



City Hall  
555 Santa Clara Street  
Vallejo, CA 94590

**AMENDED AGENDA<sup>1</sup>**  
**CODE ENFORCEMENT APPEALS BOARD**  
**MEETING**  
**6:00 P.M.**  
**City Council Chambers**

**June 26, 2014**

George Roth, Chair  
Gary Bennett, Vice Chair  
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 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.

---

<sup>1</sup>Amended Agenda to correct the time and date of the posting of agenda

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **PLEDGE OF ALLEGIANCE TO THE FLAG**
4. **APPROVAL OF AGENDA**
5. **READING & APPROVAL OF MINUTES**
  - A. April 24, 2014

6. **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.*

7. **PRESENTATIONS: Special Assessments**

- A. Special Assessments Hearing – Protest Hearing for Placement of Special Assessment Liens with the Solano County Auditor-Controller's Office for Unpaid Fees, Administrative Charges, Citation Fines, and Abatement Costs
- B. Confirmation of Report Detailing the Unpaid Fees, Administrative Charges, Citation Fines, and Abatement Costs

8. **CORRESPONDENCE:** None

9. **GUEST SPEAKER:** None

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

- A. 526 Warford Avenue
- B. 224 Valley Oak Lane

11. **OLD BUSINESS**

12. **SECOND COMMUNITY FORUM:** Special Assessments

13. **STAFF COMMENTS:** None

14. **ANNOUNCEMENTS:** None

15. **ADJOURNMENT**

I, Nimat Shakoor-Grantham, 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 12:00 p.m., Friday, June 20, 2014.

Dated: June 20, 2014

  
\_\_\_\_\_  
Nimat Shakoor-Grantham, 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) 6:00 pm.
2. **ROLL CALL:**
  - Present: Chairperson George Roth, Vice Chairperson Gary Bennett  
Board members: Patricia Bernard, Richard Charmack, Lee Lancaster
  - Absent: Board member Wanda Madeiros - Excused
  - Council Liaison: Robert McConnell
  - Staff: Nimat Shakoор-Grantham, John Silva
3. **PLEDGE OF ALLEGIANCE TO THE FLAG :** Chairperson Roth
4. **APPROVAL OF AGENDA:** Vice Chairperson Bennett motioned to approve the agenda, seconded by Board member Lancaster. The motion carried unanimously.
5. **APPROVAL OF MINUTES:** Vice Chairperson Bennett motioned to approve the minutes, seconded by Board member Bernard. The motion carried unanimously.
6. **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.*
7. **GUEST SPEAKER:** None
8. **CORRESPONDENCE:** Staff person Nimat Shakoор-Grantham, at the request of Vice Chair Bennett, presented a copy of the Beautification and Design Review Board's Rules of Order and Procedure; information from the City Clerk. Staff person Shakoор-Grantham requested that after review and consideration, the Board can have a discussion of a new method of procedures at a future board meeting. She explained that the Board has to adopt Rules of Order and Procedures, and will work with the Attorney that is assigned to Code Enforcement. The policies and procedures that the Board has adopted would be recommended by resolution from the Board, and approved by the City Council. After reviewing this template of procedures and discussion, the Board would direct staff regarding next steps to develop a draft of recommended procedures. After review by the City Attorney, they would direct staff for further

procedure development. The final step would be that the recommendation would go before the City Council for adoption. The Board had more discussion on the matter.

**9. PRESENTATIONS: Code Enforcement Appeals Hearings**

A. 526 Warford Avenue

Code Enforcement Officer (CEO) John Silva testified that he recommended the owner appear at the hearing, but the owner didn't show up. The violations in question are Sections 7.54.03 F, J, R, and S, and 7.64.01 for inoperative unregistered vehicles.

Code Enforcement Officer (CEO) John Silva testified and presented evidence related to the case. On February 4, 2014, CEO Silva stated that this case was picked up while performing inspections in the area. CEO Silva testified that he inspected and confirmed the debris, an unregistered vehicle parked partially on the lawn, and trash bins that were out of compliance. CEO Silva testified that he documented the violations, and took pictures. The same day he sent a Warning Notice, and an Administrative Notice to the property owner by regular and certified mail.

On February 26, 2014, CEO Silva testified that he performed a re-inspection, and confirmed that the violations had not been abated. On February 27, 2014, CEO Silva testified that he posted a copy of the 1<sup>st</sup> Citation, and Notice of Violation on the front window. The 1<sup>st</sup> Citation and Notice of Violation were mailed regular and certified.

On that same day, February 27, 2014, CEO Silva testified that the tenant, Carmen McDade, called to review the violations. CEO Silva testified that he explained that the vehicle needed to be moved off the lawn and be currently registered with the DMV, the trash bins placed at the side of the house, and all debris removed. CEO Silva testified that he further explained that the total fine of \$419.00 needed to be paid within 30 days, or a late fee would be applied. CEO Silva testified that the tenant said that she never received the first set of notices that were mailed on February 4, 2014. CEO Silva testified that he has not received subject notice via return mail.

On March 3, 2014 CEO Silva testified that the tenant came into the office to discuss the violations. CEO Silva testified that the tenant explained that the vehicle was now moved, and the debris had been cleared. CEO Silva testified that he informed her that pieces of the basketball hoop, ladder, and other items on the side of the garage needed to be kept in the garage or rear yard. The tenant agreed to move the items, and abated the violations. CEO Silva testified that he also requested that the tenant email or call with the property owner information. CEO Silva testified that the tenant said she would attempt to contact the property owner. CEO Silva testified that he gave the tenant an appeal form to give to the property owner, and a mailing address change form. CEO Silva testified that the property owner does not reside at this property, and has an incorrect mailing address filed with Solano County.

On March 7, 2014, CEO Silva testified that the Code Enforcement Division (CED) office received the original mailings with the Warning Letter, and Administrative Citation back from the Post Office.

On March 11, 2014, CEO Silva testified that through research the Post Office never delivered the Warning Notice or Administrative Notice, but successfully delivered the 2<sup>nd</sup> set of Notices, of the Notice of Violation, and 1<sup>st</sup> Citation. CEO Silva testified that on that same day, Code Enforcement Division Manager, Nimat Shakoor-Grantham explained that the property owner would have to file appeals for the Notice of Violation and 1<sup>st</sup> Citation in order to have the fees waived or voided. CEO Silva testified that on the same day he received a phone call from the property owner, and fully explained this appeal process. CEO Silva testified that on the same day the property owner and tenant came into the CE office to review the case, and CEO Silva explained that since the Post Office made a mistake with the mailing they would have to speak with the Postmaster, and see if the Post Office was willing to pay the fees due. If the Post Office is not willing to pay the fees due, the property owner could file an appeal and go to the hearing to request the fees be waived. CEO Silva testified that the property owner agreed to speak to the Post Office and file an appeal if necessary.

On March 13, 2014, CEO Silva testified that the property owner came into the CED office and notified him that the Post Office confirmed the mistake, but was not willing to pay for the fees due. CEO Silva testified that the property owner then filed an appeal application for the Notice of Violation and 1<sup>st</sup> Citation.

On March 20, 2014, CEO Silva testified that he performed a final inspection, and confirmed that all violations have been abated. Additionally, CEO Silva testified that he had a meeting with Ryan Griffith at the City Attorney's Office, and reviewed this case with him. CEO Silva testified that Ryan explained that the appeal should go to the hearing, but that staff can recommend waiving the fees. CEO Silva testified that he found that there was an error made, and was instructed by the City Attorney to bring it to the Appeals Board. CEO Silva's recommendation is to void the Notice of Violation, and the 1<sup>st</sup> Citation issued, on February 26, 2014.

Staff person Shakoor-Grantham explained that the appellant waived his right by not appearing at the hearing. She would like this noted by the Board, for the record. Then Code Enforcement Division office would send out the hearing document, and inform the appellant that they waived their right, and the fines would stand. Board member Lancaster motioned to allow a continuance until the May 22<sup>nd</sup> hearing. Board member Bernard seconded the motion. The motion carried unanimously.

**10. SECOND COMMUNITY FORUM: None**

**11. OLD BUSINESS:**

**A. 124 Jordan, Mr. Frederic Mooney's Appeal Update**

CEO Silva testified that a couple of meetings ago it was agreed upon since the appeal was outside of the 60-day window, that the appeal fee would be refunded to the property owner. A minor mistake was made as the property owner paid \$10.00 over what the actual fee was. So, a check was issued to him for \$658.00, but since he was owed \$10.00, another check would be cut in the next couple of weeks to complete the refund. CEO Silva testified that he went out and did a re-inspection today, after re-issuing the

notice. CEO Silva testified that the property owner was willing to meet with him about a week ago; noted violations were abated, and now the case is closed. A Board member inquired about information from Attorney regarding rules of removing/moving items of evicted tenants (15-day rule; when does it begin and how is Code to address this?)

Staff person Shakoor-Grantham stated, there was an additional communication for the Board, in addition to the template for Rules of Order there was a response from the City Attorney's office regarding the inquiry that Board member Madeiros made in connection with the hearing regarding with how Code Enforcement addresses the 15-day lockout period, regarding the items left on the property.

CEO Silva testified that the questions raised were regarding the Sheriff's 15-day notice for eviction, its time frame and whether CED should be notified and the manner of notification. CEO Silva testified that the City Attorney's Office (CAO) found that the property owner is responsible for notifying the whole jurisdiction if there is an eviction occurring. CAO also explained that the 15 days begins on the day of the posting of the 15-day notice for eviction by the Sheriff's office. The CAO confirmed that the landlord is responsible for keeping the tenant's property for 15 days from the date of the eviction; the landlord may charge a reasonable fee for removal and storage of the property. However, upon demand from the tenant, the landlord must return the property, and the tenant pays all costs incurred. Any items left outside of the property, or items in violation of the Property Maintenance Ordinance, as there was for the case in question, the property owner is allowed to abate the issue to resolve the Code Enforcement case, but has to store those items for 15 days either inside the house, garage, or a separate location.

## **12. NEW BUSINESS:**

### **A. Vice Chair Bennett – Community-based Engagement**

Vice Chair Bennett said staff would schedule a date in the near future to coordinate their efforts to create a database or list of vendors that could assist the elderly and disabled. Staff person Shakoor-Grantham stated that the community forum would be held on April 29, 2014, from 6:00 p.m. to 9:00 p.m. Community leaders are invited to explore ways to assist the elderly, physically, and financially disabled property owners with their code violations, so they don't accrue significant penalties and fines. Churches, faith-based organizations, social services providers, may have someone on-hand or know of a contractor that can help out with the violations at a nominal fee.

Board member Lancaster stated that this could include people that have community hours to serve. Vice Chair Bennett replied that whoever we can get to partner with us would be good, but certain jobs would need bonded contractors. Chairperson Roth asked if timelines would have to be modified when the job is going to be done. Staff person Shakoor-Grantham stated that extensions would be built into this system and this will buy the property owner time to sell the property or find a relative that could help; so they aren't burdened by fines, and other personal issues they are going through. Chairperson Roth stated that, as always, the first goal is compliance. CEO Silva stated that he sent out a mass e-mail through the California Association of Code Enforcement

Officers (CACEO) asking for recommendations as to how other Cities are handling this concern. From the responses, he compiled a list of different ideas which he sent to Staff person Shakoor-Grantham.

**13. STAFF COMMENTS:** CEO Silva stated that he would be out of town by the next hearing date of May 22<sup>nd</sup> and he would speak to Staff person Shakoor-Grantham about the 526 Warford Avenue case. Another Officer would be presenting this case.

**14. ANNOUNCEMENTS:** None

**15. ADJOURNMENT:** Board member Lancaster made the motion to adjourn the meeting at 6:51 p.m. Board member Charmack seconded the motion and it was carried unanimously.



---

**DATE:** June 26, 2014

**TO:** Code Enforcement Appeals Board

**FROM:** Craig Whitton, Assistant City Manager *W*  
Nimat Shakoor-Grantham, Code Enforcement Division Manager

**SUBJECT:** CONSIDERATION OF ASSESSMENT TO RECOVER UNPAID FEES,  
ADMINISTRATIVE CHARGES, FINES, AND ABATEMENT COSTS

---

### **RECOMMENDATION**

Approve the levying of assessments for unpaid fees, administrative charges, citation fines, and abatement costs in the amounts listed for each property on the Unpaid Fees, Administrative Charges, Citation Fines, and Abatement Costs/Special Assessment List.

### **REASONS FOR RECOMMENDATION/SUMMARY**

The Code Enforcement Division issued administrative charges and citations on a number of properties. There are approximately 321 properties that after appropriate notification, failed to correct the noted violation(s) by the time specified on the Notice of Violation and Administrative Citation. These properties were fined and/or abated. Although the property owners have been sent invoices for the outstanding charges and fines, the City has not yet received any payment.

In accordance with Sections 1.15.150 and 7.54.150 of the Vallejo Municipal Code, the Code Enforcement Division has prepared a list of unpaid fees, administrative charges, citation fines, and abatement costs. The Code Enforcement Division is requesting approval of these property tax assessments to recover these unpaid amounts shown on the list.

### **BACKGROUND AND DISCUSSION**

For years, the Code Enforcement Division has used the Notice of Violation, Administrative Citation and abatement actions to correct violations of the Vallejo Municipal Code on several properties. In each case, the administrative charges, citation fines and/or abatement actions take place after other attempts to have the property owner correct the violations have failed.

The property owners are sent invoices for fees, administrative charges, citation fines and/or abatement costs. The Code Enforcement Division is requesting that the Code Enforcement Appeals Board approve assessments of the following properties, as the fees, administrative charges, citation fine costs, and abatement costs have not been paid.

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

**FISCAL IMPACT**

These assessments are to recover unpaid fees, administrative charges, fines and abatement activities owed to the City of Vallejo. Without property tax assessments, these fines are unlikely to be recovered voluntarily.

**ATTACHMENTS**

- A. Special Assessment List

**CONTACT:**

Craig Whittom, Assistant City Manager  
(707) 648-4579, [cwhittom@ci.vallejo.ca.us](mailto:cwhittom@ci.vallejo.ca.us)

Nimat Shakoor-Grantham, Code Enforcement Division Manager  
(707) 648-4522, [nimat@ci.vallejo.ca.us](mailto:nimat@ci.vallejo.ca.us)

---

CRAIG WHITTOM  
ASSISTANT CITY MANAGER



---

NIMAT SHAKOOR-GRANTHAM  
CODE ENFORCEMENT DIVISION MANAGER

# Special Assessment List

(Unpaid Fees, Administrative Charges, Citation Fines and Abatement Costs)

## Code Enforcement Officers (CEO)

David Sidie - DS

Dong Yoo – DY

John Silva – JS

Lorena Burciaga – LB

Assessor's Parcel No.	Property Address	Charges Owed	Property Owner	Code Enforcement Case No.	CEO
0051150170	316 BENSON AVE	\$ 1,090.00	HEOTES PETE & NORMA JT	CE14-0295	DS
0051182070	1827 SANTA CLARA STREET	\$ 219.00	TREPKO CYNTHIA	CE13-1561	DS
0051182300	1933 SANTA CLARA STREET	\$ 5,364.00	RUFINO O. FERNANDEZ	CE13-0769	DS
0051184090	424 COUGHLAN STREET	\$ 3,164.00	LIM OSCAR G & GASPARA C JT	CE12-1869	DS
0051190090	2101 Marin Street	\$ 12,360.00	HIGBEE VERNON L	CE12-1065	DY
0051190160	8 MISSOURI ST	\$ 1,290.00	TATUM RICHARD	CE13-2330	DY
0051190170	6 MISSOURI STREET	\$ 219.00	MCCOLLISTER JOANN	CE13-1283	DY
0051232090	122 NIGH STREET	\$ 4,350.00	HOLDEN LODIS C & BER,	CE12-0612	DS
0051232190	142 NEBRASKA STREET	\$ 5,213.00	LINDSEY JEFF	CE13-1351	DS
0051353060	1120 CUNNINGHAM ST	\$ 368.00	SECTY OF HOUSING AND URBAN DEV	PR14-0013	DS
0052021040	401 B. W. WILLIAMS DRIVE	\$ 16,333.00	KING ALCEE & DONIA L,	CE12-0715	DS
0052021040	401 B. W. WILLIAMS DR	\$ 368.00	KING ALCEE & DONIA L	PR13-0541	DS
0052021290	RR S of Lewis Brown	\$ 3,279.00	SOUTHERN PACIFIC CO	CE13-1256	DS
0052040290	1933 BROADWAY	\$ 219.00	BAUTISTA JESUS NARANJO JT	CE13-1580	DS
0052040440	V-LOT END OF COMMERCIAL	\$ 219.00	NGUYEN LO & JENNIFER	CE13-3239	DS
0052051130	144 HOGAN AVE	\$ 219.00	RUTHFORD THOMAS & JEANICE JT	CE13-2754	DS
0052051140	148 HOGAN AVE	\$ 3,199.00	JOHNSON HORACE C	CE13-3110	DS
0052052010	181 HOGAN AVENUE	\$ 214.00	KHATON ETHEL C	CE13-0883	DS
0052052310	1986 BROADWAY	\$ 1,704.00	LEWIS RALPH	CE13-1004	DS
0052052320	L of 1986 Broadway St.	\$ 219.00	LEWIS RALPH	CE13-0249	DS
0052061350	244 LOFAS PLACE	\$ 1,528.00	SCALES CHARLES & MARY P	CE13-2049	DS
0052080090	V-LOT OFF COMMERCIAL	\$ 1,509.00	FREDERICKSON JAMES S	CE13-3292	DS
0052080150	1905 BROADWAY D	\$ 1,509.00	GLEASON DAVID	CE13-2593	DS
0052080480	150 MAHOGANY DRIVE	\$ 18,539.00	DIEDEN CONCHITA S	CE13-1453	DS
0052151200	500 INVERNESS DR	\$ 219.00	MENDEZ EVANGELINA C	CE14-0002	DS
0052160090	V-LOT ON SONOMA	\$ 5,420.00	FRANKLAN /CO VINH C CHAU	CE13-3054	DS
0052160100	V-LOT OFF BROADWAY	\$ 219.00	3780 WILSHIRE BOULEVARD LLC	CE13-2381	LB
0052160110	1761 BROADWAY	\$ 1,709.00	3780 WILSHIRE BOULEVARD LLC	CE13-2240	LB
0052172170	1700 Block Broadway	\$ 214.00	3780 WILSHIRE BOULEVARD LLC	CE12-2499	DS
0052172170	V-LOT BROADWAY	\$ 219.00	3780 WILSHIRE BOULEVARD LLC	CE13-2374	LB
0052180100	777 SERENO DRIVE	\$ 1,589.00	MUSLEH NASEEF & LEILA JT	CE13-0432	DS
0053010190	3560 SONOMA BLVD	\$ 219.00	JASINSKY DAVID	CE13-2646	LB
0053010470	3570 SONOMA BLVD	\$ 219.00	TU SHIH YING & JEFFREY TR	CE13-2647	LB
0053041340	327 DEANZA DRIVE	\$ 219.00	PRASINOS RANAH TR	CE13-0830	DS
0053082090	15 LA CIENEGA PLACE	\$ 368.00	DOEDERLEIN WINFRED &,	PR13-0339	DS
0053162080	158 CALIFORNIA STREET	\$ 975.00	BERRIOS MICHELLE	CE12-2562	DY
0053171110	2417 ALAMEDA STREET	\$ 1,589.00	GAO YALI	CE13-1166	DS
0053211130	209 HOWARD AVENUE	\$ 214.00	COUNTOURIS MARIA & GEORGE JT	CE13-0939	DS

Assessor's Parcel No.	Property Address	Charges Owed	Property Owner	Code Enforcement Case No.	CEO
0053211180	532 MOORLAND ST	\$ 5,879.00	VALENTIN DEBBIE A	CE13-3084	DS
0053250440	636 LA CADENA	\$ 214.00	VIGIL JUAN C R & PATRICIA E JT	CE13-0218	DS
0053250710	1655 TUOLUMNE STREET	\$ 1,090.00	GCY RENTAL PROPERTY #5 LLC	CE13-1535	DS
0054011510	249 COUCH STREET	\$ 7,818.02	SIMPSON J M CLARKEY & G I TR	CE13-0757	DS
0054011510	249 COUCH ST	\$ 5,718.00	SIMPSON J M CLARKEY & G I TR	CE13-2738	DS
0054011520	245 COUCH STREET	\$ 4,396.99	SIMPSON J M CLARKEY & G I TR	CE13-0747	DS
0054011520	245 COUCH ST	\$ 219.00	SIMPSON J M CLARKEY & G I TR	CE13-2735	DS
0054011530	241 COUCH STREET	\$ 8,122.99	SIMPSON J M CLARKEY TR	CE13-0758	DS
0054011530	241 COUCH ST	\$ 3,618.00	SIMPSON J M CLARKEY & G I TR	CE13-2736	DS
0054082050	321 MOORLAND ST	\$ 11,589.00	TIANGSING NEIL A & RAQUEL E JT	CE13-2383	DS
0054082050	321 MOORLAND STREET	\$ 368.00	TIANGSING NEIL A & RAQUEL E JT	PR13-0172	DS
0054101370	128 MICHIGAN STREET	\$ 219.00	SHAHEEN MILAN	CE13-1463	DS
0054110030	704 NEBRASKA STREET	\$ 219.00	VIRONCHI VANESSA	CE13-1828	DS
0054153260	246 VIEWMONT AVENUE	\$ 214.00	PERRY ANTHONY	CE13-0734	DS
0054173300	320 NEBRASKA	\$ 214.00	ELKHAYAT JOSEPH M & L E JT	CE13-0425	DS
0054183080	1903 EL DORADO STREET	\$ 2,769.00	DACASIN JOHN BON G J,	CE13-0618	DS
0054186050	688 NEBRASKA ST	\$ 1,090.00	HOUR KARLA	ZV13-0063	DS
0054186090	600 NEBRASKA STREET	\$ 368.00	VALLEJO MUSICIANS UN,	PR13-0328	DS
0054211140	104 MOUNTAIN VIEW AVENUE	\$ 1,350.00	MCADAMS JEFFREY K	CE13-1572	DS
0054222020	1305 CARL AVENUE	\$ 975.00	HEOTES KATHERINE,	CE13-0223	DS
0054222230	1108 SHASTA STREET	\$ 975.00	ROMERO JOSEPH G	CE13-0641	DS
0055043040	733 HICHBORN STREET	\$ 219.00	SCHINDLER RACHELLE C & C L JT	CE13-1795	DS
0055061140	810 BUTTE ST	\$ 4,018.00	KIRKLAND-HARRISON VERLENA	CE13-2802	DY
0055065010	205 TENNESSEE STREET	\$ 2,189.00	GUILLERMO LAYLAY	CE12-0511	DY
0055065050	229 TENNESSEE ST	\$ 219.00	GUZMAN DAVID E	CE13-2910	DS
0055081110	230 LOUISIANA STREET	\$ 219.00	HONEYDEW POPERTIES LLC	CE13-1014	DY
0055084050	315 LOUISIANA STREET	\$ 219.00	SYLVAIN RICHARD A,	CE13-0967	DY
0055104080	339 KENTUCKY ST	\$ 219.00	RHODES JEFFREY JOHN TR	CE13-2741	DY
0055104120	344 FLORIDA ST	\$ 1,309.00	VONDERHAAR PAULINE A TR	CE13-3300	DY
0055105200	426 KENTUCKY STREET	\$ 10,753.00	HEOTES MARY	CE13-0711	DY
0056011130	1712 SACRAMENTO STREET	\$ 775.00	WANG YEN L	CE12-1915	DS
0056011130	1712 SACRAMENTO STREET	\$ 214.00	WANG YEN L	CE13-1059	DS
0056015010	1804 MARIN ST	\$ 2,128.00	LUNA ZEKE JT	CE13-2404	DS
0056018040	327 ARKANSAS STREET	\$ 214.00	HALL ROYZELL O TR,	CE13-0283	DS
0056022120	1914 SUTTER ST	\$ 1,309.00	ULIMITED DEVELOPMENT LLC	CE13-0477	DS
0056022120	400 ILLINOIS ST	\$ 219.00	ULIMITED DEVELOPMENT LLC	CE13-2581	DS
0056042080	1517 MARIN STREET	\$ 975.00	GRACIE CARLEY	CE13-0627	DS
0056051160	742 INDIANA STREET	\$ 15,766.00	BYAS-WILLIAMS BONNIE	CE13-0918	DS
0056051160	742 INDIANA STREET	\$ 368.00	BYAS-WILLIAMS BONNIE	PR13-0488	DS
0056051240	1810 SUTTER ST	\$ 1,090.00	SOLORIO ERNESTO & ISSET	CE13-2582	DS
0056051270	1830 SUTTER STREET	\$ 1,389.00	DICKINSON SUSIE B TR	CE13-0977	DS
0056053300	1732 NAPA STREET	\$ 368.00	RUPPENTHAL RAMA	PR13-0376	DS
0056055050	505 BROADWAY	\$ 219.00	LARA EMILIO	CE13-2792	LB
0056063150	1017 INDIANA ST	\$ 1,709.00	HALL ROYZELL	CE13-3006	LB
0056071030	311 TENNESSEE ST	\$ 219.00	BARBER BERT	CE13-2490	DY
0056074110	2401 SONOMA BLVD	\$ 219.00	ESPEJO ROMULO A & ROSARIO P TR	CE13-3184	DY
0056081190	734 ALABAMA ST	\$ 219.00	BROWN PERRY L II	CE13-3333	DS

Assessor's Parcel No.	Property Address	Charges Owed	Property Owner	Code Enforcement Case No.	CEO
0056105070	725 LOUISIANA ST	\$ 219.00	REYES RULAMAN JT	CE14-0210	DS
0056115030	1021 LOUISIANA ST	\$ 219.00	FREEMAN AMY E	CE13-3062	DS
0056115030	1021 LOUISIANA ST	\$ 368.00	FREEMAN AMY E	PR14-0017	DS
0056115040	129 BROADWAY	\$ 219.00	MCDANIEL CALVIN D	CE13-2064	DS
0056120010	RR 1200 Block Louisiana	\$ 7,055.00	SOUTHERN PACIFIC CO	CE13-0555	DS
0056131160	506 FLORIDA ST	\$ 219.00	JPMORGAN CHASE BANK NA	CE13-3261	LB
0056134140	V-LOT OFF CAROLINA	\$ 1,509.00	BOYDSTON EDWARD A & E E JT	CE13-1445	DY
0056141070	831 KENTUCKY ST	\$ 219.00	COLFIN AI-CA 5 LLC	CE14-0098	DY
0056145080	931 ALAMEDA ST	\$ 1,509.00	ESPEJO ROMULO A & ROSARIO P TR	CE13-2344	DS
0056151210	928 ALAMEDA ST	\$ 4,341.00	BUMPUS EDGAR J	CE13-2451	DS
0056161030	417 CAROLINA STREET	\$ 24,309.00	BROOKS DENNIE JT/RANI SHIVJOTI	CE13-0034	DS
0056161080	426 CAPITOL STREET	\$ 214.00	MARTIR MANUEL J JR,	CE12-1873	DS
0056165190	614 CAPITOL STREET	\$ 1,109.00	BELTRAN MARTIN,	CE13-1534	DS
0056173070	833 CAROLINA STREET	\$ 214.00	CHURCH CHERYL E	CE13-0549	DS
0056175170	908 CAPITOL STREET	\$ 219.00	CHRISTIAN G IOAKIMEDES	CE13-0445	DS
0056175170	908 CAPITOL STREET	\$ 368.00	IOAKIMEDES DOROTHY E	PR13-0373	DS
0056181090	623 MONTEREY STREET	\$ 219.00	AMBROSIO GETULIO & REBECCA JT	CE13-1843	DS
0056181210	718 ALAMEDA STREET	\$ 438.00	GAYLES YVETTE JOI	CE13-1754	DS
0056191190	316 GEORGIA STREET	\$ 5,554.00	SAPPAL PRITPAUL S	CE13-0751	DY
0056196120	524 YORK STREET	\$ 2,090.00	ZHAO ERIC G E,	CE13-0805	DS
0056202150	630 YORK STREET	\$ 219.00	SCUDDER CLYDE & JUDI,	CE13-1919	DS
0056213110	1026 GEORGIA ST	\$ 1,090.00	MARTIN DAVID S	CE13-3195	DS
0056225150	607 SUTTER STREET	\$ 1,389.00	FREEMAN AMY E	CE13-0683	DY
0056226030	420 PENNSYLVANIA STREET	\$ 219.00	NATIONAL WIDE CORPOR,	CE13-1381	DY
0056232100	541 MAINE ST	\$ 1,309.00	JESSUP NINA A	CE13-2306	LB
0057012150	1410 GLENN ST	\$ 1,290.00	COLFIN AH-CALIFORNIA 7 LLC	CE13-3092	DS
0057032080	1329 ARKANSAS STREET	\$ 1,090.00	SUAREZ LORELEI X JT	CE13-2110	DS
0057043200	40 CARROLL STREET	\$ 368.00	DOEDERLEIN W P & D W JT	PR13-0338	DS
0057083010	1801 TENNESSEE STREET	\$ 219.00	OLSEN TOBY F	CE13-1513	DS
0057083160	1600 ALABAMA STREET	\$ 214.00	DEMAYO ANDRES M & S A TR	CE13-0293	DS
0057084090	1644 LOUISIANA STREET	\$ 28,515.00	ANDERSON GRACEANN & W R JT	CE13-0221	DS
0057104190	474 SPRINGS ROAD	\$ 890.00	MILLER DEAN L TR	CE13-1449	DS
0057111070	1537 LOUISIANA STREET	\$ 4,334.00	JAMES JOSIE, SHARON	CE12-1483	DS
0057113220	523 SPRINGS ROAD	\$ 1,389.00	SHROPSHIRE AARON M TR	CE12-1821	DS
0057113220	523 SPRINGS RD	\$ 368.00	SHROPSHIRE AARON M TR	PR13-0610	DS
0057114130	1716 OHIO STREET	\$ 219.00	WHITE STAR INVESTMENTS LLC	CE13-0502	DS
0057114140	1714 OHIO STREET	\$ 368.00	CARTER FRED M SR	PR13-0356	DS
0057132050	1426 FLORIDA STREET	\$ 3,399.00	JOHNSON MATTHEW	CE13-1368	DS
0057154150	1945 FLORIDA STREET	\$ 368.00	BROWN MAMIE D TR	PR13-0119	DS
0057155040	2021 L ELLENBURG STREET	\$ 3,050.00	TYSON WILLIE E	CE13-0457	DS
0057155140	2012 FLORIDA STREET	\$ 214.00	JANG JOSEPH F & ROWENA L	CE13-0043	DS
0057171040	1821 CAROLINA STREET	\$ 214.00	COOPER MARIE	CE13-0548	DS
0057171130	410 TUOLUMNE STREET	\$ 3,014.00	THOMPSON M A & J R M MD JT	CE13-1140	DS
0057192060	311 PHELAN AVENUE	\$ 368.00	AJERO HAYDEE	PR13-0116	DS
0057192130	318 THIRTEENTH STREET	\$ 368.00	PACHECO JOSE A,	PR13-0480	DS
0058021080	1315 SONOMA BOULEVARD	\$ 9,062.78	MILARGO HOLDINGS LLC	CE12-1870	DY
0058021080	1315 SONOMA BOULEVARD	\$ 219.00	MILARGO HOLDINGS LLC	CE13-1726	DY

Assessor's Parcel No.	Property Address	Charges Owed	Property Owner	Code Enforcement Case No.	CEO
0058021080	1315 SONOMA BOULEVARD	\$ 219.00	MILARGO HOLDINGS LLC	CE13-2237	DY
0058021080	1315 SONOMA BLVD	\$ 12,579.00	MILARGO HOLDINGS LLC	CE13-2645	DY
0058041130	726 CURTOLA PARKWAY	\$ 4,725.00	FEDERAL NATIONAL MORTGAGE ASSC	CE12-0688	DY
0059031120	22 EIGHTH STREET	\$ 1,504.00	WILDER GARFIELD & BE,	CE12-0546	DY
0059033040	127 CHASE STREET	\$ 219.00	JONES CURTIS JT	CE13-2024	DS
0059041100	1402 RICE ST	\$ 219.00	TAYLOR MARK	CE13-2860	LB
0059043190	1427 RICE STREET	\$ 219.00	MANCHESTER DONISE	CE13-1588	DS
0059044050	317 CENTRAL AVENUE	\$ 1,490.00	SANCHEZ JOSUE	CE13-2032	DS
0059044060	321 CENTRAL AVENUE	\$ 219.00	ROHRER GREGORY,	CE13-2246	DS
0059046140	1303 RYDER STREET	\$ 214.00	WEBB ANTHONY & FELICIA D JT	CE13-0528	DS
0059081020	109 CAMPBELL AVENUE	\$ 1,375.00	MCKINLEY HOLDING I LP	CE13-1237	DS
0059112060	29 MULLER STREET	\$ 5,225.00	BORDER ROBERT C	CE12-1528	DS
0059115100	137 MULLER STREET	\$ 3,839.00	KEMPTON DOLORES I	CE13-0952	DS
0059115100	137 MULLER ST	\$ 3,399.00	KEMPTON DOLORES I	CE13-2372	DS
0059115220	500 WALLACE AVENUE	\$ 17,739.00	FOREMAN SHERRILL KAY	CE12-2602	DS
0059115220	500 WALLACE AVENUE	\$ 368.00	FOREMAN SHERRILL KAY	PR13-0344	DS
0061032080	451 GRANT ST	\$ 219.00	HUSSEY TIMOTHY	CE13-2441	LB
0061042120	536 ALDEN STREET	\$ 1,709.00	EDMONDSON GAYE L JT	CE13-1553	DY
0061043160	530 THIRD STREET	\$ 10,160.00	MACEDONIA BAPTIST CH,	CE13-1910	DY
0061043180	518 THIRD STREET	\$ 1,403.00	BOONE KENNETH TR	CE13-0051	DS
0061051010	759 SONOMA BOULEVARD	\$ 2,722.00	VALLEJO NEIGHBORHOOD,	CE12-0716	DY
0061051010	759 SONOMA BOULEVARD	\$ 5,867.00	VALLEJO NEIGHBORHOOD,	CE13-0975	DY
0061051020	747 SONOMA BOULEVARD	\$ 2,574.00	VALLEJO NEIGHBORHOOD,	CE12-0718	DY
0061051020	747 SONOMA BOULEVARD	\$ 5,719.00	VALLEJO NEIGHBORHOOD,	CE13-0976	DY
0061051030	700 block Sonoma Blvd	\$ 4,628.00	VALLEJO NEIGHBORHOOD,	CE13-0987	DY
0061051040	700 block1 Sonoma Blvd	\$ 5,403.00	VALLEJO NEIGHBORHOOD,	CE13-0988	DY
0061051050	700 Block2 Sonoma Blvd	\$ 5,403.00	VALLEJO NEIGHBORHOOD HOUS SERV	CE13-0989	DY
0061052100	610 LEMON STREET	\$ 214.00	VALLEJO NEIGHBORHOOD HOUSING	CE13-1029	DY
0061052110	710 SONOMA BLVD	\$ 214.00	CHURCH OF THE LIVING GOD P.G.T	CE13-0138	DY
0061052130	720 SONOMA BOULEVARD	\$ 5,644.00	VALLEJO NEIGHBORHOOD,	CE13-0970	DY
0061052140	R of 730 Sonoma Blvd	\$ 4,350.00	VALLEJO NEIGHBORHOOD,	CE12-0491	DY
0061052140	R of 730 Sonoma Blvd	\$ 6,833.00	VALLEJO NEIGHBORHOOD,	CE13-0973	DY
0061052170	L of 738 Sonoma Blvd	\$ 4,710.00	1280 INVESTORS LLC,	CE12-2221	DY
0061052180	L of 738 Sonoma	\$ 5,719.00	1280 INVESTORS LLC,	CE13-0959	DY
0061071270	501 LEMON ST	\$ 219.00	SHILOH CHURCH OF GOD PENTECOST	CE13-3279	DS
0061072140	618 SONOMA BOULEVARD	\$ 5,789.00	AKER HARMONY M & WAYNE C	CE13-1198	DY
0061123050	727 FIFTH STREET	\$ 10,844.00	LIMING SCOTT & STEPH,	CE13-0162	DS
0061123190	708 GRANT ST	\$ 1,780.00	ROSECOMP LLC	CE13-2392	LB
0061125150	732 SHERIDAN STREET	\$ 214.00	NELSON KENNETH W	CE13-0507	DY
0061172080	476 SONOMA BLVD	\$ 438.00	TAYLOR KIMBERLY	CE13-3342	DY
0061182130	949 PINE STREET	\$ 219.00	SEGURA RAMON	CE13-2001	DS
0061182270	1004 ATHERTON STREET	\$ 6,044.00	VILLAFAN GLORIA JT	CE13-0231	DY
0061221130	333 WINCHESTER STREET	\$ 16,688.00	FEDERAL HOME LOANS MTG CORP	CE13-2071	DY
0061221280	112 REMINGTON CT	\$ 1,309.00	EDWARDS SIDNEY	CE13-3318	DY
0061231020	311 WINCHESTER ST	\$ 7,919.00	DIXON THEODORE A & L M JT	CE13-3048	DY
0061232040	107 BROWNING WAY	\$ 6,879.00	BOYD JACK S JT	CE13-1070	DY
0062010390	BOTTOM SANDY BEACH-HILLSIDE	\$ 7,289.00	SEASHORE LAND CORP	CE13-2217	LB

Assessor's Parcel No.	Property Address	Charges Owed	Property Owner	Code Enforcement Case No.	CEO
0062070040	1217 FIFTH ST	\$ 6,339.00	AMRICAN GASOLINE INC SAFAPOUR	CE13-2570	LB
0062080010	103 WEST LINCOLN ROAD	\$ 6,399.00	VALLEJO CONVENIENCE LLC	CE13-1308	JS
0062080080	V-LOT SONOMA & FIFTH	\$ 219.00	AMRICAN GASOLINE INC	CE13-2568	LB
0062101010	304 SEAWIND DRIVE	\$ 368.00	MCMAHON GORDON D	PR13-0093	DS
0062120010	201 SANDY BEACH ROAD	\$ 13,321.00	YIP CINDY	CE13-1128	LB
0066065020	341 KLEIN AVE	\$ 1,090.00	MCBROOM JEMAIN E JT	CE13-3233	DS
0066077030	620 KLEIN AVENUE	\$ 9,274.00	BURKS JOEL	CE13-1285	DS
0067065530	1370 JACK LONDON DRIVE	\$ 11,759.00	BREZEDA ANA	CE13-1568	DS
0067084090	101 IMELDA STREET	\$ 214.00	KNIGHT WILLARD C & HUNG THI JT	CE13-1040	DS
0067087030	109 DAVID COURT	\$ 214.00	GREEN DEMETRIUS L	CE12-0060	DS
0067112160	116 MARTIN ST	\$ 5,499.00	TJIA SIAO KOAN	CE13-3212	DS
0067112200	140 MARTIN STREET	\$ 4,484.00	KEMPTON DOLORES I	CE13-1033	DS
0067140050	L of 1011 Mini Dr	\$ 6,028.34	MAGUIRE PAUL J	CE12-1316	DS
0067140060	5190 SONOMA BOULEVARD	\$ 214.00	JER/MP SONOMA LLC,	CE12-2211	DS
0067140060	5190 SONOMA BOULEVARD	\$ 4,099.00	JER/MP SONOMA LLC,	CE13-2375	LB
0067140070	Near Mini/Sonoma Blvd	\$ 214.00	JER/MP SONOMA LLC	CE12-2443	DS
0067140070	Near Mini/Sonoma Blvd	\$ 219.00	JER/MP SONOMA LLC	CE13-2683	LB
0067140180	5210 SONOMA BOULEVARD	\$ 1,909.00	SYSTEM CAPITAL REAL PROP CORP	CE13-2133	LB
0067182020	765 TOBIN DRIVE	\$ 368.00	CANTY SHIRELY ANNE	PR13-0413	DS
0067261110	130 STEPHANIE CT	\$ 7,400.00	OJASCASTRO BERNARDO J & A C JT	CE13-2669	DS
0067276340	164 AUBURN DRIVE	\$ 23,439.00	DELOSREYES NANCITA	CE13-1142	DS
0067292080	210 MEADOWS DRIVE	\$ 1,090.00	GRAHAM ARTHUR & ERLINDA TR	CE13-1659	DS
0067292080	210 MEADOWS DRIVE	\$ 368.00	GRAHAM ARTHUR & ERLINDA TR	PR13-0087	DS
0067346020	113 SANDPIPER DR	\$ 5,879.00	CANDRAY GLENDA M	CE13-2351	DS
0067395100	180 YUKON CT	\$ 1,390.00	MOREIRA ZAYDA	CE13-3044	DS
0067422320	321 CATALINA WAY	\$ 214.00	LIGUID TORIBIO T JR & R O JT	CE13-0891	DS
0067462090	648 CATALINA CIRCLE	\$ 368.00	MANDEVILLE RICHARD	PR13-0066	DS
0068041020	901 FALCON DRIVE	\$ 975.00	ALEXANDER CAMILA L	CE13-0609	DS
0068051050	124 PRINCETON AVE	\$ 219.00	THOMASSON WILLIAM D TR	CE13-2367	DS
0068100210	225 COLLEGE AVENUE	\$ 2,480.00	CARTER WILLIE JR & B J JT	CE13-1876	DS
0068100350	Stanford & Mini	\$ 5,250.00	VALLEJO NEIGHBORHOOD,	CE12-2545	DS
0068123030	414 GONZAGA AVE	\$ 1,309.00	DENIS JOSE	CE13-2605	DS
0068141110	618 TAPER AVENUE	\$ 214.00	MISNER WENDI A & SEAN W	CE13-1349	DS
0068142170	307 AMELIA ST	\$ 3,399.00	PUNJAB REAL ESTATE INC	CE13-2682	DS
0068142230	345 AMELIA STREET	\$ 1,589.00	HAYES MARGARET MARIE	CE13-0198	DS
0068144100	224 AMELIA STREET	\$ 2,364.00	LEGRANDE JOHN M & FRANCES	CE13-0743	DS
0068155130	824 GATEWAY DRIVE	\$ 4,050.00	WILLIAMS PATRICIA B	CE13-0187	DS
0068192040	1856 GRIFFIN DR	\$ 219.00	DAVIS RUBE TR	CE13-2942	LB
0068222160	164 RUTGERS COURT	\$ 1,090.00	JONES HELEN A JT	CE13-1755	DS
0068231060	300 LINFIELD DRIVE	\$ 1,679.00	CHAVEZ HECTOR	CE13-0937	DS
0068261150	465 FORDHAM CIR	\$ 219.00	DODDS JERRY A	CE14-0009	LB
0068272070	1370 CORCORAN ST	\$ 1,090.00	MONROE KATRINA RENEE JT	CE13-2871	DS
0068291230	124 ERIN DRIVE	\$ 368.00	BLAKELY DELPHINE	PR13-0473	DS
0068342090	115 LIMESTONE DR	\$ 219.00	GONZALEZ FELIX Z & MARIA E	CE13-2419	DS
0068374070	537 SWAN WAY	\$ 219.00	WANG YEN LING	CE13-1413	JS
0068401030	201 KENYON WAY	\$ 11,575.00	MAXWELL MICHAEL D & D R JT	CE12-1533	DS
0068403050	111 OLSON COURT	\$ 214.00	DOMINGO JAIME SR & MARIA JT	CE13-0681	DS

Assessor's Parcel No.	Property Address	Charges Owed	Property Owner	Code Enforcement Case No.	CEO
0068411260	158 GENOA COURT	\$ 214.00	DALLIN LLC	CE13-0685	DS
0068441040	155 MICA DR	\$ 2,599.00	ABSTON JOHN H	CE13-2748	DS
0068442140	136 MICA DR	\$ 1,090.00	FERNANDEZ-ARMAS ROSELLE R	CE13-2750	DS
0068543170	157 HAVITURE WY	\$ 368.00	MCCASLIN FRANCLINCLIA	PR13-0594	DS
0068552230	300 COTTA WAY	\$ 975.00	MANUEL JESSIE M JT	CE13-0872	DS
0068570090	166 GOLDEN GATE TERRACE	\$ 3,399.00	CERTIFIED INVESTMENTS OPPS LLC	CE13-2130	DS
0068580010	V-LOT MINI & STANFORD	\$ 2,120.00	VALLEJO NEIGHBORHOOD HSNG SVS	CE13-2529	LB
0068580020	386 JAMELLA COURT	\$ 214.00	VALLEJO NEIGHBORHOOD HSNG SVS	CE12-1635	DS
0068580020	386 JAMELLA COURT	\$ 2,668.00	VALLEJO NEIGHBORHOOD HSNG SVS	CE13-2879	LB
0068580030	382 JAMELLA CT	\$ 1,637.00	VALLEJO NEIGHBORHOOD HSNG SVS	CE13-2877	LB
0068580040	378 JAMELLA CT	\$ 1,637.00	VALLEJO NEIGHBORHOOD HSNG SVS	CE13-2878	LB
0068580050	374 JAMELLA CT	\$ 1,637.00	VALLEJO NEIGHBORHOOD HSNG SVS	CE13-2880	LB
0068580060	370 JAMELLA CT	\$ 2,120.00	VALLEJO NEIGHBORHOOD HSNG SVS	CE13-2882	LB
0068580070	366 JAMELLA CT	\$ 1,637.00	VALLEJO NEIGHBORHOOD HSNG SVS	CE13-2883	LB
0068580080	362 JAMELLA CT	\$ 1,637.00	VALLEJO NEIGHBORHOOD HSNG SVS	CE13-2884	LB
0068580090	358 JAMELLA CT	\$ 1,637.00	VALLEJO NEIGHBORHOOD HSNG SVS	CE13-2887	LB
0068580100	354 JAMELLA CT	\$ 1,637.00	VALLEJO NEIGHBORHOOD HSNG SVS	CE13-2886	LB
0068580110	350 JAMELLA CT	\$ 1,637.00	VALLEJO NEIGHBORHOOD HSNG SVS	CE13-2885	LB
0068580120	302 JAMELLA COURT	\$ 214.00	VALLEJO NEIGHBORHOOD HSNG SVS	CE12-1645	DS
0068580230	346 JAMELLA COURT	\$ 214.00	VALLEJO NEIGHBORHOOD HSNG SVS	CE12-1656	DS
0069081160	437 HENRY ST	\$ 219.00	DOERR CONSTANCE TR	CE13-2937	JS
0069102190	671 HENRY ST	\$ 219.00	GUTIERREZ RACQUEL T JT	CE13-2348	JS
0069121070	817 HUMBOLDT STREET	\$ 1,504.00	WILLIAMS SUSAN N TR	CE13-1595	JS
0069121070	817 HUMBOLDT ST	\$ 1,509.00	WILLIAMS SUSAN N TR	CE13-2782	JS
0069141050	2438 HELEN AVENUE	\$ 214.00	LARSEN JAMES T JT	CE13-0631	JS
0069141130	2417 TENNESSEE STREET	\$ 975.00	ZUCCHELLI DONNA	CE13-0647	JS
0069161200	1176 SHERMAN ST	\$ 1,309.00	HURT DONALD	CE13-2578	JS
0069235070	1703 VERVAIS AVE	\$ 1,709.00	MYERS JENNIFER M	CE13-3200	JS
0071012080	513 MILLER AVENUE	\$ 1,389.00	JOHNSON LOUELLA	CE13-0700	JS
0071014060	505 GRENNAN AVENUE	\$ 214.00	WILLIAMS DARRELL S & P W	CE13-0662	JS
0071022040	425 SHELDON AVENUE	\$ 1,690.00	KING SHAMARAH V	CE13-1054	DY
0071022370	438 MILLER AVENUE	\$ 214.00	DALLIN LLC	CE13-1593	JS
0071022500	427 HILTON AVENUE	\$ 19,885.00	ABSTON JOHN H	CE13-1596	JS
0071022500	427 HILTON AVENUE	\$ 368.00	ABSTON JOHN H	PR13-0351	JS
0071052100	1051 THELMA AVENUE	\$ 12,579.00	HUMPHREY BRIDGETT	CE13-2102	JS
0071070190	2815 WEBB STREET	\$ 18,214.00	VARING GARY SCOTT,	CE13-0406	DS
0071081060	837 ANNETTE AVE	\$ 1,090.00	BARRY EDW L & JENNIE M	CE13-2594	JS
0071171090	3605 GEORGIA ST	\$ 2,699.00	MOORE WILLIAM B & MAUREEN S TR	CE14-0039	JS
0071174020	3321 HAZELWOOD STREET	\$ 19,516.00	WEEKS JOHN A & MARIE TR	CE13-0955	JS
0071181280	526 STEFFAN STREET	\$ 219.00	NOE MILTON NEWELL JT	CE13-1484	JS
0071181430	500 BONITA COURT	\$ 214.00	MATTHEW H EDMINSTER	CE13-1521	JS
0071181530	562 BONITA COURT	\$ 4,999.00	HAYES LEONARD & DELORES A JT	CE13-1476	JS
0071182320	500 INTERSTATE 80	\$ 13,994.00	TSUI CHING FUNG TR	CE13-1343	JS
0071192030	573 RUSSELL ST	\$ 2,699.00	ANDERSON MACCINE C	CE13-2753	JS
0071193190	530 RUSSELL STREET	\$ 1,375.00	KENNEDY GERTRUDE	CE13-0395	JS
0071193220	548 RUSSELL ST	\$ 219.00	SANCHEZ RAFAEL	CE14-0376	JS
0071211410	854 BENICIA ROAD	\$ 1,909.00	ULIMITED DEVELOPMENT LLC	CE13-2066	JS

Assessor's Parcel No.	Property Address	Charges Owed	Property Owner	Code Enforcement Case No.	CEO
0071245140	416 MAPLE AVE	\$ 219.00	FRETZ CURTIS A	CE13-3299	JS
0071245140	416 MAPLE AVE	\$ 368.00	FRETZ CURTIS A	PR13-0607	JS
0071250480	502 APOLLO COURT	\$ 10,379.00	GO YING W & NING F JT	CE13-1934	LB
0071282050	2932 WEBB STREET	\$ 219.00	TURNER MARK D & MARY A JT	CE13-1729	JS
0071282060	2936 WEBB STREET	\$ 1,090.00	LOPES JOSEPH JR,	CE13-1497	JS
0071282170	1017 WESTERN AVENUE	\$ 4,564.00	BANK OF AMERICA NA	CE13-0261	JS
0071294060	602 WARFORD AVENUE	\$ 3,150.00	LIU STELLA S F	CE12-1521	DS
0071294060	602 WARFORD AVENUE	\$ 21,052.00	LIU STELLA S F	CE13-1936	JS
0071302520	3013 HAYMAN AVE	\$ 2,599.00	HAYMAN FRANCIS E JR & L S JT	CE13-2851	JS
0072011220	1024 CASTLEWOOD DRIVE	\$ 219.00	REASON N GREGORY	CE13-2143	JS
0072021360	2661 SPRINGS RD	\$ 219.00	ARBON HOLDINGS LLC	CE13-3188	JS
0072042040	951 HEARTWOOD AVENUE	\$ 219.00	IH2 PROPERTY WEST LP	CE13-1800	JS
0072042450	3626 GEORGIA STREET	\$ 214.00	CADIZ GERARD A & GUIA M JT	CE13-0809	JS
0072081370	348 COTTONWOOD DRIVE	\$ 19,255.00	STASKA SHIELA ANN	CE13-0710	JS
0072093010	503 COTTONWOOD DR	\$ 1,090.00	MEREDITH ROBYN R	CE13-3324	JS
0072112180	648 ROLLINGWOOD DRIVE	\$ 6,229.00	GUZMAN JAMES & ALICE JT	CE13-0394	JS
0072112180	648 ROLLINGWOOD DR	\$ 1,309.00	GUZMAN JAMES & ALICE JT	CE14-0141	JS
0072141120	467 BAYWOOD DRIVE	\$ 13,285.00	HAMILTON ALLAN	CE13-1575	JS
0072144130	468 ROLLINGWOOD DRIVE	\$ 1,989.00	SHAW DAWN L	CE13-0714	JS
0072264110	119 ARAGON STREET	\$ 368.00	RULLODA ORLAND A & MARIE N JT	PR13-0267	JS
0072323050	166 DAFFODIL CIRCLE	\$ 24,994.00	BLACK DAVID M & TERRI L JT	CE13-1424	JS
0072342160	100 GARRIDO COURT	\$ 1,275.00	INGLE HARRIS TR	CE13-0407	JS
0074033230	269 WOODROW AVENUE	\$ 219.00	BLAKESLEY ALVIN E & S L TR	CE13-1772	JS
0074033440	220 REIS AVENUE	\$ 287.00	WILLIAMS SHERRY L & M L SR JT	CE12-0102	DY
0074041010	303 MAPLE AVE	\$ 2,599.00	YOUNG DEBRA	CE13-2612	JS
0074102100	224 ALHAMBRA AVE	\$ 219.00	TRIDENT INVS FUND LLC	CE13-2478	JS
0074102190	101 EL MONTE AVE	\$ 1,309.00	PATTERSON PAM DENISE	CE14-0083	JS
0074103100	307 ALHAMBRA AVENUE	\$ 214.00	HOYOS JUAN	CE13-1432	JS
0074182150	137 LAGUNA STREET	\$ 3,399.00	CAMBA KIMBERLY F & BRIAN J JT	CE13-1158	LB
0074193050	17 HOLLYWOOD AVE	\$ 219.00	BOGHOSIAN PAUL K & J S JT	CE14-0298	JS
0074194220	14 HOLLYWOOD AVE	\$ 1,309.00	DETHLEFSEN DENNIS C & L A	CE14-0299	JS
0074202080	140 GARY CIR	\$ 219.00	WILLIAMS ERIC KEITH	CE14-0269	JS
0074211020	29 WILSHIRE AVE	\$ 1,309.00	KING BILLY	CE14-0326	JS
0074212130	77 BEVERLY DRIVE	\$ 11,600.00	TORRES JOSE M	CE12-1811	DY
0074273030	220 ARGUELLO AVE	\$ 2,480.00	ELLIS HAMILTON III	CE13-3039	LB
0074275070	400 LADERA DRIVE	\$ 1,309.00	JIANG SEN QING JT	CE13-2124	JS
0075044160	1247 MAGAZINE STREET	\$ 7,954.00	SANDOVAL OSCAR	CE13-0810	JS
0075044160	1247 MAGAZINE ST	\$ 5,134.00	SANDOVAL OSCAR	CE13-3170	JS
0075044160	1247 MAGAZINE ST	\$ 368.00	SANDOVAL OSCAR	PR14-0030	JS
0075044260	515 DEL SUR ST	\$ 219.00	WESLEY QUINCEY T	CE13-3294	JS
0075044260	515 DEL SUR ST	\$ 368.00	WESLEY QUINCEY T	PR13-0606	JS
0075052370	118 LUNA DRIVE	\$ 13,719.00	HERRERA MARIANO C	CE13-1889	JS
0075053150	502 LA JOLLA STREET	\$ 14,969.00	KASS SHERRY L	CE13-1654	JS
0075101020	309 DEL SUR STREET	\$ 5,689.00	LOZIER ROBERT A TRUST	CE13-1989	JS
0075103010	115 DEL SUR ST	\$ 219.00	WAT HEI MING	CE13-2611	LB
0075104110	432 LA JOLLA STREET	\$ 6,412.00	U S Bank Na	CE13-1307	JS
0075105190	515 LA JOLLA STREET	\$ 219.00	INGERSOLL EARL DEAN TR	CE13-1762	JS
0075111060	901 PALOU STREET	\$ 219.00	SITAIETASI CHRISTMAS & S JT	CE13-1917	JS

Assessor's Parcel No.	Property Address	Charges Owed	Property Owner	Code Enforcement Case No.	CEO
0075121020	220 JORDAN STREET	\$ 11,494.00	LLAMAS VICTOR H & R D JT	CE13-0984	JS
0075122040	244 NAVONE ST	\$ 4,120.00	MILES DAVID	CE14-0020	JS
0075132220	153 JORDAN STREET	\$ 214.00	MOORE JEANNETTE	CE13-0511	JS
0075185230	921 PUEBLO WAY	\$ 4,039.00	CACCAM JOSELITO S & E B JT	CE12-0589	DY
0075194250	212 SUNFISH COURT	\$ 6,489.00	MENDOZA HUGO & MARTHA D JT	CE13-1968	JS
0075204180	337 SEAHORSE DRIVE	\$ 219.00	BOLICH DAVID G & BEATRIZ JT	CE13-2146	JS
0079141030	225 STONEWOOD COURT	\$ 2,480.00	MCKINNEY MARY E	CE13-2079	JS
0079201080	391 VALLEY OAK LANE	\$ 214.00	MARIALEX LLC	CE13-0954	JS
79302250	120 MAINSAIL CT	\$ 1,309.00	HPROF LLC	CE13-3026	JS
0079444100	101 HUMPHREY	\$ 3,775.00	QUINTILLAN FLOR D	CE13-0635	DS
0079452370	205 BREEZEWALK DRIVE	\$ 11,269.00	ALEXANDER CARL T & TANIA N JT	CE13-0781	JS
0079512060	237 WELLFLEET DRIVE	\$ 975.00	SUMMERS AURORA JT	CE13-0914	JS
0079554070	185 BAYSIDE TER	\$ 368.00	FERNANDES DANIELLE JT	PR14-0039	JS
0081123110	100 BAY COURT	\$ 219.00	THOMAS VERA JERNIGAN,	CE13-0862	DS
0081123110	100 BAY CT	\$ 219.00	THOMAS VERA JERNIGAN (ESTATE)	CE13-2849	DS
0081141030	263 REYNARD LANE	\$ 3,517.00	DACORON EDGARDO N & N D JT	CE13-0956	DS
0081141130	410 TROTTER DRIVE	\$ 11,900.00	FREEMAN FRANK E & ARLENE F JT	CE12-1501	DY
0081143160	153 LIPPIZAN DRIVE	\$ 214.00	WARREN FRANCIS	CE13-1055	DS
0081152050	283 PREAKNESS LANE	\$ 7,285.00	LANAUX SHARISSE L	CE13-0965	DS
0081314080	193 SUNRISE WAY	\$ 214.00	SAY MARLENE L & WILLIAM W JT	CE13-1163	JS
0081401040	1339 OAKWOOD AVE	\$ 219.00	ELMORE LYLE FLORES	CE14-0319	JS
0081451020	130 WOOD COURT	\$ 219.00	MCCLUSKEY DOYLE F	CE13-1899	JS
0082030240	V-LOT TENNESSEE	\$ 3,399.00	LEGACY GARTHE HOMES LLC	CE13-2888	LB
0082091070	502 BRITANNIA DRIVE	\$ 3,775.00	PASCUAL JAMIE R	CE13-0073	DS
0082162080	300 LEXINGTON DRIVE	\$ 4,794.00	ITANI SLEIMAN M,	CE13-1151	JS
0082171010	275 LEXINGTON DRIVE	\$ 775.00	INGERSOLL GEORGE T & S C JT	CE12-2393	DS
0082171010	275 LEXINGTON DRIVE	\$ 8,014.00	INGERSOLL GEORGE T & S C JT	CE13-1607	JS
0082255040	321 BRUNSWICK DR	\$ 4,908.00	CORTEZ LEONEL JT	CE13-2521	JS
0094634040	745 LA CANYADA DR	\$ 219.00	CORDIER HAROLD G & VANESSA JT	CE13-2765	JS
0094634050	751 LA CANYADA DRIVE	\$ 214.00	ABATE MARTHA	CE12-0808	DY
0182263020	961 LYNDHURST LANE	\$ 1,487.00	DHALIWAL BHUPINDER S & T K JT	CE12-2040	JS

**TOTAL**

**\$1,093,925.12**

# **SPECIAL ASSESSMENTS HEARING**

# LIST OF APPELLANTS

## Code Enforcement Officers (CEO)

Lorena Burciaga – LB

David Sidie - DS

John Silva – JS

Dong Yoo – DY

#	Property Owner/ Appellant	Property Address	Charges Owed	Assessor's Parcel No.	Code Enforcement Case No.	CEO
1	TU SHIH YING & JEFFREY TR	3570 SONOMA BLVD	\$ 219.00	0053010470	CE13-2647	LB
2	ABSTON JOHN H	155 MICA DR	\$ 2,599.00	0068441040	CE13-2748	DS
3	BORDER ROBERT C	29 MULLER STREET	\$ 5,225.00	0059112060	CE12-1528	DS
4	BROOKS DENNIE JT/RANI SHIVJOTI	417 CAROLINA STREET	\$ 24,309.00	0056161030	CE13-0034	DS
5	COLFIN AH-CALIFORNIA 7 LLC	1410 GLENN ST	\$ 1,290.00	0057012150	CE13-3092	DS
6	LEWIS RALPH	L of 1986 Broadway St.	\$ 219.00	0052052320	CE13-0249	DS
7	LEWIS RALPH	1986 BROADWAY	\$ 1,704.00	0052052310	CE13-1004	DS
8	TREPKO CYNTHIA	1827 SANTA CLARA STREET	\$ 219.00	0051182070	CE13-1561	DS
9	WANG YEN L	1712 SACRAMENTO STREET	\$ 775.00	0056011130	CE12-1915	DS
10	WANG YEN L	1712 SACRAMENTO STREET	\$ 214.00	0056011130	CE13-1059	DS
11	ZHAO ERIC G E,	524 YORK STREET	\$ 2,090.00	0056196120	CE13-0805	DS
12	ANDERSON MACCINE C	573 RUSSELL ST	\$ 2,699.00	0071192030	CE13-2753	JS
13	BARRY EDW L & JENNIE M	837 ANNETTE AVE	\$ 1,090.00	0071081060	CE13-2594	JS
14	GUTIERREZ RACQUEL T JT	671 HENRY ST	\$ 219.00	0069102190	CE13-2348	JS
15	INGLE HARRIS TR	100 GARRIDO COURT	\$ 1,275.00	0072342160	CE13-0407	JS
16	JIANG SEN QING JT	400 LADERA DRIVE	\$ 1,309.00	0074275070	CE13-2124	JS
17	SHAW DAWN L	468 ROLLINGWOOD DRIVE	\$ 1,989.00	0072144130	CE13-0714	JS
18	WANG YEN LING	537 SWAN WAY	\$ 219.00	0068374070	CE13-1413	JS
19	YOUNG DEBRA	303 MAPLE AVE	\$ 2,599.00	0074041010	CE13-2612	JS
20	ZUCCHELLI DONNA	2417 TENNESSEE STREET	\$ 975.00	0069141130	CE13-0647	JS
21	AKER HARMONY M & WAYNE	618 SONOMA BOULEVARD	\$ 5,789.00	0061072140	CE13-1198	DY
22	BERRIOS MICHELLE	158 CALIFORNIA STREET	\$ 975.00	0053162080	CE12-2562	DY
23	CHURCH OF THE LIVING GOD P.G.T	710 SONOMA BLVD	\$ 214.00	0061052110	CE13-0138	DY
24	COLFIN AI-CA 5 LLC	831 KENTUCKY ST	\$ 219.00	0056141070	CE14-0098	DY
25	LAYLAY GUILLERMO	205 TENNESSEE STREET	\$ 2,189.00	0055065010	CE12-0511	DY
26	WILDER GARFIELD & BERTHA	22 EIGHTH STREET	\$ 1,504.00	0059031120	CE12-0546	DY



## CODE ENFORCEMENT DIVISION

---

---

**HEARING DATE:** June 26, 2013  
**TO:** Code Enforcement Appeals Board  
**FROM:** John Silva, Code Enforcement Officer  
**SUBJECT:** HEARING ON NOTICE OF VIOLATION AND CITATION #1

---

---

Subject Property Address: 526 WARFORD AVENUE  
Parcel Number: 0071293130  
Owner of Record: SINGH , JIWANJOT  
Case Number: CE14-0370  
Violation(s): Vallejo Municipal Code Section 7.54.030 (under Chapter 7.54 known 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.

Section 7.54.030 J. Prohibits vehicles, RVs, trailers and boats parked in front yard, on unpaved surface, in residential zoning districts.

Section 7.54.030 R. Prohibits leaving any garbage can refuse can, or recycling container in front or side yard.

Section 7.54.030 S. Prohibits maintenance of property in such a manner as to constitute a public nuisance.

Section 7.64.010 Prohibits storage of inoperative, unregistered, wrecked, or dismantled vehicles on the property.

### **BACKGROUND**

- 1) 02/04/2014 This case was picked up while performing inspections in the area.
- 2) 02/04/2014 I performed an inspection and confirmed there to be debris, an unregistered vehicle parked partially on the lawn, and trash bins that were out of compliance. I documented the violations and took pictures.
- 3) 02/04/2014 Warning of Violation and an Administrative Notice were sent to the property owner by regular and certified mail.
- 4) 02/26/2014 I performed a re-inspection and confirmed that the violations had not been abated. See photos attached
- 5) 02/27/2014 I posted a copy of the First Citation and Notice of Violation on the front window of the house. See photo attached

- 
- 6) 02/27/2014 The tenant (Carmen McDade) called to review the violations. I explained that the vehicle needed to be moved off of the lawn, needed to be currently registered with DMV, the debris removed and the trash bins placed back at the side of the house. I further explained that the total amount of fines needed to be paid within 30 days, or a late fee would apply. The tenant explained that she never received the first set of notices. I further explained that the first set of notices was mailed on February 04, 2014 and have not been received back, by our office.
  - 7) 03/03/2014 The tenant came into the office to discuss the violations. The tenant explained that the vehicle is now moved and the debris have been cleared. I informed her that the pieces of basketball hoop, the ladder and other items at the side of the garage needed to be stored in the garage or rear yard. The tenant agreed to move the items and abate of the violation. I then requested that the tenant email or call me with the contact information for the property owner. I then gave the tenant a copy of the appeal form and a change of address form, to give to the property owner.

Through this conversation I found that the property owner does not reside on the property and has the incorrect mailing address filed with Solano County. His mail from the City of Vallejo is currently sent to the property address, not to his physical address.
  - 8) 03/07/2014 Our office received the original mailings of the Warning Notice and Administrative Citation, back from the post office.
  - 9) 03/11/2014 Through research I found proof that the Post Office never delivered the Warning Notice or Administrative Notice, but did successfully deliver the Notice of Violation and First Citation.
  - 10) 03/11/2014 Nimat explained that the property owner would have to file an appeal for the Notice of Violation and First Citation to possibly be waived or voided.
  - 11) 03/11/2014 I received a phone call from the property owner and fully explained the appeal process.
  - 12) 03/11/2014 The property owner and tenant came into the office, to review the case. I explained that since the Post Office made a mistake with the mailing, they would have to speak with the Postmaster and see if the Post Office was willing to pay the fees due. If the Post Office is not willing to pay these fees, the property could then file an appeal and go to hearing, to request that the fees be waived. The property owner agreed to speak with the Post Office and then file an appeal, if necessary.
  - 13) 03/13/2014 The property owner came into the office and notified me that the Post Office confirmed the mistake, but was not willing to pay for the fees due. The property owner then filed an appeal application for the Notice of Violation and First Citation.
  - 14) 03/20/2014 I performed a final inspection and confirmed that all violations have been abated. See attached photos
  - 15) 04/24/2014 I attended the appeals hearing, but the property owner was not in attendance. The appeals board voted to issue a one-time continuance, per the ordinance, since the property owner was not present. This passed with a unanimous vote and the case was continued to the appeal hearing on May 22, 2014.

- 
- 16) 05/05/2014 I called the property owner and reviewed the appeal hearing decision. I explained that since he was not in attendance the appeals board could not make a decision on the case and voted to continue the issue to May 22, 2014. I further explained that the property owner needed to be in attendance on May 22, 2014 at 6:00pm or he would forfeit his right to appeal. The property owner then agreed to be present for the appeals hearing on May 22, 2014.
- 17) 05/05/2014 I received a voicemail from the property owner stating that he may not be able to attend the May 22, 2014 meeting, because he cannot get out of work. He requested to have this meeting a different night or time.
- I reviewed this request with the Division Manager (Nimat Shakoor-Grantham). Per Nimat the property owner must be in attendance on May 22, 2014 or he forfeits his right to appeal.
- 18) 05/05/2014 I called the property owner back and confirmed that he needed to be in attendance on May 22, 2014. The property owner explained that he would attempt to get time off work, but understood he would forfeit his appeal rights if not present on May 22, 2014. I further explained that the property owner would receive a hearing notice in the mail.

**ATTACHMENTS**

1. Photos taken 02-04-2014
2. Warning of Violation issued 02-04-2014
3. Administrative Notice issued 02-04-2014
4. Photos taken 02-26-2014
5. Notice of Violation issued 02-26-2014
6. 1<sup>st</sup> Citation issued 02-26-2014
7. Copies of returned mail received 03-07-2014
8. Appeal application received on 03-13-2014
9. Final photos taken 03-20-2014

**RECOMMENDATION**

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

1. Void Notice of Violation and First Citation issued 02-26-2014

**CONTACT**

John Silva, Code Enforcement Officer  
(707) 648-4327  
jsilva@ci.vallejo.ca.us



**CODE ENFORCEMENT DIVISION**

---

**HEARING DATE:** June 26, 2014  
**TO:** Code Enforcement Appeals Board  
**FROM:** John Silva, Code Enforcement Officer (Presented by Senior Officer Yoo)  
**SUBJECT:** HEARING ON CITATION #2

---

Subject Property Address: 224 VALLEY OAK LANE  
Parcel Number: 0079191110  
Owner of Record: ANDERSON, DELVON  
Case Number: CE14-0244  
Violation(s): Vallejo Municipal Code Section 7.64.010 (Inoperative or Unregistered Vehicles)

**Section 7.64.010 prohibits storage of inoperative, unregistered, wrecked, or dismantled vehicles on the property.**

**BACKGROUND**

- 1) 01/24/2014 While performing inspections in the area Officer Silva performed a pro-active inspection of this property and took pictures. While performing the inspection he noticed debris, weeds, trash bins in the driveway, and two inoperative and unregistered vehicles.  
  
On the same day Officer Silva issued a Warning Notice and Administrative Notice by regular and certified mail, to the property owner. Since the property was in financial distress, Officer Silva also copied the notices to the lender (DEUTSCHE BANK).
- 2) 02/18/2014 Officer Silva performed a reinspection and verified that one of the vehicles had been removed, but other violations remained. The remaining violations included one inoperable/unregistered vehicle, some debris and trash bins in the driveway.  
  
While performing the inspection Officer Silva was able to speak with the tenant, whom stated he was family of the property owner, and reviewed the remaining violations. The tenant explained that he needed more time to abate of the violations and requested an extension of time. Officer Silva agreed to give him a three week extension and informed the tenant that the reinspection would be March 11, 2014; allowing additional time to abate of the violations. Officer Silva gave the tenant his business card and explained that he, or the property owner, could call if they had any questions.
- 3) 03/11/2014 Officer Silva performed a reinspection and verified that the PMO (Property Maintenance Ordinance) violations had been abated, but the inoperable/unregistered vehicle remained. He took photographs to document the violation.  
  
On the same day Officer Silva issued the First Citation of \$200 to the property owner, by regular and certified mail.
- 4) 03/13/2014 Officer Silva posted a copy of the First Citation on the garage door.

