

**CODE COMPLIANCE HEARING**

Sondra Betancourt, Hearing Examiner

**CITY STAFF**

Peter Lemos, Code and Housing Enforcement Chief  
Shawn Bartosh, Code Enforcement Manager  
Leia Billings, 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 28, 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.
- 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, January 28, 2026**

***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/Administrative Penalty Appeal**

Item No.	Council District	Case # Officer	Address	Owner
1	3	24-040734 ANGELA HAIGHT	1587 W EL CAMINO AV \$340 MF ISSUED ON 11/04/2025	ROSA EL CAMINO LLC (THRIFTY PAYLESS INC)
2	3	24-040734 ANGELA HAIGHT	1587 W EL CAMINO AV \$2,000 AP ISSUED ON 11/04/2025	ROSA EL CAMINO LLC (THRIFTY PAYLESS INC)

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

Item No.	Council District	Case # Officer	Address	Owner
3	2	22-022850 ELIJAH PROK	240 MORRISON AVE \$380 MF ISSUED ON 11/06/2025	VINOD ANAND R/SUBHASHNI D
4	2	22-022850 ELIJAH PROK	240 MORRISON AVE \$4,999 AP ISSUED ON 11/06/2025	VINOD ANAND R/SUBHASHNI D

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

Item No.	Council District	Case # Officer	Address	Owner
5	2	25-033552 KENNETH LEE	272 CHRISTINE DR \$1,000 AP ISSUED ON 011/03/2025	B SQUARED PROPERTIES LLC
6	2	25-039409 ROMEO MATA	1008 ERDMAN WAY N&O ISSUED ON 11/05/2025	GONZALES MALYNNE T/RODERICK D
7	3	25-031282 ROMEO MATA	350 PERALTA AV \$1,000 AP ISSUED ON 011/06/2025	KNIGHT GARY
8	2	25-036625 ZAYDA QUEVEDO	2296 EMPRESS ST N&O ISSUED ON 10/30/2025	ROBLES LUZ MARIA/LUIS E BARRERA

9	8	25-018358 TERRY WESTERN	7960 DEER CREEK DR \$340 MF ISSUED ON 11/06/2025	THAI RYAN
10	8	25-018358 TERRY WESTERN	7960 DEER CREEK DR \$1000 AP ISSUED ON 11/06/2025	THAI RYAN
11	6	25-024588 TERRY WESTERN	5070 PERRY AV \$1000 AP ISSUED ON 11/11/2025	LAWRENCE PROPERTIES
12	8	25-027428 DESMOND MOORE	22 MILWAUKEE CT N&O ISSUED ON 11/05/2025	CLAUDIA LAMONICA REVOCABLE LIVING TRUST
13	6	25-033330 MOSTAFA ATTA	8559 TAY WY N&O ISSUED ON 10/24/2025	ROSENBAUM BEKKA/MARCELO FURQUIM

### Animal Care Services – Declaration of Dangerous Dog Appeal

Item No.	Council District	Animal	Address	Owner
14	2	“BETH”	2617 SELMA ST	ADRIEN ABEYTA
15	2	“NALA”	1516 FRIENZA AV	VALENTINO CASTANON