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9 GREENBERG PROPERTY INVESTMENTS LP

10 BEFORE THE BOARD OF APPEALS OF THE CITY OF SANTA ROSA

11 GREENBERG PROPERTY INVESTMENTS
12 LP,

CASE NO. CE26-0133

**APPEAL OF GREENBERG PROPERTY
INVESTMENTS TO NOTICE AND
ORDER/NOTICE TO VACATE DATED
FEBRUARY 6, 2026**

13 Appellant,

14 v.

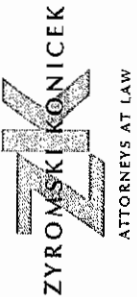
15 CITY OF SANTA ROSA,

16 Respondent.

17
18 Appellant GREENBERG PROPERTY INVESTMENTS LP is the owner of the apartment
19 complex located at 2371 Corby Avenue, Santa Rosa, California 95407, APN 043-053-055.¹ The
20 subject Unit 15 is currently occupied by multiple tenants. These tenants did not notify their
21 landlord about the issues set forth in the City’s Notice. These tenants have refused to participate in
22 the regularly scheduled pest control treatments that occur at this apartment complex. To date, these
23 tenants have refused to vacate the premises.

24 Appellant is disputing the determination by Code Enforcement that the Tenant is eligible for
25 relocation benefits pursuant to California Health & Safety Code sections 17975, et seq. (See
26 Notice, p. 7). This Appeal concerns both questions of law and fact, and involves both procedural
27 and substantive issues. While Appellant does not contest that the conditions observed by the Code

28 ¹ Jeff Greenberg is the President of Greenberg Property Investments LP’s general partner.



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1 Enforcement Officer exist or require remediation, Appellant does dispute that the extent of such
2 conditions required issuance of a Notice to Vacate. Moreover, Appellant contends that, since the
3 preliminary findings concerning fault implicitly required by the applicable Health and Safety Code
4 sections were not made properly, the ultimate determination that the Tenants were eligible for
5 relocation benefits was procedurally defective. Finally, even if said determination had been made
6 according to the underlying procedural requirements, it still would be defective on substantive
7 grounds.

8 In summary, Appellant contends:

9 Health & Safety Code section 17975.4 provides that relocation benefits are not available to
10 tenants who have “caused or substantially contributed to the condition giving rise to the order to
11 vacate”, nor where the owner “did not cause or contribute to the condition.” Appellant contends
12 that it was the tenants’ lack of housekeeping and maintenance obligations which led to the
13 conditions observed by the Code Enforcement Officer. Appellant contends that the tenants did not
14 notify Appellant’s representative about the conditions observed by the Code Enforcement Officer.
15 But the officer only heard the Tenants’ side of the story and apparently conducted only a “visual
16 inspection” before making the determination of relocation benefits. Appellant’s representatives
17 were neither interviewed nor even contacted. The officer made no allowance for the applicability
18 of Civil Code sections 1928, 1929, and 1941.2. This was procedurally defective because the officer
19 could not reasonably have made any preliminary finding of fault without doing a thorough
20 investigation; and substantively defective because fault for the conditions observed in fact lay with
21 the Tenants. Pursuant to Health & Safety Code section 17975.4, the landlord is entitled to such
22 factual determination.

23 Appellant therefore respectfully requests that both the Notice and the determination of
24 relocation benefits be set aside. Appellant also requests a hearing on this matter in order to present
25 supporting evidence, testimony, and argument.

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1 Dated: February 25, 2026

ZYROMSKI KONICEK LLP

3 By: Michelle V. Zyromski

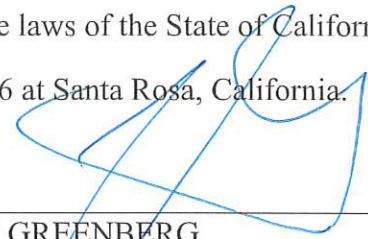
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VERIFICATION

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct. Executed on February 25, 2026 at Santa Rosa, California.



JEFF GREENBERG
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