period, the following action(s) may be taken:

CRIMINAL CITATION: Maximum penalty of \$500.00 fine for every day each separate violation exists

CIVIL ACTION: \$50.00 per day for every day each separate violation exists

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage	\$	Postmark Here
Certified Fee		
Return Receipt Fee (Endorsement Required)		
Restricted Delivery Fee (Endorsement Required)		
Total Postage & Fees	\$	

Sent To

Street, Apt. No.,
or PO Box No.
City, State, ZIP+4

PS Form 3800, August 2006

See Reverse for Instructions

RIGHTS OF APPEAL

You have a right to appeal this notice and/or citation. In order to appeal, you must file a completed Hearing Request Form with the Code Enforcement Manager **within fifteen (15) days** from the date of the mailing, personal service, or posting of the Notice of Violation. The failure of any property owner to file a request for hearing shall be deemed a waiver of his or her rights to a hearing. *A Warning Notice cannot be appealed.* A Hearing Request Form shall be obtained from the Code Enforcement Division office. This request must be accompanied by **an appeal fee of \$658.00** or a request for an appeal fee waiver as explained below. You will be sent a written notice of the date and time set for your hearing, only after all required items have been submitted. The hearing shall be set for a date not less than fifteen (15) nor more than sixty (60) days after receipt of your request for hearing. Either party may request one continuation of not more than thirty (30) days unless the Code Enforcement Appeals Board (Board) finds circumstances which warrant a longer continuation not more than ninety (90) days after the date of the original scheduled hearing. A failure to appear at the hearing shall constitute a forfeiture of the fee and shall be deemed a waiver of your right to a hearing. The Board or Hearing Officer's decision shall be final. You may seek judicial review of the decision of the hearing officer by filing a petition with a court of competent jurisdiction pursuant to California Code of Civil Procedure §1094.5 and §1094.6.

APPEAL FEE WAIVER

If you contend that you are financially unable to pay the appeal fee required to request a hearing of your notice and/or citation, you must file a request for an appeal fee waiver within fifteen (15) days from the date of the mailing, personal service or posting of the notice of violation. The Appeal Fee Waiver Request Form may be obtained from Code Enforcement Division office. This form together with supporting documentation must be filed with the Hearing Request Form. 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 appeal fee in advance of the hearing. The decision specifying the reasons for issuing or not issuing the waiver will be made in writing by the Code Enforcement Manager. The written determination shall be final. If the manager decides not to issue a waiver, the fee shall be remitted within ten (10) days of the decision. If the appeal fee is not received by the citing department by this date, the request for hearing shall not be accepted; you shall be deemed to have waived your right to hearing and shall constitute a failure by you to exhaust your administrative remedies.

HOW TO PAY THE FEE

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 case number from your notice and/or citation** on your check or money order and **enclose a copy of this Notice of Violation**.

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 Code Enforcement Division.



2904

10/30/2013 08:33



10/30/2013 08:34



10/30/2013 08:33



10/30/2013 08:33



10/30/2013 08:33



10/30/2013 08:34



10/30/2013 08:34

Administrative Citation

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

PERSON CITED:

CASE #: CE13-2631

INTEGRITY RMD LLC

VIOLATION ADDRESS:

PARCEL #:

2904 WEBB ST

0071291050

MAILING ADDRESS:

448 CITRUS AVE DALY CITY CA 94014

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 11/20/2013. 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 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, junk and debris on the property. This refers to debris at the left side of the house
\$200.00	Section 7.54.030 S. Prohibits maintenance of property that is a public nuisance. Maintain property free from blight and
\$400.00	(see reverse side for payment and appeal instructions)

7012 3460 0001 3630 9315

CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com

OFFICIAL USE

Postage \$	Postmark Here
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees \$	

Sent To
 Street, Apt. No.,
 or PO Box No.
 City, State, ZIP+4

PS Form 3800, August 2006
 See Reverse for Instructions

Date and time violation was observed: 10/30/2013

Citation Date: 10/30/2013

Issuing Officer: JOHN SILVA

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



11/20/2013 09:49



2904

11/20/2013 09:48



11/20/2013 09:49



11/20/2013 09:49



11/20/2013 09:49



11/20/2013 09:49

Administrative Citation

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

PERSON CITED:

CASE #: CE13-2631

INTEGRITY RMD LLC

VIOLATION ADDRESS:

PARCEL #:

2904 WEBB ST

0071291050

MAILING ADDRESS:

448 CITRUS AVE DALY CITY CA 94014

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 12/11/2013. 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
\$500.00	Section 7.54.030 F. Prohibits damaged lumber, junk materials, etc. Remove all trash, junk and debris on the side of the house
\$500.00	Section 7.54.030 S. Prohibits maintenance of property public nuisance. Maintain property free from blight and
\$1000.00	(see reverse side for payment and appeal instructions)

CERTIFIED MAIL™ RECEIPT
 (Domestic Mail Only; No Insurance Coverage Provided)
 For delivery information visit our website at www.usps.com
 OFFICIAL USE

Sent To: _____
 Street, Apt. No., or PO Box No.: _____
 City, State, ZIP+4: _____
 PS Form 3800, August 2005 See Reverse for Instructions

Postage	\$
Certified Fee	
Return Receipt Fee (Endorsement Required)	
Restricted Delivery Fee (Endorsement Required)	
Total Postage & Fees	\$

Postmark Here

Date and time violation was observed: 11/20/2013

Citation Date: 11/20/2013

Issuing Officer: JOHN SILVA

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



12/12/2013 09:37

2904



12/12/2013 09:37



12/12/2013 09:37



12/12/2013 09:37



12/12/2013 09:37

B0535247

B0511859

B0582364

12/12/2013 09:37



B0535242

B0511859

B0582364

12/12/2013 09:37

2904

01/10/2014 10:02



01/10/2014 10:05

TO (NAME AND ADDRESS) Laurie Bird 2904 Webb St Vallejo, CA 94591-6580	SHERIFF OFFICER (NAME AND ADDRESS) Solano County Sheriff's Office Solano County Sheriff's Civil Division 530 Union Ave., Suite 100 Fairfield, CA 94533 (707) 784-7020 Fax: (707) 421-7027 California Relay Service Number (800) 735-2928 TDD or 711
NAME OF COURT, JUDICIAL DISTRICT or BRANCH COURT, IF ANY Solano County Superior Court 321 Tuolumne St Vallejo, CA 94590 Vallejo	COURT CASE NO. FCM138819
PLAINTIFF: Belbel Wen DEFENDANT: Laurie Bird	SHERIFF OFFICER FILE NO. 2013006839
Eviction Restoration Notice	

To: Evicted Tenants, Property Owners, Their Agents and The Local Police
 By virtue of a Writ of Execution for Possession of Real Property, the following property was restored to the landlord on:

Eviction Date:	Tuesday, December 31, 2013
Eviction Address:	2904 Webb St Vallejo, CA 94591-6580

Pursuant to Penal Code Sections 419 and 602, and judgment debtor, any persons removed by the Sheriff or Marshal, or any person not authorized by the landlord, who enters the real property after eviction, may be subject to arrest.

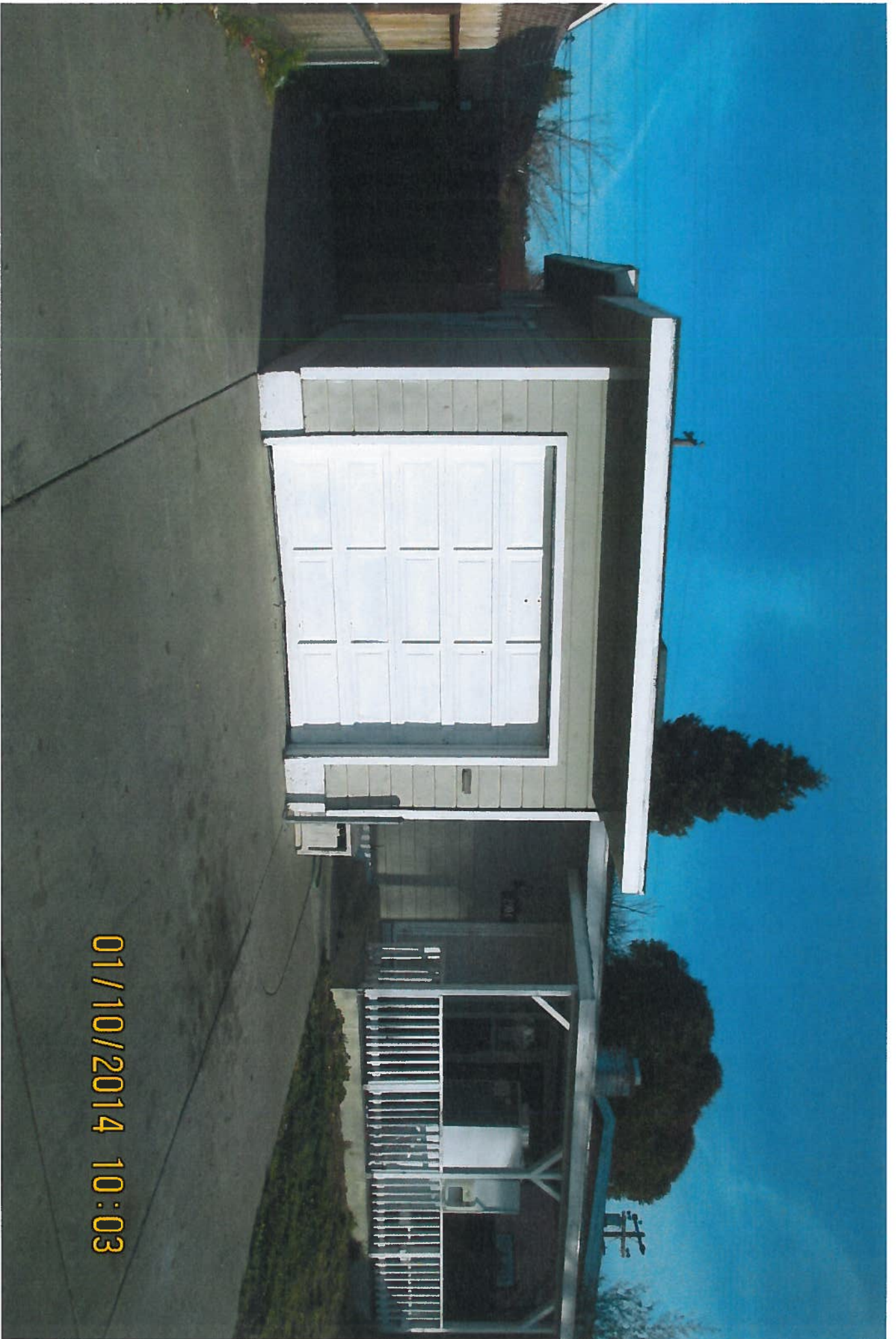
Pursuant to California Civil Procedure sections 715 010(b)(3) and 715 030, all personal property left on the premises has been turned over to the landlord. The landlord is responsible for the safe keeping of tenant's property for fifteen (15) days from the date of eviction. The landlord may charge a reasonable fee for removal and storage of the property. However, upon demand of the tenant, the landlord must return the tenant's property if the tenant pays all costs incurred by the property owner for storage and maintenance. If the costs are not paid by the tenant and the tenant does not take possession of the property left behind before the end of the fifteen (15) day period, the landlord may either sell the property at public sale and keep from the proceeds of the sale the costs of storage and of the sale (1968 CCC), if the property is valued at less than \$300.00, the landlord may dispose of the property or retain it for his own use. (1174 CCP)



Date: 1/23/13

Thomas A. Ferrara
 Sheriff/Coroner

By [Signature]
 Sheriff's Authorized Agent



01/10/2014 10:03



01/10/2014 10:03



01/10/2014 10:03



01/10/2014 10:03



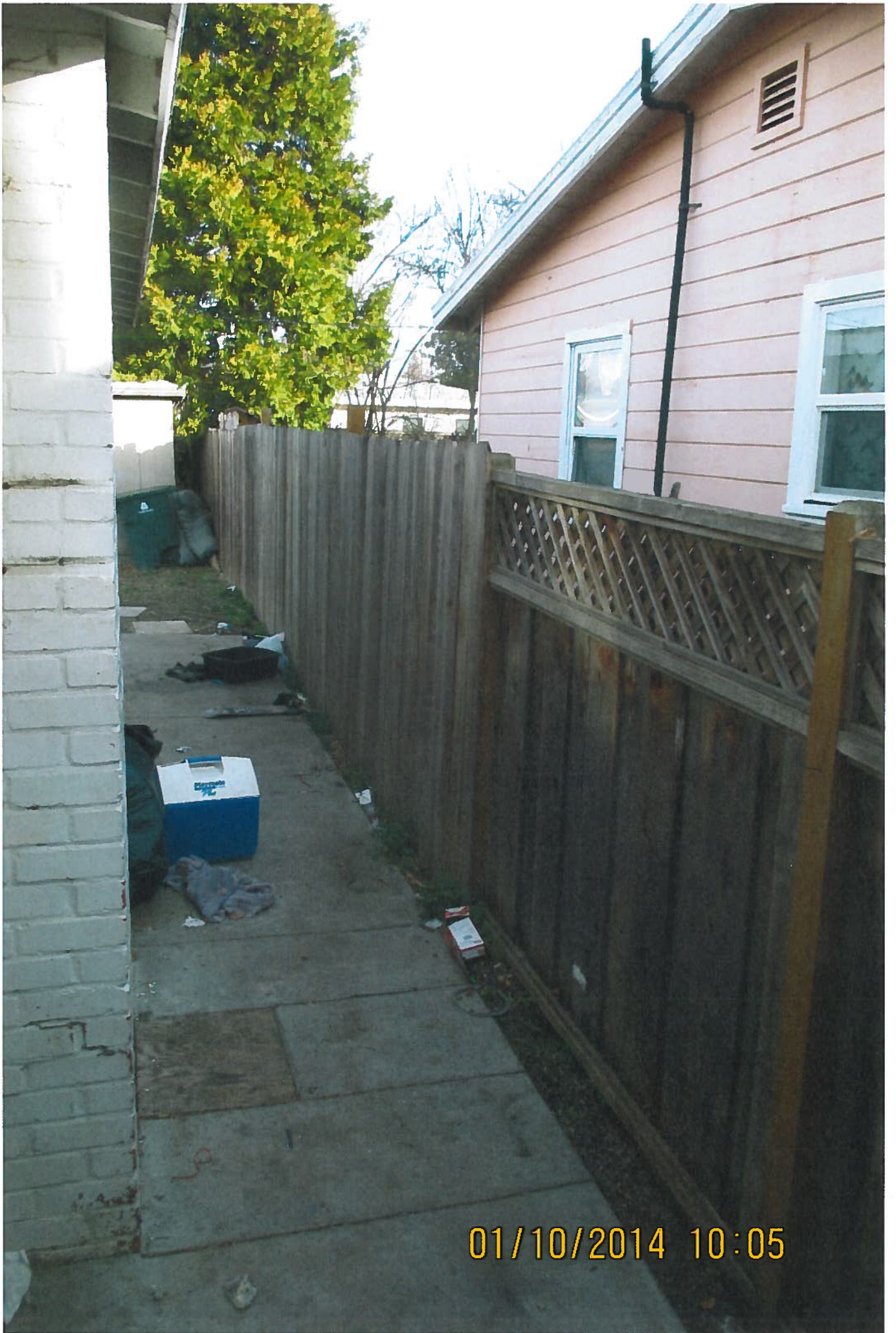
01/10/2014 10:04



01/10/2014 10:04



01/10/2014 10:04



01/10/2014 10:05



01/10/2014 10:05

Administrative Citation

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

PERSON CITED:

CASE #: CE13-2631

INTEGRITY RMD LLC

VIOLATION ADDRESS:

PARCEL #:

2904 WEBB ST

0071291050

MAILING ADDRESS:

448 CITRUS AVE DALY CITY CA 94014

An administrative fine in the amount stated below is now being imposed. To avoid additional citations please correct this code violation by 01/31/2014. 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
\$750.00	Section 7.54.030 F. Prohibits damaged lumber, junk, trash, salvage materials, household materials, etc. Remove all trash, junk and debris on the property.
\$750.00	Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance. Maintain property free from blight and public safety issues.
\$1500.00	<i>(see reverse side for payment and appeal instructions)</i>

Date and time violation was observed: 01/10/2014

Citation Date: 01/10/2014

Issuing Officer: JOHN SILVA

Signature: 

Citing Department / Division: Code Enforcement Division

Phone Number: (707) 648-4469

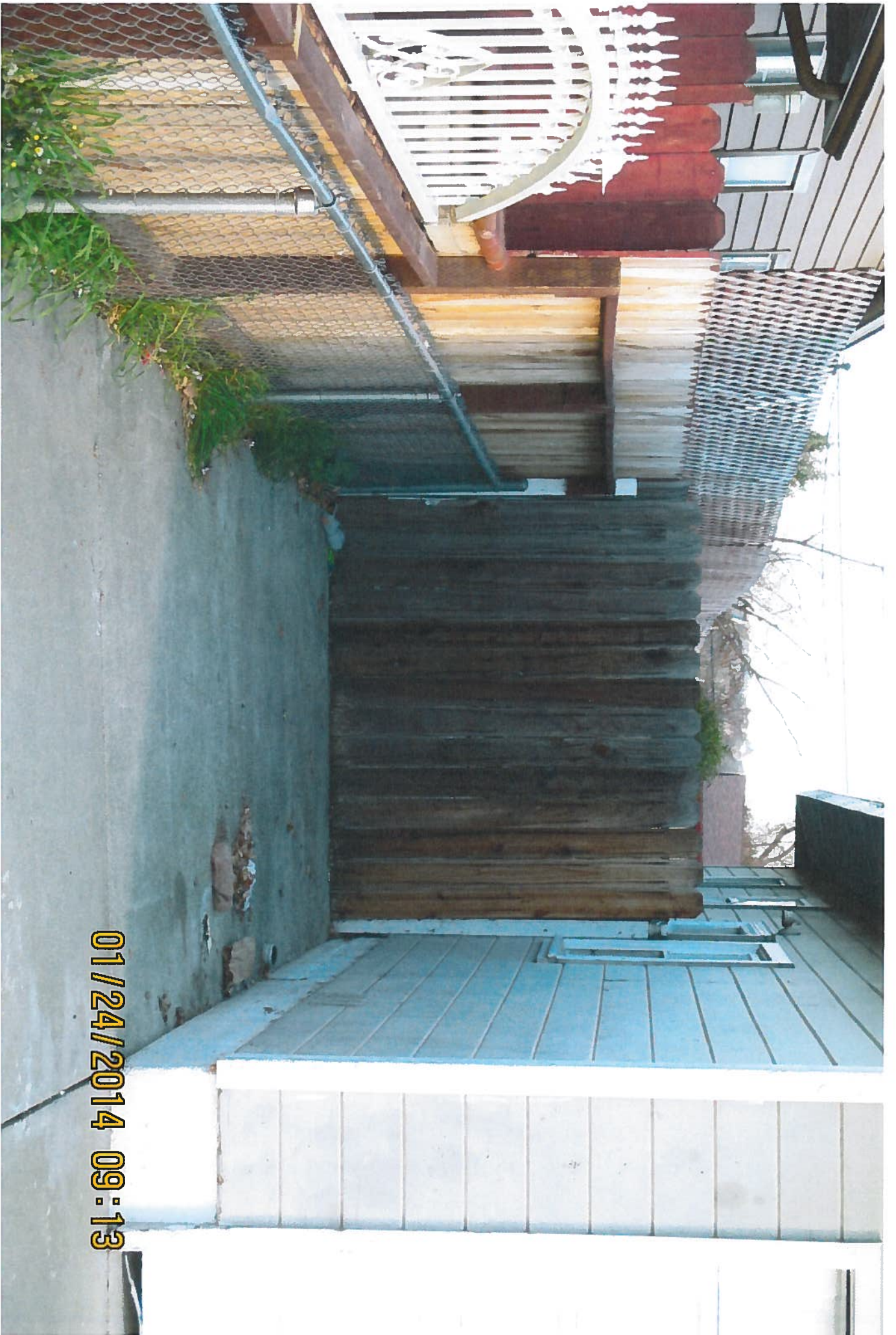
Division Address: City of Vallejo Code Enforcement Division, 555 Santa Clara St. 1st floor, Vallejo, CA 94590**READ REVERSE SIDE FOR IMPORTANT APPEAL INFORMATION**



01/24/2014 09:13



01/24/2014 09:13



01/24/2014 09:13



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