

**BUSINESS COMPLIANCE CODE HEARING**

Jeff Townsend, Hearing Examiner

**CITY STAFF**

Peter Lemos, Code and Housing Enforcement Chief  
Shawn Bartosh, Code Enforcement Manager  
Leslie Bell, Secretary  
Angel Solis, Senior Deputy City Attorney

**Agenda**  
**Tenant Protection**  
**Program Hearing**  
**Teleconference Meeting Only**  
Published by the  
Community Development Department  
(916) 808-8846

**Tuesday, July 24, 2025**  
**1:00 p.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

**Thursday, July 24, 2025**

*Teleconference Meeting Only*

## Open Session – 1:00 p.m.

Hearing Examiner: Jeff Townsend

## Appeal Hearings

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

**1:00 p.m.**

### Tenant Protection Program – Fair Rate of Return Petition

Item No.	Council District	Case Number	Rental Property Address	Property Owner
1	2	25-002643	2801 GROVE AVE	KRISTIK LLC/NADEZHDA SOLOVYEVA

## Adjournment