
REGULAR MEETING MINUTES
MAY 8, 2025

1. CALL TO ORDER & ORDERS OF THE DAY

ROLL CALL

PRESENT: Chair Karen Parsons, Commissioner Genevieve Altwer, Commissioner Jon Budas, Commissioner Timothy Kenny and Commissioner Brett Williamson.

ABSENT: Vice Chair Ron Cabanayan and Commissioner David Hook.

STAFF: Board Secretary Regina Lizaola, Code Enforcement Inspector Wayne Cirone, Code Enforcement Supervisor Amber Zenk, Division Manager Eusebio Espitia, and Deputy City Attorney Leanne Bolaño.

CALL TO ORDER

Chair Parsons convened the Appeals Hearing Board at 6:30 p.m. in the City Council Chambers of City Hall, 200 E. Santa Clara Street, San Jose, CA 95113.

2. OPENING REMARKS AND APPROVAL OF MINUTES

APPROVAL OF MINUTES

Documents Filed: Draft Meeting Minutes from Appeals Hearing Board Regular Meeting on April 24, 2025.

Action: Upon motion by Commissioner Kenny, seconded by Chair Parsons the minutes for April 24, 2025 was approved. (5-0-2).

3. REQUEST FOR DEFERRALS

There was no request for deferrals.

4. CONSENT CALENDAR

a. 2334 TOLBERT CT (491-34-059) SUMMARY ABATEMENT

(Wayne Cirone, Code Enforcement Inspector/ David Liu/Katharine L Chen Property Owner)

Documents Filed: Summary Abatement Order and Notice of Public Hearing dated April 22, 2025.

Upon a motion by Commissioner Kenny, second by Chair Parsons and carried the Board upheld the abatement actions taken by the City of San Jose to clear the hazardous accumulation between the dates of October 11, 2021, and October 18, 2021. (5-0-2).

5. DEFERRED AND/OR CONTINUED ITEMS

There was no deferred and/or continued items.

6. PUBLIC HEARINGS

a. **70 S ALMADEN AVE (259-40-014, 259-40-012, 259-40-016, 259-40-016)**
ADMINISTRATIVE REMEDY

(Wayne Cirone, Code Enforcement Inspector / Full Standard Properties Llc/Z&L Prop., INC. Property Owner)

Documents Filed: Administrative Remedy Order and Notice of Public Hearing dated April 22, 2025.

Action: Code Enforcement Inspector Wayne Cirone provided a summary of the case and testified that as of the date of hearing May 8, 2025, no permits have been filed. He also stated he was recently informed some lighting has been installed at the Subject Property. Mr. Cirone confirmed that during an inspection completed on May 8, 2025, the property remains in blighted state with graffiti present and the boards are beginning to deteriorate. Mr. Cirone provided recent pictures of the Subject Property to the Board.

Property Owner representative Jean C. was present and choose not to speak.

Upon a motion by Commissioner Kenny, second by Chair Parsons and carried (5-0-2) the Board adopted the following Administrative Order:

1. **Order to Correct**

On or before **June 15, 2025**, the Property Owner shall install Responsible Party signage, maintain minimum security standards; cover with sufficient paint, siding or stucco any unfinished boarded openings; repair or replace any damaged sections of fencing and boarding to deter unauthorized access; maintain vegetation to acceptable lengths; maintain the property free of graffiti; demonstrate with evidence compliance with 17.38.200 by obtaining a valid, unexpired building permit towards the rehabilitation and repair of the property, or that the property no longer constitutes a public nuisance, or that the property has been rehabilitated and is actively being offered for sale, lease, or rent.

2. **Administrative Costs**

On or before **June 15, 2025**, the Property Owner shall pay Administrative Costs to the City of San Jose in the amount of **\$2,190.00**.

3. **Administrative Penalties**

On or before **June 15, 2025**, the Property Owner shall pay Administrative Penalties to the City of San Jose, pursuant to San Jose Municipal Code Section 1.14.090, in the amount of **\$10,000**. If full compliance with the Board's Order is not achieved by **June 15, 2025**, the Property Owner shall pay additional Administrative Penalties in the amount of **\$1,000.00 per day**, commencing from **June 16, 2025**, until the date of compliance with the Board's Order, up to a maximum of \$100,000.00. If the Administrative Penalties are not paid and are recorded as a lien on the real property

pursuant to San Jose Municipal Code Sections 1.14.160 and 1.14.180, as may be amended, an interest rate of ten percent (10%) per annum shall be charged on the principal amount of the administrative lien, from the date the lien is first recorded until the date that payment is received by the City, consistent with California Code of Civil Procedure Section 685.010, as may be amended.

7. REQUEST FOR EXCUSED ABSENCE

There was no request for excused absence.

8. OTHER BUSINESS

There was no other business.

9. PUBLIC COMMENT

There was no public testimony on the floor.

10. ADJOURNMENT

Upon a motion by Commissioner Williamson, seconded by Chair Parsons, and carried unanimously, the Hearing was adjourned at 6:43 p.m.