



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

File ID: 2018-01180

August 28, 2018

Public Hearing Item 23

Title: Housing and Dangerous Buildings Case Fees - Findings of Fact for Special Assessment (Noticed 04/16/2018, 05/10/2018 & 06/15/2018)

Location: Citywide

Recommendation: Conduct a public hearing and upon conclusion pass a Resolution making the unpaid expenses incurred by the City in abating nuisances, in the amount not to exceed \$63,979 as listed on Exhibit A, personal obligations of the respective property owners and special assessments against the properties.

Contact: Carl Simpson, Code and Housing Enforcement Chief, (916) 808-8183, Community Development Department

Presenter: Carl Simpson, Code and Housing Enforcement Chief, (916) 808-8183, Community Development Department

Attachments:

1-Description/Analysis

2-Resolution

3-Exhibit A – Expense Report of the Building Official

Description/Analysis

Issue Detail: Delinquent fees are brought before the City Council to secure the debt by making the costs a personal obligation of the respective property owners and/or attaching a special assessment against the respective properties.

Policy Considerations: Conducting the public hearing is in accordance with Section 8.96.360 of the Sacramento City Code.

Prior to the assessment of fees, each property owner was issued the appropriate legal notices, as set forth in Section 8.96.330 of the Sacramento City Code and was afforded an opportunity to appear before the Housing Code Advisory and Appeals Board (HCAAB) to protest or object. After the hearing, the City Clerk transmitted the HCAAB report to the City Council and sent the decision to the objecting property owner via first class mail. Included in this notice was the date and time of the public hearing to be held by the City Council. The decision of the HCAAB is final and conclusive, and judicial review must be conducted in the manner and time frame set forth in California Code of Civil Procedure Section 1094.6. Section 8.96.360 of the Sacramento City Code allows the City Council to order the costs be made both a personal obligation of the property owner and a special assessment against the property.

Housing and Dangerous Buildings activities, including the cost recovery process, are consistent with policies associated with the City's goal to enhance and preserve the neighborhoods.”

Economic Impacts: Not applicable.

Environmental Considerations: The proposed resolution will not have any adverse environmental impact.

Sustainability: Not applicable.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: Adopting this Resolution will enable the City to collect unpaid fees by attaching special assessments against the respective properties, to be collected through County property tax collections or a personal obligation of the property owner.

Financial Considerations: Upon City Council approval, unpaid fees in the aggregate amount not to exceed \$63,979 are attached as special assessments against the properties to be collected through Sacramento County property tax collections. If special assessments are utilized, the City receives distributions from the County for property tax and assessment revenue that is then deposited into the General Fund.

Local Business Enterprise (LBE): Not applicable to these actions.

RESOLUTION NO. 2018-

Adopted by the Sacramento City Council

August 28, 2018

ACCEPTING HOUSING AND DANGEROUS BUILDINGS CASE FEES – FINDINGS OF FACT FOR SPECIAL ASSESSMENT LIENS BACKGROUND

- A. In accordance with Article IX of Sacramento City Code Chapter 8.96 the Community Development Department's Housing and Dangerous Buildings Division prepared and filed reports of unpaid costs of abating substandard and dangerous buildings and scheduled a hearing before the Housing Code Advisory and Appeals Board (HCAAB) to consider the reports and any protests and objections thereto.
- B. Notice of the time and place of hearings were given in accordance with Sections 8.96.330 of the Sacramento City Code.
- C. Upon the day and hour fixed for the hearing, the HCAAB heard and passed the reports together with any such protests or objections in accordance with Sections 8.96.350 of the Sacramento City Code.
- D. The decisions of the HCAAB were then transmitted to the objecting owners along with notice of a public hearing to be held by the City Council pursuant to Section 8.96.360 of the Sacramento City Code.
- E. A public hearing was held, and the City Council found that the HCAAB hearings were conducted in accordance with all applicable City ordinances.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. As more specifically described in Exhibit A to this Resolution, Report of the Building Official, the fees in the aggregate amount not-to-exceed \$63,979 are the sums set forth by the HCAAB's findings of fact.
- Section 2. Such costs of abatement constitute personal obligations against the owners of the respective properties.
- Section 3. Pursuant to subsection E of Section 8.96.360 of the Sacramento City Code, the costs of abatement are also made special assessments upon the respective properties at which the services were rendered.
- Section 4. Such special assessments shall be collected at the same time and in the same manner as ordinary municipal taxes and shall be subject to the same penalties and procedures as provided for ordinary municipal taxes.

Table of Contents:

Exhibit A – Report of the Building Official

Exhibit A – Report of the Building Official

August 28, 2018

LINE	PARCEL NUMBER	CASE NUMBER	PROPERTY ADDRESS	PROPERTY OWNER	FEE AMOUNT DUE	INVOICE NUMBER	CD	COUNTY CODE
1	001-0102-011-0000	18-003053	522 N 12TH ST	B CUBED LLC	\$169	CEDCHC12346	3	0656
2	001-0102-011-0000	18-003053	522 N 12TH ST	B CUBED LLC	\$624	CEDCHB05969	3	0678
3	004-0136-015-0000	11-027422	4601 D ST	(EST OF) DOROTHY LOUISE ANDERSON	\$119	CEDCHC12318	3	0656
4	006-0034-013-0000	17-002729	711 J ST	J STREET REFORMATION	\$5,533	CEDCHB05891	4	0678
5	006-0044-012-0000	17-017341	921 10TH ST	SAC METROPOLITAN LLC	\$269	CEDCHC12104	4	0656
6	006-0071-043-0000	16-009306	1008 2ND ST	ARCADE OLD SAC LLC	\$3,147.33	CEDCHB05892	4	0678
7	006-0234-029-0000	18-002545	1604 O ST	FREMONT/DOWNTOWN SACRAMENTO PARTNERS LPS	\$169	CEDCHC12396	4	0656
8	006-0234-029-0000	18-002545	1604 O ST	FREMONT/DOWNTOWN SACRAMENTO PARTNERS LPS	\$624	CEDCHB06041	4	0678
9	008-0431-039-0000	17-025990	5000 FOLSOM BL	DOUGLAS A PRINCE REV TRUST/ETAL	\$594	CEDCHB05860	3	0678
10	009-0092-006-0000	16-000286	1512 S ST	SUTTER CAPITAL GROUP L P	\$549	CEDCHB05834	4	0678
11	009-0092-007-0000	16-003182	1516 S ST	SUTTER CAPITAL GROUP L P	\$439	CEDCHB05847	4	0678
12	010-0113-002-0000	15-003951	2011 25TH ST	FRANCISCO JOSEPH DOMINGUEZ	\$519	CEDCHB05843	4	0678
13	010-0113-002-0000	15-003951	2011 25TH ST	FRANCISCO JOSEPH DOMINGUEZ	\$834	CEDCHB06017	4	0678
14	011-0323-010-0000	18-003675	2992 65TH ST	QI LLC	\$519	CEDCHB06026	6	0678

Exhibit A – Report of the Building Official

August 28, 2018

15	013-0154-022-0000	16-003687	3749 BIGLER WY	ARLIS BARBA	\$769	CEDCHB05850	5	0678
16	013-0154-022-0000	16-003687	3749 BIGLER WY	ARLIS BARBA	\$322.90	CEDCHB05944	5	0678
17	014-0073-025-0000	17-019698	3970 1ST AV	AZIZUR REHMAN	\$1,344	CEDCHC12276	5	0656
18	014-0222-053-0000	17-007341	4409 10TH AV	KADEN KOFFLER	\$1,344	CEDCHC12323	5	0656
19	014-0231-024-0000	17-025823	3945 12TH AV	PROJECT MATE INC	\$1,439	CEDCHB05865	5	0678
20	014-0292-014-0000	16-008409	4671 14TH AV	V-TIME LLC /FREEDOM FINANCIAL SOLUTIONS, INC	\$536.66	CEDCHB05935	5	0678
21	017-0201-003-0000	17-026555	1721 HARIAN WY	LESTER W WHEALY	\$1,120.33	CEDCHB05917	4	0678
22	019-0042-012-0000	18-003440	3960 28TH ST	WAQAR KHAN	\$1,341.66	CEDCHB06032	5	0678
23	020-0063-006-0000	16-014897	3818 15TH AV	SALVADOR R/FRANCESCA MARTINEZ	\$119	CEDCHC12298	5	0656
24	020-0072-016-0000	17-006385	3975 39TH ST	KARL JAY LYSINGER	\$1,244	CEDCHC12264	5	0656
25	020-0132-015-0000	14-009562	3748 18TH AV	ARLP SECURITIZATION TRUST	\$1,357.40	CEDCHB05848	5	0678
26	020-0214-031-0000	12-010605	3631 21ST AV	ELLA MAE LOFTON	\$549	CEDCHB05388	5	0678
27	020-0214-031-0000	12-010605	3631 21ST AV	ELLA MAE LOFTON	\$119	CEDCHC11933	5	0656
28	020-0214-031-0000	12-010605	3631 21ST AV	ELLA MAE LOFTON	\$2,487	CEDCHB05433	5	0678
29	020-0214-031-0000	12-010605	3631 21ST AV	ELLA MAE LOFTON	\$389.28	CEDCHB05432	5	0201
30	021-0084-012-0000	17-027356	3996 71ST ST	DAVID J/RUTH MARION ZINNIEL	\$1,629	CEDCHB06002	6	0678

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31	022-0032-014-0000	17-020687	4970 WARWICK AV	DOROTHY L CARTER	\$1,344	CEDCHC12279	5	0656
32	023-0084-012-0000	15-012278	4970 76TH ST	RAMIREZ REVOCABLE LIVING TRUST	\$119	CEDCHC12297	6	0656
33	025-0044-007-0000	17-011128	5624 CAZADERO WY	ANITA ROSE ZIESMER LIVING TRUST	\$509	CEDCHB05937	5	0678
34	025-0044-007-0000	17-011128	5624 CAZADERO WY	ANITA ROSE ZIESMER LIVING TRUST	\$1,094	CEDCHC12304	5	0656
35	027-0098-007-0000	17-017446	5630 FRUITRIDGE RD	EST OF FRANK C GARCIA	\$1,344	CEDCHC12272	6	0656
36	031-0510-042-0000	17-024352	7310 HAVENSIDE DR	HONG S CHIN/STEVEN LAU	\$490.33	CEDCHB05911	7	0678
37	031-0890-054-0000	17-022925	854 GULFWIND WY	MICHAEL B/PEGGY W MELLO	\$740.33	CEDCHB05894	7	0678
38	040-0250-005-0000	16-007179	6684 SPOERRIWOOD CT	SEED OF ABRAHAM MOABITES TRUST C/P MICH	\$524	CEDCHB05920	6	0678
39	047-0061-007-0000	18-001280	2224 FLORIN RD	EST OF LENA P LOOK	\$589	CEDCHB05928	8	0678
40	047-0061-007-0000	18-001280	2224 FLORIN RD	EST OF LENA P LOOK	\$2,424	CEDCHB06034	8	0678
41	047-0193-021-0000	17-024011	7321 BENBOW ST	CHAOQIANG HUANG /TINGZHOU LIANG	\$864	CEDCHB05908	8	0678
42	047-0255-010-0000	17-026483	2048 NIANTIC WY	YI DI ZHENG	\$1,569	CEDCHB05874	8	0678
43	049-0440-043-0000	17-025027	1 KYMPER CT	M&N INVESTMENT PROPERTIES INC	\$354	CEDCHB06005	8	0678
44	049-0440-046-0000	15-012311	7324 LUTHER DR	ALIANA W/ANDREW O KONG	\$559	CEDCHB05882	8	0678
45	052-0043-010-0000	17-010957	2273 PIERRE AV	LORRAINE A RIEDLINGER	\$1,209	CEDCHB05929	8	0678
46	052-0093-004-0000	17-020671	2292 BABETTE WY	MING X XIE	\$1,344	CEDCHC12254	8	0656

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47	053-0062-021-0000	17-020668	7701 BILLINGS WY	LISA UNG BROTHER SISTER LIMITED	\$549	CEDCHB05939	8	0678
48	053-0062-021-0000	17-020668	7701 BILLINGS WY	LISA UNG BROTHER SISTER LIMITED	\$1,344	CEDCHC12306	8	0656
49	117-0541-058-0000	16-017387	8239 LOCKBORNE DR	YEN LING/CHANG SHING WANG	\$1,344	CEDCHC12249	7	0656
50	117-0770-091-0000	17-023403	7 PONCIA CT	HAFISGOH MOLY/KHOTICHAH MOLY/PHAI SAN YOUSUF	\$324	CEDCHC12325	7	0656
51	117-0770-091-0000	17-023403	7 PONCIA CT	HAFISGOH MOLY/KHOTICHAH MOLY/PHAI SAN YOUSUF	\$1,344	CEDCHC12324	7	0656
52	119-0352-001-0000	17-018835	4056 FAWN CR	HEIDI HUONG TRAN	\$269	CEDCHC12273	7	0656
53	225-2180-004-0000	18-003181	3880 TRUXEL RD #700	FAIRWAY PLAZA LLC	\$444	CEDCHB06000	1	0678
54	238-0072-019-0000	17-000780	613 MACARTHUR ST	RUSSELL FUGETT FAMILY TRUST	\$549	CEDCHB05842	2	0678
55	250-0074-024-0000	17-018367	601 GRAND AV	SABEEHA SHAHEEN	\$549	CEDCHB05862	2	0678
56	250-0074-024-0000	17-018367	601 GRAND AV	SABEEHA SHAHEEN	\$2,014	CEDCHB06016	2	0678
57	250-0102-021-0000	17-020929	541 SOUTH AV	GENEVA M PERRY	\$589	CEDCHB05903	2	0678
58	250-0240-046-0000	18-001431	504 WINTERHAVEN AV	STIX DEVELOPMENT INC	\$1,109	CEDCHB06023	3	0678
59	250-0314-008-0000	18-000836	3304 BOZEMAN ST	GALE BAILEY	\$624	CEDCHB06033	2	0678
60	251-0165-012-0000	17-015443	1116 NOGALES ST	VARINDER CHARAYA/JARNAIL A GIM	\$444	CEDCHB05907	2	0678
61	252-0283-003-0000	17-020129	2125 VERANO ST	BERTHA/IRVEN M MC MILLAN	\$269	CEDCHC12278	2	0656
62	252-0283-003-0000	17-020129	2125 VERANO ST	BERTHA/IRVEN M MC MILLAN	\$805.33	CEDCHB05932	2	0678

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63	252-0283-003-0000	17-020129	2125 VERANO ST	BERTHA/IRVEN M MC MILLAN	\$1,061.66	CEDCHB06024	2	0678
64	252-0310-043-0000	17-020679	3425 DEL PASO BL	REGINA E SCHEFFER	\$1,344	CEDCHC12301	2	0656
65	263-0053-015-0000	16-027464	180 LINDLEY DR	NAYOMA B MCCRAY	\$549	CEDCHB05982	2	0678
66	263-0302-007-0000	17-025710	180 FAIRBANKS AV	EURO PACIFIC MORTGAGE LLC	\$694	CEDCHB06020	2	0678
67	266-0160-005-0000	17-027868	1932 NAOMI WY	DANYUN LIU	\$444	CEDCHB06022	2	0678
68	266-0361-018-0000	14-020721	2560 PRINCETON ST	RICARDO GONZALEZ	\$894	CEDCHB05926	2	0678
69	266-0361-018-0000	14-020721	2560 PRINCETON ST	RICARDO GONLALEZ	\$631.66	CEDCHB05861	2	0678
70	274-0640-008-0000	18-005079	3620 W RIVER DR	MARYAM NOORBAKHS	\$494	CEDCHB06035	4	0678
TOTAL					\$63,978.87			