

**CODE COMPLIANCE HEARING**

**Sondra Betancourt**, Hearing Examiner

**CITY STAFF**

Peter Lemos, Code and Housing Enforcement Chief  
Bo Cosley, Principal Building Inspector  
Shawn Bartosh, Code Enforcement Manager  
Frances Alvarez, Secretary  
Kathleen Rogan, Senior Deputy City Attorney

**Agenda**  
**Code Compliance**  
**Hearing**

**Teleconference Meeting Only**

Published by the  
Community Development Department  
(916) 808-8846

**Wednesday, July 23, 2025**  
**9:00 a.m.**

**NOTICE TO THE PUBLIC**

**Agenda:** The order of the Agenda items is listed for reference and may be taken in any order deemed appropriate by the hearing examiner. The Agenda provides a general description of the hearing matters.

**Documents:** Staff report, if applicable, will be made available prior to the hearing for review by the interested party. All written materials received will become part of the hearing record.

**Accessibility and Translator:** The hearing location is accessible to persons with disabilities. If you require special assistance to participate in the meeting, such as listening devices, notify the Code Compliance Division at (916) 808-8846 at least 48 hours prior to the meeting. If a person needs a translator, they must make arrangements to have their translator attend the hearing.

**Testimony and Evidence:** All persons wishing to testify must first take an oath swearing under penalty of perjury that the testimony they are about to give is the truth. When speaking, please state your name and your mailing address. Any documents to be presented to the hearing examiner shall be sent to the secretary prior to the hearing to be marked as evidence.

**General Conduct for the Public Attending the Hearings**

- Members of the public attending hearings shall observe the same rules and decorum as noted in Chapter 5 of Council Rules of Procedure.
- Electronic devices shall be turned to the off or silent mode.
- The hearings are electronically recorded, and copies of the recording can be made available by submitting a Public Records Act request. Cameras and recording equipment can only be used with the permission of the hearing examiner.
- Members of the public shall not approach the dais without the consent of the hearing examiner.
- Stamping of feet, whistles, yells or shouting, physically threatening conduct, and/or similar demonstrations are unacceptable public behavior and will be prohibited by the hearing examiner and those persons shall be removed from the chamber.

# AGENDA

**Wednesday, July 23, 2025**

*Teleconference Meeting Only*

**Open Session – 9:00 a.m.**

**Hearing Examiner: Sondra Betancourt**

## **Appeal Hearings**

Appeals may be reordered at the discretion of the hearing examiner.

**9:00 a.m.**

### **Housing and Dangerous Buildings – Monitoring Fee/Administrative Penalty Appeal**

Item No.	Council District	Case # Officer	Address	Owner
1	2	24-006642 BRUCE HOLMES	740 HARRIS AV \$380 MF ISSUED ON 06/13/2025	LUIS MONCADA
2	6	24-030839 PAUL LOVATO	5001 64 <sup>TH</sup> ST \$380 MF ISSUED ON 06/16/2025	BONUS BIG REAL ESTATE INC
3	6	24-030839 PAUL LOVATO	5001 64 <sup>TH</sup> ST \$1,000 AP ISSUED ON 06/16/2025	BONUS BIG REAL ESTATE INC
4	6	24-037042 PAUL LOVATO	6715 STOCKTON BL \$380 MF ISSUED ON 06/10/2025	DSD SOLUTIONS INC
5	6	24-037042 PAUL LOVATO	6715 STOCKTON BL \$1,000 AP ISSUED ON 06/10/2025	DSD SOLUTIONS INC

### **Sacramento Fire Department – Administrative Penalty Appeal**

Item No.	Council District	Officer	Address	Appellant
6	4	ELIZABETH MCDOWELL	1004 28 <sup>TH</sup> ST \$3,500 AP ISSUED ON 02/23/2025	JUAN HURD/BLUE CUE
7	2	KEN KWONG	3910 MARYSVILLE BL \$4,999 AP ISSUED ON 01/29/2025	LARISA YEVTUSHENKO/VICTORY TABERNACLE

### **Neighborhood Code Compliance – Notice & Order/Admin Penalty/Monitoring Fee Appeal**

Item No.	Council District	Case # Officer	Address	Owner
8	6	25-010852 RASHID FORD	7581 52 <sup>ND</sup> AV N&O ISSUED ON 05/29/2025	LI DAWEN
9	4	24-047285 YENG KHANG	1431 R ST GRAFITTI ABATE NOTICE ON 06/05/2025	STACY PARAGARY TRUST/ENGELKEN FAM TRUST

10	2	24-045779 YENG KHANG	1017 HARRIS AV \$340 MF ISSUED ON 04/25/2025	ARISBE HERNANDEZ
11	2	24-045779 YENG KHANG	1017 HARRIS AV \$2,000 AP ISSUED ON 04/25/2025	ARISBE HERNANDEZ

### Business Compliance – Weed Abatement Administrative Penalty Appeal

Item No.	Council District	Case # Officer	Address	Owner
12	2	12-026963 YENG KHANG	0 WINTERS ST \$1,500 AP ISSUED ON 06/12/2025	CHANG CHING YIN/LUCY ZO YUN/HSIEN MING WAN/ETAL
13	5	12-022143 REYES AYON	0 53 <sup>RD</sup> AV \$1,000 AP ISSUED ON 06/06/2025	MANUEL BEDRIK
14	8	12-022891 REYES AYON	4290 MACK RD \$1,500 AP ISSUED ON 06/05/2025	LEE A/ELEANOR A MOULTON REVOCABLE TRUST/ETAL
15	7	12-021860 MAREK SLIWA	0 GRAND RIVER DR \$1,000 AP ISSUED ON 06/05/2025	MUNESHWAR/BIMLA W DUTT REVOCABLE LIVING TRUST