

Chair: Karen Parsons  
Vice Chair: Ron Cabanayan  
Commissioner: Timothy Kenny  
Commissioner: Martin Nguyen

Commissioner: Genevieve Altwer  
Commissioner: Jon Budas  
Commissioner: David Hook

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### REGULAR MEETING AGENDA April 9, 2026 6:30 p.m. Council Chambers

#### How to observe the Meeting (no public comment):

1. Online at <https://sanjoseca.zoom.us/j/97995688585>; or
2. By Phone: (888) 475 4499. Webinar ID is 979 9568 8585. Alternative phone numbers are:  
US: +1 (213) 338-8477 or +1 (408) 638-0968 or (877) 853-5257 (Toll Free).

#### 1. CALL TO ORDER & ORDERS OF THE DAY

#### 2. OPENING REMARKS AND APPROVAL OF MINUTES

- a. Recommendation: Approval of minutes for [March 26, 2026](#).

#### 3. REQUEST FOR DEFERRALS

#### 4. CONSENT CALENDAR

#### 5. DEFERRED AND/OR CONTINUED ITEMS

#### 6. PUBLIC HEARINGS

- a. [1528 WILLOWGATE DR \(APN 447-23-138\) PROPOSED ABATEMENT](#)  
(Manuel Duarte, Code Enforcement Inspector / Steven M. Capik and Maryann Capik, Property Owner)

The Director of Planning, Building and Code Enforcement requests a hearing to review the notice of proposed abatement reflecting the request by Code Enforcement to abate severe blight and solid waste violations present in the front, side and rear yards of the single-family residence and to recover all costs associated to City Contractor as well as all administrative costs.

Recommendation: Issue an administrative order as set forth in the Staff Report dated **March 10, 2026**.

- b. **1528 WILLOWGATE DR (APN 447-23-138) ADMINISTRATIVE REMEDY**  
(Manuel Duarte, Code Enforcement Inspector / Steven M. Capik and Maryann Capik, Property Owner)

The Director of Planning, Building and Code Enforcement requests a hearing on a proposed order to require the Property Owner to take the corrective actions to comply with all obligations and requirements of San Jose Municipal Code Chapter 17.38; maintain minimum appearance and security standards, post appropriate responsible party information signage, secure and maintain all openings and fencing to prevent unauthorized entry, ensure all unfinished (without paint, stucco, siding, etc.) boarded openings – windows and doors – are covered with sufficient paint, siding, stucco, or other finish to weatherproof the vacant, abandoned building or structure to create a sufficient appearance of repair to deter unauthorized occupation, repair or replace damaged or missing windows and woodwork at the property to deter unauthorized access to the property and abate all hazardous conditions, conduct inspections of the property at a minimum of once every two weeks and maintain a log of those inspections pursuant to 17.38.330, remove all solid waste, litter, debris, overgrown vegetation(trim), vegetation debris, boxes, appliances, household items, wood, and paint over all graffiti with similar matching paint and 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.

Recommendation: Issue an administrative order as set forth in the Staff Report dated **March 10, 2026**.

- c. **2606 MOZART AVE (APN 670-24-029) ADMINISTRATIVE REMEDY**  
(Steven Solorio, Code Enforcement Inspector / Jose M. Ramirez and Maria S. Ramirez, Property Owner)

The Director of Planning, Building and Code Enforcement requests a hearing on a proposed order to require the Property Owner to take the corrective actions to uphold the Compliance Order that was not achieved by the Compliance Date of April 9, 2022 to complete all corrective work for the noted violations and obtain a final clearance inspection (finalized permit) from the City of San Jose Building Division.

Recommendation: Issue an administrative order as set forth in the Staff Report dated **March 10, 2026**.

## **7. REQUEST FOR EXCUSED ABSENCE**

- a. Commissioner Nguyen requested an excused absence from the regular meeting of March 12, 2026, due to illness.

## **8. OTHER BUSINESS**

- 9. PUBLIC COMMENT** *(Members of the Public are invited to speak on any item that does not appear on today's Agenda and that is within the subject matter jurisdiction of the Board. Meeting attendees are usually given two (2) minutes to speak on any discussion item and/or during open forum; the time limit is in the discretion of the Chair of the meeting and may be limited when appropriate. Speakers using a translator will be given twice the time allotted to ensure non-English speakers receive the same opportunity to directly address the Board.)*

## **10. ADJOURNMENT**

The next regular meeting will be April 23, 2026, at 6:30 p.m. City Hall, Council Chambers.

The [Code of Conduct](#) is intended to promote open meetings that welcome debate of public policy issues being discussed by the City Council, their Committees, and City Boards and Commissions in an atmosphere of fairness, courtesy, and respect for differing points of view.

[The Levine Act](#) requires a Party in a Proceeding before the City of San José that involves any action related to their contract, license, permit, or use entitlement to disclose any campaign contributions to City elected or appointed officials totaling more than \$500 within the 12 months prior to the City decision. A Participant to a Proceeding may voluntarily report a campaign contribution on the form located on [the Levine Act webpage](#).

***The City of San José is committed to open and honest government and strives to consistently meet the community's expectations by providing excellent service, in a positive and timely manner, and in the full view of the public.***

You may speak to the Board about any discussion item that is on the agenda, and you may also speak during Public Comments on items that are not on the agenda and are within the subject matter jurisdiction of the Board. Please be advised that, by law, the Board is unable to discuss or take action on issues presented during Public Comments. Pursuant to Government Code Section 54954.2, no matter shall be acted upon by the Board unless listed on the agenda, which has been posted not less than 72 hours prior to meeting.

Agendas, Staff Reports and some associated documents for the Board items may be viewed on the Internet at <https://www.sanjoseca.gov/your-government/departments-offices/planning-building-code-enforcement/code-enforcement/appeals-hearing-board>.

All public records relating to an open session item on this agenda, which are not exempt from disclosure pursuant to the California Public Records Act, that are distributed to a majority of the legislative body will be available for public inspection at the Office of the City Clerk, 200 East Santa Clara Street, 14th Floor, San José, California 95113, at the same time that the public records are distributed or made available to the legislative body. Any draft resolutions or other items posted on the Internet site or distributed in advance of the Board meeting may not be the final documents approved by the Board. Contact the Office of the City Clerk for the final document. On occasion the Board may consider agenda items out of order.

The **APPEALS HEARING BOARD** meets every Second (2nd) and Fourth (4th) Thursday of each month at 6:30 p.m. If you have any questions, please direct them to the Board staff. Thank you for taking the time to attend today's meeting. We look forward to seeing you at future meetings.

**To request an accommodation or alternative format under the Americans with Disabilities Act for City-sponsored meetings, events or printed materials, please call (408) 535-1260 as soon as possible, but at least three business days before the meeting.**

**Please direct correspondence and questions to:**

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