

**CODE COMPLIANCE HEARING**

Tammy O'Brien, Hearing Examiner

**CITY STAFF**

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

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

**Teleconference Meeting Only**

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

**Wednesday, August 27, 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, August 27, 2025**

*Teleconference Meeting Only*

**Open Session – 9:00 a.m.**

**Hearing Examiner: Tammy O'Brien**

## **Appeal Hearings**

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

**9:00 a.m.**

### **Neighborhood Code Compliance – Zoning – Monitoring Fee/Administrative Penalty Appeal**

| Item No. | Council District | Case #<br>Officer          | Address  | Owner                            |
|----------|------------------|----------------------------|--|----------------------------------|
| 1        | 3                | 24-037527<br>ANGELA HAIGHT | 1016 AZUSA ST<br>\$340 MF ISSUED ON 07/03/2025   | SALVATORE J MARINO<br>TRUST/ETAL |
| 2        | 3                | 24-037527<br>ANGELA HAIGHT | 1016 AZUSA ST<br>\$2,000 AP ISSUED ON 07/03/2025 | SALVATORE J MARINO<br>TRUST/ETAL |

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

| Item No. | Council District | Case #<br>Officer           | Address   | Owner                                  |
|----------|------------------|-----------------------------|---|--|
| 3        | 7                | 24-038938<br>DANIEL LOWTHER | 1418 SUTTERVILLE RD<br>\$380 MF ISSUED ON 07/15/2025      | HORGAN FAMILY TRUST                    |
| 4        | 7                | 24-038938<br>DANIEL LOWTHER | 1418 SUTTERVILLE RD<br>\$2,000 MF ISSUED ON 07/15/2025    | HORGAN FAMILY TRUST                    |
| 5        | 6                | 24-035615<br>PAUL LOVATO    | 4360 58 <sup>TH</sup> ST<br>\$380 MF ISSUED ON 06/26/2025 | RAYMOND THOMAS MICHAEL                 |
| 6        | 2                | 24-029492<br>ELIJAH PROK    | 2945 ALBATROSS WY<br>\$380 MF ISSUED ON 07/08/2025        | ROGACIANO M ESTRADA JR<br>FAMILY TRUST |
| 7        | 2                | 24-029492<br>ELIJAH PROK    | 2945 ALBATROSS WY<br>\$1,000 AP ISSUED ON 07/08/2025      | ROGACIANO M ESTRADA JR<br>FAMILY TRUST |

|   |   |                            |  |  |
|---|---|----------------------------|--|--|
| 8 | 4 | 24-035336<br>LUDWIG MORADA | 2015 S ST<br>\$380 MF ISSUED ON 06/24/2025 | JOSEPHINE FONG LIVING<br>TRUST/LAWLOR GEE FONG |
|---|---|----------------------------|--|--|

### Business Compliance – Massage Establishment Admin Penalty Appeal

| Item No. | Council District | Case #<br>Officer            | Address   | Owner               |
|----------|------------------|------------------------------|---|---------------------|
| 9        | 6                | 22-028808<br>DEVERAL WINSTON | 6019 STOCKTON BL<br>\$500 AP ISSUED ON 07/06/2025 | KWONG MAY S/LEE TOY |

### Business Compliance – Weed Abatement Admin Penalty Appeal

| Item No. | Council District | Case #<br>Officer       | Address   | Owner  |
|----------|------------------|-------------------------|---|--|
| 10       | 3                | 12-020421<br>REYES AYON | 452 N B ST<br>\$1,000 AP ISSUED ON 07/08/2025               | DOWLING<br>GRANDCHILDRENS TRUST I                        |
| 11       | 5                | 15-001475<br>REYES AYON | 2429 51 <sup>ST</sup> AV<br>\$1,000 AP ISSUED ON 07/09/2025 | MEADOWVIEW SPANISH<br>CONGREGATION JEHOVAHS<br>WITNESSES |
| 12       | 3                | 12-020422<br>REYES AYON | 458 N B ST<br>\$1,000 AP ISSUED ON 06/26/2025               | DOWTOWN RAILYARD<br>VENTURE LLC                          |
| 13       | 3                | 12-020423<br>REYES AYON | 464 N B ST<br>\$1,000 AP ISSUED ON 06/26/2025               | DOWTOWN RAILYARD<br>VENTURE LLC                          |
| 14       | 3                | 12-020424<br>REYES AYON | 468 N B ST<br>\$1,000 AP ISSUED ON 06/26/2025               | DOWTOWN RAILYARD<br>VENTURE LLC                          |
| 15       | 2                | 23-003035<br>ROMEO MATA | 4920 MARYSVILLE BL<br>\$1,000 AP ISSUED ON 07/03/2025       | IQBAL/HARJIT SANDHU<br>FAMILY TRUST OF 2006              |

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

| Item No. | Council District | Case #<br>Officer       | Address   | Owner  |
|----------|------------------|-------------------------|---|--|
| 16       | 2                | 24-044083<br>ROMEO MATA | 2141 GRAND AV<br>\$340 MF ISSUED ON 06/06/2025      | LORI BARNES, TRUSTEE OFTH<br>EXTENDED FAMILY LIVING<br>TRUST |
| 17       | 2                | 24-044083<br>ROMEO MATA | 2141 GRAND AV<br>\$3,000 AP ISSUED ON 06/06/2025    | LORI BARNES, TRUSTEE<br>OFTH EXTENDED FAMILY<br>LIVING TRUST |
| 18       | 5                | 25-014124<br>VANG XIONG | 1921 FRIUTRIDGE RD<br>\$340 MF ISSUED ON 06/25/2025 | OSORIO DYANE JESSENIA  |