
REGULAR MEETING MINUTES
August 28, 2025

1. CALL TO ORDER & ORDERS OF THE DAY

ROLL CALL

PRESENT: Chair Karen Parsons, Vice Chair Ron Cabanayan, Commissioner Genevieve Altwer, Commissioner Jon Budas, Commissioner David Hook, Commissioner Timothy Kenny and Commissioner Brett Williamson.

ABSENT: None.

STAFF: Board Secretary Regina Lizaola, Code Enforcement Inspector David Parker, Code Enforcement Supervisor Joseph Hatfield, and Deputy City Attorney Wesley Klimczak.

CALL TO ORDER

Chair Parsons convened the Appeals Hearing Board at 6:31 p.m. in the City Council Chambers of City Hall, 200 E. Santa Clara Street, San José, CA 95113.

2. OPENING REMARKS AND APPROVAL OF MINUTES

APPROVAL OF MINUTES

Documents Filed: Draft Meeting Minutes from Appeals Hearing Board Regular Meeting on August 14, 2025.

Action: Upon motion by Commissioner Budas, seconded by Commissioner Williamson, the minutes for August 14, 2025 were approved. (7-0-0).

3. REQUEST FOR DEFERRALS

- a. **ITEM 6a: 6205 GLENDORA CRT (695-11-034) ADMINISTRATIVE REMEDY**
(David Parker, Code Enforcement Inspector / Pamela Lee Von Pinnon, Stephen Phillip Von Pinnon, Ronald Von Pinnon, Property Owner)

Deferral requested by Property Owner

Upon a motion by Vice Chair Cabanayan, second by Chair Parsons, the request for deferral was denied by the Board. (7-0-0).

4. CONSENT CALENDAR

No items on the Consent Calendar.

5. DEFERRED AND/OR CONTINUED ITEMS

There were no deferred and /or continued items.

6. PUBLIC HEARINGS

- a. **6205 GLENDORA CRT (695-11-034) ADMINISTRATIVE REMEDY**
(David Parker, Code Enforcement Inspector / Pamela Lee Von Pinnon, Stephen Phillip Von Pinnon, Ronald Von Pinnon Property Owner)

Documents Filed: Administrative Remedy Order and Notice of Public Hearing dated July 31, 2025.

Action: Code Enforcement Inspector David Parker made minor clerical corrections to the Notice of Hearing. Mr. Parker indicated that the letter requesting a Director's Hearing was dated December 12, 2023, and it was received by the Division on December 13, 2023. The Director's Hearing Notice of Decision was dated February 13, 2025. The Appeals Hearing Board hearing request was received by the Department on February 24, 2025, and the request was dated February 22, 2025.

Mr. Parker provided a summary of the case.

Supervisor Joseph Hatfield provided clarification regarding the violation dates. He indicated that if the Board dismissed the compliance order today, there would not have been a violation on the property after February 13, 2025, the date of the Director's Hearing Notice of Decision.

Property Owner Stephen Von Pinnon was present and testified that he wasn't prepared for tonight's hearing and he initially requested a deferral. Mr. Von Pinnon indicated he was a contractor and has 30 years of experience and knows the codes and that his property doesn't require a grading permit. After Mr. Von Pinnon's request for a deferral was denied, he indicated that he had nothing further to add regarding the underlying violations on his property.

Upon a motion by Chair Parsons, seconded by Commissioner Kenny and carried unanimously by the Board (7-0-0), the Board sustained the Director's decision dated February 13, 2025 and adopted the following order:

1. **Order to Correct**

- a. On or before October 31, 2025, submit a completed Grading Permit application to the Public Works Department and pay all associated fees. The Grading Permit shall address all noted violations.
- b. On or before December 19, 2025, complete all work associated with the issued Grading Permit and then contact Code Enforcement Inspector David Parker to schedule, conduct and complete a compliance inspection by emailing: David1.Parker@sanjoseca.gov or calling (408)-535-7759.

2. **Administrative Costs**

On or before September 25, 2025, Pamela Lee Von Pinnon, Stephen Phillip Von Pinnon, and Ronald Von Pinnon shall pay Administrative Costs to the City of San José in the amount of \$1,635.00

3. Administrative Penalties

On or before **September 25, 2025**, the property owner shall pay Administrative Penalties to the City of San José pursuant to the San José Municipal Code Section 1.14.090 in the amount of **\$5,000.00**. If full compliance with this Administrative Order is not achieved the property owner shall pay additional Administrative Penalties in the amount of **\$ 250.00** per day from the first missed due date in the order to correct 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 José 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. These Administrative Penalty amounts are recommended in consideration of the following:

1. The Code violations observed at 6205 Glendora Ct have been in existence since October 3, 2023; and
2. The Property Owners have not complied with the provisions of the Amended Compliance Order, dated December 5, 2023 and
3. The Property Owners have failed in good faith towards correction of the Municipal code violations found on the Subject Property.

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 Kenny, seconded by Chair Parsons, and carried unanimously, the Hearing was adjourned at 7:21 p.m.