

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
Leslie Bell, Secretary
Kathleen Rogan, Senior Deputy City Attorney

Agenda
Code Compliance
Hearing

Teleconference Meeting Only

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

Wednesday, October 08, 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, October 08, 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.

Neighborhood Code Compliance - Zoning – Monitoring Fee Appeal

Item No.	Council District	Case # Officer	Address	Owner
1	5	23-016539 ANGELA HAIGHT	2190 55 TH AV \$340 MF ISSUED ON 08/12/2025	TRACY N BEASLEY TRUST

Neighborhood Code Compliance – Notice & Order

Item No.	Council District	Case # Officer	Address	Owner
2	2	25-033561 YENG KHANG	216 ARCADE BL N&O ISSUED ON 09/02/2025	AVELINA GONZALEZ

Business Code Compliance – Vacant Lot Monitoring Fee Appeal

Item No.	Council District	Case # Officer	Address	Owner
3	5	23-006018 MICHAEL CORRAL	2580 26 TH AV \$330 MF ISSUED ON 09/09/2025	META INVESTMENTS

Housing and Dangerous Buildings – Monitoring Fee/ Administrative Penalty Appeal

Item No.	Council District	Case # Officer	Address	Owner
4	2	23-023639 BRUCE HOLMES	1306 SONOMA AV \$380 MF ISSUED ON 08/11/2025	KOUKOU LLC
5	5	22-020279 DANIEL LOWTHER	2040 SUTTERVILLE RD \$4,999 AP ISSUED ON 08/25/2025	NORMAN LEAL AND CAROL LEAL/ SHIN TAKESHIMA
6	6	24-037042 PAUL LOVATO	6715 STOCKTON BL \$380 MF ISSUED ON 08/14/2025	DSD SOLUTIONS INC
7	6	24-037042 PAUL LOVATO	6715 STOCKTON BL \$2,000 AP ISSUED ON 08/14/2025	DSD SOLUTIONS INC

8	6	24-043671 PAUL LOVATO	5009 U ST \$380 MF ISSUED ON 09/12/2025	YI SUME KAY
9	6	24-043671 PAUL LOVATO	5009 U ST \$1,000 MF ISSUED ON 09/12/2025	YI SUME KAY