

Appeals Hearing Board

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

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

REGULAR MEETING AGENDA May 28, 2026 6:30 p.m. Council Chambers

How to observe the Meeting (no public comment):

1. Online at <https://sanjoseca.zoom.us/j/95907582858>; or
2. By Phone: (888) 475 4499. Webinar ID is 959 0758 2858. 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 May 14, 2026.

3. REQUEST FOR DEFERRALS

4. CONSENT CALENDAR

5. DEFERRED AND/OR CONTINUED ITEMS

6. PUBLIC HEARINGS

- a. [1016 & 1018 ALMADEN AVE \(APN 434-07-087 & 434-07-088\) ADMINISTRATIVE REMEDY](#)
(Wayne Cirone, Code Enforcement Inspector / Trang Luu and Trang Tran
Christine, 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 cease all vehicle storage and vehicle-related services at the Subject Properties as required in the Compliance Order issued January 28, 2026.

Recommendation: Issue an administrative order as set forth in the Staff Report dated **May 5, 2026**.

- b. [727 S 2ND ST \(APN 472-17-023\) ADMINISTRATIVE REMEDY](#)
(Manuel Duarte, Code Enforcement Inspector / Gilbert Wong, David Wong, and Mae Ling Wong Tien, Co-Trustees of the Survivor's Trust Created under the Allen Wong and Lillian Wong 1991 Trust Dated January 23, 1991, 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 **May 5, 2026**.

- c. [1310 N 1ST ST \(APN 235-05-011\) ADMINISTRATIVE REMEDY](#)
(Kevin Hirabayashi, Code Enforcement Inspector / District Eleven LLC, Property Owner)

The Director of Planning, Building and Code Enforcement requests a hearing to review the Notice of Intent to Revoke Permit of Occupancy sent to the Property Owner(s) District Eleven LLC located at 1310 N 1st St on March 26, 2026 and Notice of Hearing Revocation of Residential Occupancy Permit sent on May 12, 2026.

Recommendation: Affirm the Notice of Intent to Revoke Permit of Occupancy to the Subject Property actions on March 26, 2026, as set forth in the Staff Report dated **May 12, 2026**.

7. REQUEST FOR EXCUSED ABSENCE

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 June 11, 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:

City of San José
Attn: Angela Tea
200 East Santa Clara Street - 4th Fl
San José, California 95113
Tel: (408) 794-6507 or (408) 294-9337 (TTY)
Email: AHBSecretary@sanjoseca.gov