



Minutes  
 City of Sacramento  
 Housing Code Advisory and Appeals Board

Historic City Hall 915 I Street, 2<sup>nd</sup> Floor – Hearing Room  
 January 12, 2011 – 5:30 P.M.

Call to Order @ 5:29 pm – Meeting adjourned at 7:29 pm

**Roll Call**

All Board members were present (McKinley arrived @ 5:53 pm.  
 CA M. Sparks was present and acting Chief of HDB P. Melanson was present

Public Hearings

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

**Notice & Order Appeals**

Item #	Council District	Case #	Address	Owner
NO APPEALS				

**Housing & Dangerous Buildings Case Cost Recovery - Contested**

Item	Summary	Appeal	Council District	Case/Inspector	Address/Invoice	Owner
1		<b>X</b>	5	10-016235/ RICHARD V LEIKER	3817 40TH ST/ CEDCHC04333(\$200)	PETRONELLA ROODENBURG
<p>Frans Roodenburg appeared to speak for the p/o Petronella Roodenburg (his sister). BI R. Leiker presented for the City.            Mr. Roodenburg presented his case.</p> <p style="text-align: center;"><b>Moved by Fritz, seconded by Avery</b>  <b>4 Aye/1 Abstain (McKinley abstained due to being late)</b></p>						
2	<b>X</b>	<b>X</b>	5	10-016235/ RICHARD V LEIKER	3817 40TH ST/ CEDCHC04334(\$2055.40)	PETRONELLA ROODENBURG
<p>Frans Roodenburg appeared to speak for the p/o Petronella Roodenburg (his sister). BI R. Leiker presented for the City.            Mr. Roodenburg presented his case.</p> <p style="text-align: center;"><b>Avery motioned to continue the case for a month, Gaudreau seconded</b>  <b>2 Aye/2 No-motion fails</b></p> <p style="text-align: center;"><b>Mohr motioned to adopt staff rec., Fritz seconded</b>  <b>2 Aye/2 No-motion fails</b></p> <p><b>Gaudreau motioned to adopt an amended recommendation of \$1372.57 total (\$1030 for securement/\$342.57 admin) , Avery seconded</b>  <b>4 Aye/1 Abstain (McKinley abstained due to being late)</b></p>						
3		<b>X</b>	3	10-017789/ DON MARCHESCHI	2522 CAPITOL AV/ CEDCHC04300(\$100)	JULIE K ZANOLIO (EST OF)

Evan Brown (administrator of the estate) appeared to speak for the Estate of Julie Zanolio (his mother). BI D. Marcheschi presented for the City.  
Mr. Brown presented his case.

**Mohr motioned to uphold staff rec; Gaudreau seconded  
5 Aye-Unanimous**

4	<b>X</b>	<b>X</b>	3	10-017789/ DON MARCHESCHI	2522 CAPITOL AV/ CEDCHC04301(\$4080)	JULIE K ZANOLIO (EST OF)
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Evan Brown (administrator of the estate) appeared to speak for the Estate of Julie Zanolio (his mother). BI D. Marcheschi presented for the City.  
Mr. Brown presented his case.

**Mohr motioned to uphold staff rec; Avery seconded  
5 Aye-Unanimous**

**Housing & Dangerous Buildings Case Cost Recovery - Uncontested**

**For items 5 – 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.**

**Items 5-49 & 51-74 all had good service and went uncontested.  
These items are read in as a blanket.  
Moved by Fritz, seconded by Gaudreau  
4 Ayes/1 Absent (Mohr stepped out)**

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
5	014-0188-002-0000	5	07-053453/ CHARLES SHERMAN	4112 7TH AV/ CEDCHC04264(\$1794.30)	HERBERT G NICHOLS
6	014-0188-002-0000	5	07-053453/ CHARLES SHERMAN	4112 7TH AV/ CEDCHC04265(\$438)	HERBERT G NICHOLS
7	014-0188-002-0000	5	07-053453/ CHARLES SHERMAN	4112 7TH AV/ CEDCHC04266(\$1854.80)	HERBERT G NICHOLS
8	020-0061-039-0000	5	07-039146/ DON VERGA	3701 16TH AV/ CEDCHC04253(\$249.50)	ARMANDO/BELLA MELLO
9	020-0204-029-0000	5	09-047164/ CHAD GARBER	3231 21ST AV/ CEDCHC04268(\$1944.80)	RAMONA PINEDA
10	020-0204-029-0000	5	09-047164/ CHAD GARBER	3231 21ST AV/ CEDCHC04269(\$1933.50)	RAMONA PINEDA
11	048-0106-009-0000	8	10-016532/ DONNA BARTON	7522 21ST ST/ CEDCHC04329(\$200)	ROBERT F CARLSON
12	022-0014-006-0000	5	09-039581/ DON VERGA	3436 23RD AV/ CEDCHC04243(\$211.64)	MIGUEL DIAZ LOPEZ
13	052-0094-003-0000	8	09-043369/ DONNA BARTON	7613 23RD ST/ CEDCHC04337(\$211.64)	BARNES GEORGE/JONATHAN /JULIE
14	052-0094-003-0000	8	09-043369/ DONNA BARTON	7613 23RD ST/ CEDCHC04338(\$884.74)	BARNES GEORGE/JONATHAN /JULIE
15	022-0092-012-0000	5	09-038944/ RICHARD V LEIKER	3515 26TH AV/ CEDCHC04245(\$1878.04)	ANACLETO ORTEGA
16	022-0092-012-0000	5	09-038944/ RICHARD V LEIKER	3515 26TH AV/ CEDCHC04246(\$2834)	ANACLETO ORTEGA
17	020-0043-016-0000	5	10-009942/ GREG SOWARDS	4058 33RD ST/ CEDCHC04244(\$111.64)	DANIEL A CHARTER
18	025-0173-004-0000	5	08-007513/ CHAD GARBER	3000 34TH AV/ CEDCHC04339(\$100)	ANNA I RIVERA (EST OF)
19	022-0141-017-0000	5	09-045100/ CHAD GARBER	5001 48TH ST/ CEDCHC04271(\$1600)	BANK OF NEW YORK

20	040-0095-010-0000	6	06-008393/ CHARLES SHERMAN	7806 50TH AV/ CEDCHC04424(\$624)	ROSIE KETCHUM/GLADYS SMITH
21	040-0095-010-0000	6	06-008393/ CHARLES SHERMAN	7806 50TH AV/ CEDCHC04425(\$100)	ROSIE KETCHUM/GLADYS SMITH
22	021-0291-003-0000	5	10-015114/ BO COSLEY	4592 58TH ST/ CEDCHC04249(\$714)	RICHARD L OLDHAM
23	021-0291-003-0000	5	10-015114/ BO COSLEY	4592 58TH ST/ CEDCHC04250(\$1000)	RICHARD L OLDHAM
24	015-0081-006-0000	6	09-049061/ CHAD GARBER	3048 63RD ST/ CEDCHC04288(\$400.30)	CROWNE RESOURCES INC
25	049-0162-005-0000	8	09-044888/ ANDY CHAVEZ	2540 65TH AV/ CEDCHC04291(\$1611.64)	BIG B FAMILY TRUST
26	049-0162-005-0000	8	09-044888/ ANDY CHAVEZ	2540 65TH AV/ CEDCHC04292(\$1668.48)	BIG B FAMILY TRUST
27	027-0040-070-0000	6	07-053395/ CHAD GARBER	5641 66TH ST/ CEDCHC04260(\$1479.54)	TIMOTHY M COPPLE
28	027-0040-070-0000	6	07-053395/ CHAD GARBER	5641 66TH ST/ CEDCHC04261(\$552)	TIMOTHY M COPPLE
29	052-0092-019-0000	8	09-047666/ TOM KERVIN	2273 BABELLE WY/ CEDCHC04272(\$2965.39)	BANK OF AMERICA
30	052-0092-019-0000	8	09-047666/ TOM KERVIN	2273 BABELLE WY/ CEDCHC04273(\$200)	BANK OF AMERICA
31	251-0043-003-0000	2	09-043818/ LEONARD DUCLOS	3945 BALSAM ST/ CEDCHC04275(\$1700)	CASEY, DEBORAH & MONTGOMERY
32	251-0043-003-0000	2	09-043818/ LEONARD DUCLOS	3945 BALSAM ST/ CEDCHC04280(\$2912)	CASEY, DEBORAH & MONTGOMERY
33	117-0250-039-0000	8	09-044419/ ANDY CHAVEZ	5971 BAMFORD DR/ CEDCHC04276(\$1761.64)	LAURIE REYNOLDS
34	225-0634-004-0000	1	09-044048/ DONNA BARTON	1810 BANDON WY/ CEDCHC04283(\$200)	MARCO/RACHEL REYES
35	251-0161-005-0000	2	07-054400/ DAVID SALINOVICH	3529 BELDEN ST/ CEDCHC04420(\$711.72)	MAR PARTNERS I LLC
36	251-0161-005-0000	2	07-054400/ DAVID SALINOVICH	3529 BELDEN ST/ CEDCHC04423(\$100)	MAR PARTNERS I LLC
37	047-0134-003-0000	8	08-010114/ ANDY CHAVEZ	7308 BENBOW ST/ CEDCHC04285(\$200)	DAVID K BEEGHLEY
38	047-0134-003-0000	8	08-010114/ ANDY CHAVEZ	7308 BENBOW ST/ CEDCHC04287(\$1962.80)	DAVID K BEEGHLEY
39	250-0291-002-0000	2	09-043602/ MAURICE SCHRANZ	118 BUTTERWORTH AV/ CEDCHC04298(\$1611.64)	AJ'S TRUST
40	038-0272-012-0000	6	09-043543/ RICHARD V LEIKER	8051 CAPISTRANO WY/ CEDCHC04286(\$1600)	BINH CONG DOAN
41	251-0191-014-0000	2	10-001060/ MAURICE SCHRANZ	826 CARMELITA AV/ CEDCHC04299(\$520)	ANTHONY CHAN/RENATO Q ALFONSO/ALBERT CHENG
42	251-0282-002-0000	2	09-003502/ DAVID SALINOVICH	3329 CYPRESS ST/ CEDCHC04257(\$1244.64)	RICK/JACQUES DAWARI
43	251-0282-002-0000	2	09-003502/ DAVID SALINOVICH	3329 CYPRESS ST/ CEDCHC04258(\$448)	RICK/JACQUES DAWARI
44	251-0282-002-0000	2	09-003502/ DAVID SALINOVICH	3329 CYPRESS ST/ CEDCHC04259(\$958.27)	RICK/JACQUES DAWARI
45	251-0282-003-0000	2	10-017008/ LEONARD DUCLOS	3325 CYPRESS ST/ CEDCHC04302(\$211.64)	LYULKA LLC
46	251-0282-003-0000	2	10-017008/ LEONARD DUCLOS	3325 CYPRESS ST/ CEDCHC04303(\$379)	LYULKA LLC
47	119-0270-040-0000	8	09-043614/ ANDY CHAVEZ	30 DECATHLON CIR/ CEDCHC04289(\$211.64)	GERALD CASWEL
48	119-0270-040-0000	8	09-043614/ ANDY CHAVEZ	30 DECATHLON CIR/ CEDCHC04290(\$1573.19)	GERALD CASWEL

49	027-0380-019-0000	6	09-043571/ ANDY CHAVEZ	5753 DIGGER ST/ CEDCHC04284(\$211.64)	TRICIA WILSON
50	275-0104-024-0000	2	09-033810/ MAURICE SCHRANZ	762 DIXIEANNE AV/ CEDCHC04304(\$100)	BAHAEDDIN TABARSI
<b>**Paid in Full**</b>					
51	237-0151-006-0000	2	09-034859/ DAVID SALINOVICH	4216 DRY CREEK RD/ CEDCHC04277(\$1711.64)	RICK DAWARI
52	201-1100-138-0000	1	10-009747/ MAURICE SCHRANZ	5415 ELDERDOWN WY/ CEDCHC04305(\$211.64)	AMY XIAO LI
53	052-0112-017-0000	8	10-011258/ TOM KERVIN	1736 FERRAN AV/ CEDCHC04306(\$200)	REO FOOTHILLS LIMITED PARTNERSHIP
54	079-0163-002-0000	6	10-016397/ KIM HAGEN	8391 FOLSOM BL/ CEDCHC04307(\$100)	YIP HOLDINGS THREE LLC
55	079-0163-002-0000	6	10-016397/ KIM HAGEN	8391 FOLSOM BL/ CEDCHC04308(\$438)	YIP HOLDINGS THREE LLC
56	266-0271-005-0000	3	H030038519/ DON MARCHESCHI	1681 GLENROSE AV/ CEDCHC04296(\$210.59)	MICHAEL H VAN DAGENS
57	048-0133-007-0000	8	07-045442/ TOM KERVIN	2148 KIRK WY/ CEDCHC04282(\$111.64)	JOSEPH SINGH
58	052-0270-059-0000	8	09-043421/ DONNA BARTON	1956 LEFORD WY/ CEDCHC04430(\$211.64)	VIJAYKUMAR ARUNKUMAR
59	052-0270-059-0000	8	09-043421/ DONNA BARTON	1956 LEFORD WY/ CEDCHC04431(\$454.95)	VIJAYKUMAR ARUNKUMAR
60	250-0082-019-0000	2	09-031698/ MAURICE SCHRANZ	539 LINDSAY AV/ CEDCHC04427(\$4068.83)	LYUDMILA AZAROVA/YEVGENI Y RUZYOY
61	250-0082-019-0000	2	09-031698/ MAURICE SCHRANZ	539 LINDSAY AV/ CEDCHC04429(\$1889)	LYUDMILA AZAROVA/YEVGENI Y RUZYOY
62	265-0180-002-0000	3	09-038413/ MAURICE SCHRANZ	2916 MARYSVILLE BL/ CEDCHC04314(\$16000)	SCHMITZ FAMILY TRUST
63	226-0161-015-0000	2	09-043488/ MAURICE SCHRANZ	5041 RIO LINDA BL/ CEDCHC04226(\$200)	BARBARA J TAXARA
64	252-0261-021-0000	3	08-097566/ DONNA BARTON	1672 ROSALIND ST/ CEDCNU03049(\$1180.73)	JEFFERY SPELLMAN
65	252-0261-021-0000	3	08-097566/ DONNA BARTON	1672 ROSALIND ST/ CEDCHC04251(\$900)	JEFFERY SPELLMAN
66	252-0261-021-0000	3	08-097566/ DONNA BARTON	1672 ROSALIND ST/ CEDCHC04252(\$100)	JEFFERY SPELLMAN
67	263-0331-012-0000	2	10-018162/ KIM HAGEN	33 SCOLES CT/ CEDCHC04317(\$100)	THOMAS HAURY
68	263-0331-012-0000	2	10-018162/ KIM HAGEN	33 SCOLES CT/ CEDCHC04318(\$510)	THOMAS HAURY
69	049-0420-063-0000	8	09-049877/ TOM KERVIN	4010 SHINING STAR DR/ CEDCHC04320(\$1611.64)	MCGRUE IPHIGENIA
70	049-0420-063-0000	8	09-049877/ TOM KERVIN	4010 SHINING STAR DR/ CEDCHC04321(\$771.19)	MCGRUE IPHIGENIA
71	043-0254-010-0000	6	10-008568/ DONNA BARTON	8010 TIERRA WOOD WY/ CEDCHC04322(\$211.64)	DEWAYNE L TOWNES
72	010-0255-010-0000	5	08-013096/ CHAD GARBER	3161 Y ST/ CEDCHC04279(\$1611.64)	MICHAEL ARTHUR ROBINSON
73	237-0276-013-0000	2	09-011319/ DAVID SALINOVICH	316 YAMPA CIRCLE/ CEDCHC04432(\$1495.80)	JUAN RAMON BELTRAN/BICENTA LIMON
74	237-0276-013-0000	2	09-011319/ DAVID SALINOVICH	316 YAMPA CIRCLE/ CEDCHC04433(\$1594.40)	JUAN RAMON BELTRAN/BICENTA LIMON

## Staff Reports

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

75. Code Enforcement Operations Management Monthly Report (Oral)  
Location: Citywide  
Recommendation: Review and Comment – status report on the Rental Housing Inspection Program; notice & orders appeals; City staff changes; and staff recommendation reports.  
Contact Randy Stratton 916-808-6497

*There will be 2 notice & order appeals next month.  
Community Development has a vacancy for building official.  
The secretaries advised the Board that BI K. Caluya passed away 12/23/10.*

76. Code Enforcement Customer Relations (Oral)  
Location: Citywide  
Recommendation: Review and Comment – City staff will provide an overview of customer interaction throughout the housing case process, including the lien process.  
Contact Randy Stratton 916-808-6497

*This item will be continued to next month*

77. Select the Chair and Vice-Chair for the year 2011  
Location: Citywide  
Recommendation: Select the Chair and Vice-Chair for the year 2011 who will assume their duties with the first meeting in February.  
Contact: Randy Stratton 916-808-6497

*Mohr motioned to postpone this item to February; 2<sup>nd</sup> by McKinley. 5 Ayes.*

## Public Comment – Matters Not on the Agenda

*None*

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

Mr. Mohr stated to the Board that CA Sparks will contact the secretary to let her know if Mr. Roodenburg does not have standing to appeal after reviewing the power of attorney document he provided.

If he is found to have no standing the item will come back to the Board in blanket format.

Mr. Mohr wants this item on the agenda so that the Board can stay abreast as to the results.

*Fritz commented that he will be driving back from a business meeting in Reno next month, but should arrive in time for the meeting.*

*Avery had two items to agendize:*

- 1) The issue of standing-he wants to know what analysis is done by the City to analyze the standing of an appellant*
- 2) He wants the City to explain why RHIP & HDB do not communicate.*

## Adjournment