

REGULAR MEETING MINUTES
DECEMBER 11, 2025

1. CALL TO ORDER & ORDERS OF THE DAY

ROLL CALL

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

ABSENT: Vice Chair Ron Cabanayan.

STAFF: Board Secretary Regina Lizaola, Code Enforcement Inspector Manuel Duarte, Code Enforcement Inspector Angel Esparza, Code Enforcement Inspector Wayne Cirone, Senior Supervisor Maria Diaz-Perez, Deputy Director Rachel Roberts, Senior Deputy City Attorney Rosalia Burgueno Tapia, and Senior 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 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 November 13, 2025.

Action: Upon motion by Commissioner Kenny, and seconded by Commissioner Hook, the minutes for November 13, 2025 were approved. (5-0-2).

3. REQUEST FOR DEFERRALS

- a. **ITEM 5a. 49 E Santa Clara St (AKA 35, 29, 43, and 45 E Santa Clara St, 9 N 2nd St) (APN 467-21-045) - ADMINISTRATIVE REMEDY DEFERRAL REQUESTED BY PROPERTY OWNER**
(Wayne Cirone, Code Enforcement Inspector / James K. Eu, Grace L. Eu, and David Eu, as Trustees of the 9 N. Second Street Trust, Property Owner)

Request for deferral from Property Owner via email December 8, 2025

Action: Upon a motion by Commissioner Kenny and seconded by Commissioner Hook, the request for deferral was approved by the Board and the matter was deferred until February 12, 2026. (5-0-2).

4. CONSENT CALENDAR

- a. **972 ELM ST (APN 230-41-025) SUMMARY ABATEMENT**
(Manuel Duarte, Code Enforcement Inspector/ GZ Investment Inc c/o Shangao Zhou, Property Owner)

Documents Filed: Summary Abatement Order and Notice of Public Hearing dated November 21, 2025

Upon motion by Commissioner Kenny, and seconded by Commissioner Williamson, the summary abatement actions as set forth in the Staff Report dated November 21, 2025 were affirmed (6-0-1).

- b. **1689 N CAPITOL AVE (APN 244-06-008)- SUMMARY ABATEMENT**
(Manuel Duarte, Code Enforcement Inspector/ Dean Fisher Properties LLC, Property Owner)

Documents Filed: Summary Abatement Order and Notice of Public Hearing dated November 21, 2025.

Action: **Item pulled from the Consent Calendar.** Code Enforcement Inspector Manuel Duarte provided a summary of the property. To date, the subject property remains under investigation and continues to be enrolled in the Vacant Building Monitoring Program. Monthly inspections are completed to monitor the property. The last inspection was conducted on December 3, 2025 and the building was observed to be secured. However, some violations of blight were present on site including, but not limited to, the presence of household items, misc. debris, graffiti and an occupied vehicle.

Property Owner Kevin Fisher and Thomas Krehbiel stated they have already put thousand of dollars into this property and are trying to deal with the homeless entering the property.

Upon motion by Commissioner Kenny, and seconded by Commissioner Hook, the summary abatement actions as set forth in the Staff Report dated November 21, 2025 were affirmed (6-0-1)

- c. **404 N 6TH ST (APN 249-47-037) SUMMARY ABATEMENT**
(Angel Esparza, Code Enforcement Inspector / Nicolas G. Hernandez Maria Del Carmen B. Hernandez, Property Owner)

Documents Filed: Summary Abatement Order and Notice of Public Hearing dated November 21, 2025.

Upon motion by Commissioner Kenny, and seconded by Commissioner Williamson, the summary abatement actions as set forth in the Staff Report dated November 21, 2025 were affirmed (6-0-1)

- d. **2185 FAIRMONT DR (APN 652-17-006) SUMMARY ABATEMENT**
(Angel Esparza, Code Enforcement Inspector / Hong Nhien Le, Property Owner)

Documents Filed: Summary Abatement Order and Notice of Public Hearing dated November 21, 2025.

Upon motion by Commissioner Kenny, and seconded by Commissioner Williamson, the summary abatement actions as set forth in the Staff Report dated November 21, 2025 were affirmed (6-0-1)

5. DEFERRED AND/OR CONTINUED ITEMS

There was no request for deferred and/or continued items.

6. PUBLIC HEARINGS

There was no request for public hearings.

7. REQUEST FOR EXCUSED ABSENCE

There was no request for excused absence.

8. OTHER BUSINESS

Acknowledgement and appreciation by Board of service from Commissioner Williamson for his 3 years of service on the Board.

The Board re-elected Chair Parsons as Chair of the Appeals Hearing Board and re-elected Vice Chair Cabanayan as Vice Chair.

9. PUBLIC COMMENT

Liz Garcia commented regarding her grandmother's property located at 404 N 6th St.

10. ADJOURNMENT

Upon a motion by Commissioner Williamson, seconded by Commissioner Kenny, and carried unanimously, the Hearing was adjourned at 7:14 p.m.