

**CODE COMPLIANCE**  
**TENANT PETITION FOR PRE-EVICTION HEARING**

Jeffrey Townsend, Hearing Examiner

**CITY STAFF**

Peter Lemos, Code and Housing Enforcement Chief  
Stacey Chatman, Program Manager  
Vickie Riggins Medina, Program Specialist  
Brittany Turner, Hearing Secretary  
Angel Solis, Senior Deputy City Attorney



**Agenda**  
**Tenant Petition for**  
**Pre-Eviction Hearing**  
**Teleconference Meeting Only**  
*Published by the*  
*Community Development Department*  
*(916) 808-8121*

**March 11, 2024**  
**9:00 a.m.**

**NOTICE TO THE PUBLIC**

**Join this meeting via Zoom:**

<https://cityofsacramento-org.zoom.us/j/89792314756?pwd=TGdpSTh1RUUpEdHJTZGtESWVRbFNzUT09>

**Meeting ID: 897 9231 4756**

**Passcode: 695169**

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**Dial in via telephone: 1 (669) 444-9171– Meeting ID: 897 9231 4756**

**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) 808-7795 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**  
**Monday, March 11, 2024**

*Teleconference Meeting Only*

Hearing Examiner: Jeffrey Townsend

**Tenant Petition for Pre-Eviction Hearing**

**9:00 a.m.**

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**Business Compliance – Tenant Protection Program**  
**Tenant Petition for Pre-Eviction Hearing**

| Item No. | Council District | Case #    | Rental Property Address                                | Property Owner                  |
|----------|------------------|-----------|--|---------------------------------|
| 1        | 4                | 24-004058 | 2117 9 <sup>th</sup> Street#1<br>Sacramento, Ca 95818  | Aijuan Chen &<br>Ruben Martinez |
| 2        | 4                | 24-004069 | 2117 9 <sup>th</sup> Street#2<br>Sacramento, CA 95818  | Aijuan Chen &<br>Ruben Martinez |
| 3        | 4                | 24-003750 | 2117 9 <sup>th</sup> Street #5<br>Sacramento, CA 95818 | Aijuan Chen &<br>Ruben Martinez |
| 4        | 4                | 24-004515 | 2117 9 <sup>th</sup> Street #6<br>Sacramento, CA 95818 | Aijuan Chen &<br>Ruben Martinez |

**Adjournment**

# **BUSINESS COMPLIANCE**

## **TENANT PROTECTION PROGRAM**

### **TENANT PETITION FOR PRE-EVICTION HEARING**

#### **ITEM #1**

**2117 9<sup>th</sup> Street, Unit #1  
Sacramento, CA 95818**

# **BUSINESS COMPLIANCE**

## **TENANT PROTECTION PROGRAM**

### **TENANT PETITION FOR PRE-EVICTION HEARING**

#### **ITEM #2**

**2117 9<sup>th</sup> Street, Unit #2  
Sacramento, CA 95818**

# **BUSINESS COMPLIANCE**

## **TENANT PROTECTION PROGRAM**

### **TENANT PETITION FOR PRE-EVICTION HEARING**

#### **ITEM #3**

**2117 9<sup>th</sup> Street, Unit #5  
Sacramento, CA 95818**

# **BUSINESS COMPLIANCE**

## **TENANT PROTECTION PROGRAM**

### **TENANT PETITION FOR PRE-EVICTION HEARING**

#### **ITEM #4**

**2117 9<sup>th</sup> Street, Unit #6  
Sacramento, CA 95818**