



City of Sacramento  
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**Housing Code Advisory & Appeals Board Agenda**

Meeting Date: 12/09/09

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# Agenda City of Sacramento Housing Code Advisory and Appeals Board

## BOARD MEMBERS

Selby Mohr, Chair

Michael Avery

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Kevin McKinley

Melisa Gaudreau

## CITY STAFF

*Ron O' Connor, Operations Manager -Code Enforcement*

*Stacey Chatman, Secretary*

*Jennifer Matsumoto, Secretary*

*Michael Sparks, Senior Deputy City Attorney*

*Historic City Hall  
915 I Street, 2<sup>nd</sup> Floor – Hearing Room*

*December 9, 2009 – 5:30 P.M.*

*The Housing Code Advisory and Appeals Board is a board of the City Council with decision-making authority to provide final interpretation of provisions of the City's "Housing Code" and "Dangerous Buildings Code", and to hear appeals relating to substandard and dangerous buildings.*

## **NOTICE TO THE PUBLIC**

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

**Notice to Lobbyists:** When addressing the Board you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code § 2.15.160).

**Speaker slips are located on the materials table in the hearing room and should be completed and submitted to the Board Secretary.**

*Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations. The order of agenda items is for reference only; agenda items may be taken in any order deemed appropriate by the Board. The agenda provides a general description and staff recommendations; however, the Board may take action other than what is recommended. The agenda is available for public review three days prior to the meeting. Hard copies of the agenda, synopsis/minutes, and staff reports are available from the Code Enforcement Department at 915 I St MC20000 (25 cents per page).*

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Code Enforcement Department at (916) 808-7959 at least 48 hours prior to the meeting.

# AGENDA

All items listed are heard and acted upon by the Housing Code Advisory and Appeals Board unless otherwise noted.

## Call to Order

## Roll Call

## Consent

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item be removed for separate consideration.

## Public Hearings

Public hearings may be reordered at the discretion of the Chair.

## Notice & Order Appeals

Item #	Council District	Case #	Address	Owner
1	3	07-036771	429 40 <sup>th</sup> ST	JAMES O' ROURKE

## Housing & Dangerous Buildings Case Cost Recovery - Contested

Item	Summary	Appeal	Council District	Case/Inspector	Address/Invoice	Owner
2		X	4	H050023272/ BO COSLEY	1420 47TH AV/ CEDCHC02382(\$1822.45)	KHAN M CHINN
3		X	5	08-000601/ KYLE CALUYA	4224 8TH AV/ CEDCHC02528(\$285.00)	ESKINDER TADDESE
4		X	5	H060005828/ RICHARD LEIKER	2978 26TH AV/ CEDCHC02200(\$2255.00)	MICHAEL/KATHY GOBBI & SCOTT HEASTING
5		X	5	H060005828/ RICHARD LEIKER	2978 26TH AV/ CEDCHC02201(\$1728)	MICHAEL/KATHY GOBBI & SCOTT HEASTING
6	X	X	5	H060005828/ RICHARD LEIKER	2978 26TH AV/ CEDCHC02202(\$1067.82)	MICHAEL/KATHY GOBBI & SCOTT HEASTING
7		X	5	H060005828/ RICHARD LEIKER	2978 26TH AV/ CEDCHC02203(\$12811.06)	MICHAEL/KATHY GOBBI & SCOTT HEASTING
8		X	5	08-089450/ BILL HUTCHEON	2978 26TH AV/ CEDCVP00019(\$1783)	MICHAEL/KATHY GOBBI & SCOTT HEASTING
9		X	5	09-008070/ BILL HUTCHEON	3318 V ST/ CEDCVP00027(\$1571)	BERGH, IRENE T & OWEN

## Housing & Dangerous Buildings Case Cost Recovery - Uncontested

**For items 10 – 74, City Staff recommends that a resolution be adopted confirming the total charge noted by each agenda item for the expenses incurred by the City in the enforcement of the provisions of the Housing Code and/or Dangerous Buildings Code with respect to the property known by the physical address and/or parcel number (APN) as noted within each agenda item.**

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
10	013-0292-032-0000	5	08-091267/ RICHARD LEIKER	3633 7TH AV/ CEDCHC02515(\$200)	3633 7TH AVE LAND TRUST

11	019-0073-015-0000	5	07-033742/ CHARLIE SHERMAN	2550 19TH AV/ CEDCHC02494(\$120.31)	KEITH HOERLER/STEVE KOPP
12	052-0103-001-0000	8	08-003473/ SCOTT ENSOR	7643 23RD ST/ CEDCHC02495(\$1453.31)	NICHOLAS GALABOV
13	052-0103-001-0000	8	08-003473/ SCOTT ENSOR	7643 23RD ST/ CEDCHC02496(\$721.6)	NICHOLAS GALABOV
14	022-0081-006-0000	5	07-043333/ DON VERGA	3250 24TH AV/ CEDCHC02415(\$1353)	SUPERIOR INVS
15	022-0081-006-0000	5	07-043333/ DON VERGA	3250 24TH AV/ CEDCHC02416(\$2748)	SUPERIOR INVS
16	041-0025-016-0000	5	09-010235/ RICHARD LEIKER	2840 53RD AV/ CEDCHC02533(\$403.31)	RAGHU N SAMI/SUNILA SARUP
17	061-0061-039-0000	6	09-031847/ KIM HAGEN	4300 82ND ST AKA 4200 82ND ST/ CEDCHC02531(\$440.6)	82ND/ALPING PARTNERSHIP
18	040-0132-006-0000	6	09-031379/ ANDY CHAVEZ	7571 BELLINI WY/ CEDCHC02420(\$185)	JUAN VELASCO
19	021-0352-008-0000	6	08-100453/ DON VERGA	4500 BRADFORD DR/ CEDCHC02419(\$1541.05)	ROBERT G WALLACE
20	007-0165-011-0000	3	H010031193/ DON MARCHESCHI	2627 CAPITOL AV/ CEDCHC02410(\$80)	DAVID L COTTLE/MICHAEL B CARROLL
21	007-0165-011-0000	3	H010031193/ DON MARCHESCHI	2627 CAPITOL AV/ CEDCHC02411(\$575.12)	DAVID L COTTLE/MICHAEL B CARROLL
22	007-0165-011-0000	3	H010031193/ DON MARCHESCHI	2627 CAPITOL AV/ CEDCHC02417(\$60)	DAVID L COTTLE/MICHAEL B CARROLL
23	250-0260-014-0000	2	07-048768/ LEONARD DUCLOS	760 CARROLL/ CEDCHC02422(\$85)	HORAN INVESTMENT CO
24	052-0200-014-0000	8	09-037422/ JOSH PINO	8021 CAVALIER WY/ CEDCHC02428(\$100)	MOHAMMAD EBRAHIMI
25	052-0200-014-0000	8	09-037422/ JOSH PINO	8021 CAVALIER WY/ CEDCHC02429(\$811.18)	MOHAMMAD EBRAHIMI
26	048-0106-017-0000	8	09-037789/ JOHN VANELLA	7529 COSGROVE AV/ CEDCHC02424(\$85)	DARREN L ARBET FAMILY TRUST
27	048-0106-017-0000	8	09-037789/ JOHN VANELLA	7529 COSGROVE AV/ CEDCHC02425(\$438)	DARREN L ARBET FAMILY TRUST
28	251-0323-001-0000	2	09-003086/ MAURICE SCHRANZ	3250 DEL MAR WY/ CEDCHC02432(\$1233)	ROBERT ROBINSON
29	275-0166-012-0000	2	08-096140/ CHAD GARBER	1201 DEL PASO BL/ CEDCHC02431(\$185)	1201 DP PROPS LLC
30	275-0166-012-0000	2	09-034046/ LEONARD DUCLOS	1201 DEL PASO BL/ CEDCHC02434(\$576)	1201 DP PROPS LLC
31	275-0166-012-0000	2	09-034046/ LEONARD DUCLOS	1201 DEL PASO BL/ CEDCHC02435(\$85)	1201 DP PROPS LLC
32	252-0281-034-0000	3	07-050834/ DAVID SALINOVICH	3550 DEL PASO BL/ CEDCHC02405(\$478.36)	SHARON A SAVA
33	002-0125-026-0000	3	08-013527/ DON VERGA	1401 E ST/ CEDCHC02517(\$1803.31)	MORNINGSTAR REDEVELOPMENT LLC
34	251-0081-007-0000	2	08-010304/ MAURICE SCHRANZ	3825 ELM ST/ CEDCHC02519(\$185)	ANDREW LONG
35	038-0111-022-0000	6	09-010744/ DONNA BARTON	6101 FRANCINE DR/ CEDCHC02479(\$205.31)	FIEY W SAEPHAN
36	266-0311-029-0000	3	08-088534/ LEONARD DUCLOS	1621 FRIENZA AV/ CEDCHC02464(\$1233)	CHERYL D WATSON
37	048-0052-006-0000	8	08-015734/ SCOTT ENSOR	7431 HENRIETTA DR/ CEDCHC02466(\$1253.32)	THAI, TUAN & NHO HOAI

38	251-0212-022-0000	2	08-088083/ LEONARD DUCLOS	3301 HIGH ST/ CEDCHC02441(\$1148)	ASAP PROPS LLC
39	238-0072-015-0000	2	07-052064/ MAURICE SCHRANZ	319 KELLEY CT/ CEDCHC02480(\$438.9)	LINDA HAN
40	048-0115-012-0000	8	08-006683/ SCOTT ENSOR	2113 KIRK WY/ CEDCHC02471(\$1333)	CHAN DANG WAI WAH
41	048-0115-012-0000	8	08-006683/ SCOTT ENSOR	2113 KIRK WY/ CEDCHC02472(\$354)	CHAN DANG WAI WAH
42	119-0300-017-0000	7	08-004108/ BO COSLEY	7967 LA CORUNA DR/ CEDCHC02467(\$1353.31)	WHEELER, HOSEA L
43	265-0324-014-0000	2	09-010703/ JAMES HARRISON	2521 LEXINGTON ST/ CEDCHC02481(\$735)	BAHAEDDIN TABARSI
44	265-0324-014-0000	2	09-010703/ JAMES HARRISON	2521 LEXINGTON ST/ CEDCHC02482(\$1928.4)	BAHAEDDIN TABARSI
45	052-0230-071-0000	8	08-006310/ ANDY CHAVEZ	7884 MANORSIDE DR/ CEDCHC02488(\$1333)	DEUTSCHE BANK
46	052-0230-071-0000	8	08-006310/ ANDY CHAVEZ	7884 MANORSIDE DR/ CEDCHC02489(\$2912.15)	DEUTSCHE BANK
47	048-0185-032-0000	8	09-001045/ BO COSLEY	2200 MATSON DR/ CEDCHC02483(\$185)	JJW ASSOCIATES INC
48	048-0185-032-0000	8	09-001045/ BO COSLEY	2200 MATSON DR/ CEDCHC02484(\$1390)	JJW ASSOCIATES INC
49	250-0341-003-0000	2	08-006696/ ELIA KENTERA	185 MOREY AV/ CEDCHC02458(\$1233)	LAND INVESTMENT GROUP LLC
50	250-0341-003-0000	2	08-006696/ ELIA KENTERA	185 MOREY AV/ CEDCHC02459(\$4133.12)	LAND INVESTMENT GROUP LLC
51	250-0341-003-0000	2	08-006696/ ELIA KENTERA	185 MOREY AV/ CEDCHC02460(\$784)	LAND INVESTMENT GROUP LLC
52	251-0172-019-0000	2	07-040363/ LEONARD DUCLOS	1331 NOGALES ST/ CEDCHC02392(\$1283.5)	IGNATIUS O NNAEMEKA
53	252-0031-010-0000	2	08-005874/ MAURICE SCHRANZ	2144 NORTH AV/ CEDCHC02452(\$100)	KARLIN C LYNCH
54	263-0122-018-0000	2	08-093895/ MAURICE SCHRANZ	2721 NORWOOD AV/ CEDCHC02453(\$120.31)	PHANOM MEUANGHANE
55	007-0253-015-0000	3	08-088868/ DON MARCHESCHI	2215 O ST/ CEDCHC02505(\$1268.31)	STELMACH DARIUS
56	263-0142-025-0000	2	07-056292/ LEONARD DUCLOS	2756 OAKMONT ST/ CEDCHC02485(\$1588.2)	NAVARRO JOSE & JUANA
57	263-0142-025-0000	2	07-056292/ LEONARD DUCLOS	2756 OAKMONT ST/ CEDCHC02486(\$1790.83)	NAVARRO JOSE & JUANA
58	263-0142-025-0000	2	07-056292/ LEONARD DUCLOS	2756 OAKMONT ST/ CEDCHC02487(\$198.95)	NAVARRO JOSE & JUANA
59	263-0054-011-0000	2	08-090351/ MAURICE SCHRANZ	190 REDONDO AV/ CEDCHC02462(\$185)	JOE V & CONSUELO G ORTIZ
60	265-0241-019-0000	2	08-008240/ LEONARD DUCLOS	2615 RIO LINDA BL/ CEDCHC02468(\$1689)	DO DON
61	265-0241-019-0000	2	08-008240/ LEONARD DUCLOS	2615 RIO LINDA BL/ CEDCHC02469(\$942.39)	DO DON
62	265-0241-019-0000	2	08-008240/ LEONARD DUCLOS	2615 RIO LINDA BL/ CEDCHC02470(\$1715.2)	DO DON
63	237-0192-018-0000	2	07-048137/ MAURICE SCHRANZ	4131 RIO LINDA BL/ CEDCHC02524(\$888.67)	YUSUF S DORMISHEV
64	014-0184-015-0000	5	07-041832/ DON VERGA	3216 SANTA CRUZ/ CEDCHC02499(\$1433)	RIVER CITY R E INVS LLC
65	014-0184-015-0000	5	07-041832/ DON VERGA	3216 SANTA CRUZ/ CEDCHC02500(\$345.6)	RIVER CITY R E INVS LLC
66	014-0184-015-0000	5	07-041832/ DON VERGA	3216 SANTA CRUZ/ CEDCHC02501(\$3056.82)	RIVER CITY R E INVS LLC
67	250-0200-045-0000	2	08-011221/ LEONARD DUCLOS	3489 TAYLOR ST/ CEDCHC02521(\$2005.66)	GOOD SAMARITAN CHURCH JESUS CHRIST

68	049-0221-008-0000	8	09-011247/ DONNA BARTON	7570 TWILIGHT DR/ CEDCHC02506(\$185)	MY NGUYEN
69	252-0281-032-0000	2	08-011734/ MAURICE SCHRANZ	2106 VERANO ST/ CEDCHC02509(\$100)	ANDREW LONG
70	277-0231-018-0000	3	09-004871/ MAURICE SCHRANZ	1926 WATERFORD RD/ CEDCHC02512(\$1107.91)	MARY C WONG
71	277-0231-018-0000	3	09-004871/ MAURICE SCHRANZ	1926 WATERFORD RD/ CEDCHC02513(\$1233)	MARY C WONG
72	010-0255-010-0000	5	08-013096/ CHAD GARBER	3161 Y ST/ CEDCHC02522(\$205.31)	MICHAEL ARTHUR ROBINSON
73	237-0174-004-0000	2	07-041055/ LEONARD DUCLOS	1516 YOUNGS AV/ CEDCHC02400(\$1665.2)	STEVE MAKI
74	237-0174-004-0000	2	07-041055/ LEONARD DUCLOS	1516 YOUNGS AV/ CEDCHC02401(\$100)	STEVE MAKI

### **Staff Reports**

Staff reports include oral presentations and those recommending receive and file.

#### 75. Code Enforcement Operations Management Monthly Report (Oral)

- a) RHIP (Rental Housing Inspection Program) Update
- b) Notice & Orders Appeals
- c) City Staff Changes
- d) Flowchart showing City procedures
- e) 2010 Calendar

Location: Citywide

Recommendation: Review and Comment.

Contact Ron O' Connor 916-808-8183

### **Public Comment – Matters Not on the Agenda**

### **Board Member's Comments, Questions, Ideas, and Announcements**

### **Adjournment**