

CODE COMPLIANCE HEARING

Tammy O'Brien, Hearing Examiner

CITY STAFF

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

Agenda
Code Compliance
Hearing
Teleconference Meeting Only
Published by the
Community Development Department
(916) 808-8846

Wednesday, January 14, 2026
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.

AGENDA

Wednesday, January 14, 2026

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.

Public Works/Urban Forestry- Administrative Penalty

Item No.	Council District	Citation	Address	Appellant
1	4	3349978	501 W ST \$1,000 AP ISSUED ON 10/28/2025	MUSTAFA ABDUL

Neighborhood Code Compliance – Notice & Orders/Monitoring Fees/Administrative Penalty Appeal

Item No.	Council District	Case # Officer	Address	Owner
2	6	25-029929 TERRY WESTERN	4909 15 TH ST \$1,000 AP ISSUED ON 10/28/2025	RAMIREZ REVOCABLE LIVING TRUST
3	4	25-036953 YENG KHANG	0 SOLONS ALLY N&O ISSUED ON 10/16/2025	JOHNSON GARY/ NANCY FRIDAY
4	4	25-036952 YENG KHANG	0 SOLONS ALLY N&O ISSUED ON 10/16/2025	JOHNSON GARY/ NANCY FRIDAY
5	5	25-019783 VANG XIONG	3940 FRANKLIN BL \$3,000 AP ISSUED ON 11/06/2025	CARTER CLARK/JOHN J
6	5	25-021645 VANG XIONG	6020 FREEPORT BL \$340 MF ISSUED ON 10/28/2025	DENNIS CHAN LIVING TRUST
7	5	25-021645 VANG XIONG	6020 FREEPORT BL \$1,000 AP ISSUED ON 10/28/2025	DENNIS CHAN LIVING TRUST

Business Code Compliance – Nuisance Vacant Lot Monitoring Fee Appeal

Item No.	Council District	Case # Officer	Address	Owner
8	4	19-024656 MICHAEL CORRAL	1931 30 TH ST \$330 MF ISSUED ON 11/07/2025	KIMBERLY A DOBRINSKI

9	4	19-024656 MICHAEL CORRAL	1931 30 th ST \$330 MF ISSUED ON 12/10/2025	KIMBERLY A DOBRINSKI
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Housing and Dangerous Buildings – Monitoring Fee Appeal

Item No.	Council District	Case # Officer	Address	Owner
10	2	23-025985 ELIJAH PROK	308 ANDERSON CT \$380 MF ISSUED ON 10/28/2025	PORSHA ESTELLE CANNONIER
11	4	25-037359 NICK TRYON	1220 H ST \$380 VB MF ISSUED ON 10/31/2025	ORLOFF PROPERTY MANAGEMENT INC

Animal Care Services – Declaration of Dangerous Dog Appeal

Item No.	Council District	Animal	Address	Owner
12	4	“LOUIS”	9 KELBURN CT	MELISSA SANCHEZ
13	7	“SHIRLEY”	1520 SHIRLEY DR	PATRICIA SANDOVAL
14	6	“ABBEY”	11 WATERGLEN CR	CATHLEN MACY
15	3	“KING”	140 PROMENADE CR	CHRISTINA ERNST