



City Hall  
555 Santa Clara Street  
Vallejo, CA 94590

# AGENDA

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

**May 25, 2017**

George Roth, Chair  
Wanda Madeiros, Vice-Chair

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

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.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. READING & APPROVAL OF MINUTES
  - A. March 23, 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 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, 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. Special Assessments Refresher and Q & A – Staff

Review the Code Enforcement process handout that was presented last year with the Board Members and answer any questions the Board Members may have on what to expect at the Special Assessments Hearing

11. OLD BUSINESS: None

12. SECOND COMMUNITY FORUM

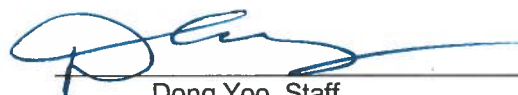
13. STAFF COMMENTS: Reminder - The 2017-2018 Special Assessments Hearing will be held on Thursday, June 22 2017 at 6:00 pm, in the Council Chambers.

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., Thursday, May 18, 2017.

Dated: May 18, 2017



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.cityofvallejo.net> 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.



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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  
*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. **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:
- DISMISS this Appeal as moot; AND/OR
  - 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](mailto: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](mailto: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.

## PROPERTY OWNER NOTIFICATION PROCESS

Per the Ordinance, "A Property Owner is defined as "the owner or owners of record of real property as shown on the latest equalized assessment roll of Solano County, or as otherwise known to [a] city official by virtue of more recent and reliable information."

### What type of code violation has been reported?\*

Property Maintenance Ordinance (PMO) i.e. violations of Section 7.54

Zoning Violation i.e. violations of Section 7.64

