

CODE COMPLIANCE HEARING

Sondra Betancourt, Hearing Examiner

CITY STAFF

Peter Lemos, Code and Housing Enforcement Chief
Daniel Lowther, Principal Building Inspector
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, October 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, October 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	2	25-046779 ANGELA HAIGHT	5521 RALEY BL \$340 MF ISSUED ON 08/21/2026	ROTKIN SVYATOSLAV
2	2	25-046779 ANGELA HAIGHT	5521 RALEY BL \$1,000 AP ISSUED ON 08/21/2026	ROTKIN SVYATOSLAV

Housing and Dangerous Buildings – Monitoring Fee/Administrative Penalty Appeal

Item No.	Council District	Case # Officer	Address	Owner
3	7	26-025521 JASON MARTINONI	1201 40 th Av \$460 MF ISSUED ON 08/11/2026	JACQUELINE M HENRY IRREVOCABLE TRUST/ETAL
4	2	21-043333 ALAN JENSEN	1521 MAIN \$460 MF ISSUED ON 07/21/2026	CHUMBER JOGINDER

Neighborhood Code Compliance – Notice & Order/Administrative Penalty Appeal

Item No.	Council District	Case # Officer	Address	Owner
5	5	26-023998 ERNIE VANG	6632 WOODBINE AV N&O ISSUED ON 07/23/2026	LEON HERNANDEZ JOSE A/ETAL
6	5	26-033536 ERNIE VANG	6441 ROMACK CR N&O ISSUED ON 09/04/2026	RUSHING FAMILY TRUST 6441
7	2	26-018974 JORGE CARRILLO	1560 SOUTH AV \$2,000 AP ISSUED ON 08/19/2026	BONUS BIG REAL ESTATE INC
8	3	26-012303 CHERIE BOWEN	421 PERALTA AV \$2,000 AP ISSUED ON 08/10/2026	TOWN CENTRE RESIDENTIAL INVESTMENT LLC

Business Code Compliance Weed Abatement – Administrative Penalty Appeal

Item No.	Council District	Case # Officer	Address	Appellant/Business Name
9	4	12-023672 HECTOR TECUANHUEY	0 W EL CAMINO AV \$1,500 AP ISSUED ON 08/03/2026	S FIVE HOSPITALITY GROUP LLC
10	4	12-023673 HECTOR TECUANHUEY	2450 W EL CAMINO AV \$1,500 AP ISSUED ON 08/03/2026	S FIVE HOSPITALITY GROUP LLC
11	4	12-023674 HECTOR TECUANHUEY	2616 GATEWAY OAKS DR \$1,500 AP ISSUED ON 08/03/2026	RK PROPERTIES AND DEVELOPMENT LLC
12	8	12-022601 REYES AYON	0 STOCKTON BL \$1,500 AP ISSUED ON 08/17/2026	GREWAL VIRINDER S
13	2	12-026469 ROMEO MATA	20 SILVER EAGLE RD \$1,500 AP ISSUED ON 06/23/2026	DEL PASO HOMES INCORPORATED