



Minutes  
 City of Sacramento  
 Housing Code Advisory and Appeals Board  
 Historic City Hall 915 I Street, 2<sup>nd</sup> Floor – Hearing Room

August 11, 2010 – 5:30 P.M.

Call to Order @ 5:30 pm – Meeting adjourned at 6:59 pm

**Roll Call**

Board member Avery was absent (excused). Mohr, Fritz, McKinley and Gaudreau were all present and on time.

Public Hearings

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

**AGENDA**

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

**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	09-011174/ ANDY CHAVEZ	3900 12TH AV/ CEDCHC03519(\$100)	CHARLES ROBERT DONALDSON
<p>P/O Charles Robert Donaldson appeared before the HCAAB, BI A. Chavez presented for the City. Mr. Donaldson stated that he felt that his due process rights were violated and that the information that BI A. Chavez presented was the first he had ever heard of it. Chairman Mohr asked if he would feel more comfortable rescheduling the hearing now that he had the information and Mr. Donaldson stated that was not necessary. His remaining argument revolved around the status of the property, how he feels he has tripled the value of it and that the City should have never finalized out any of the inspections conducted on it. Mr. Donaldson also testified that the title company guaranteed a clear title, the Board recommended him to go back to his title company. He had no further argument.</p> <p style="text-align: center;"><b>With that the Board ruled unanimously to uphold staff recommendation.</b></p> <p style="text-align: center;"><b>Item 1: Motion made by Mohr, seconded by Gaudreau</b></p>						
2		<b>X</b>	5	10-000156/ CHARLES SHERMAN	5116 15TH AV/ CEDCHC03597(\$1468)	SHAWN C/OSCAR A LETOUREAU
<p>P/O Shawn Le Tourneau appeared before the HCAAB, BI. C. Sherman presented for the City. Her appeal was based around a situation that occurred at her property where the bank was attempting to foreclose. There was confusion between the bank and meanwhile she had a tenant that died in the property which eventually led to the destruction of it (thus the citation for work w/out a permit). The Board weighed these facts, agreed that the City had no procedural error, but that the owner should be cut some slack due to the circumstances. The proposed motion was to cut the notice and order fee in half (to \$700) and keep the publication and termination fees (\$68) for a total of \$768.00.</p> <p style="text-align: center;">Item 2: Motion made by Fritz, seconded by Gaudreau</p> <p style="text-align: center;">Fritz, Gaudreau &amp; McKinley voted yes and Mohr voted no-motion passed.</p>						

3	X	X	8	09-039545/ BO COSLEY	2032 WAKEFIELD WY/ CEDCHC03436(\$438)	MANOOCHER MAZEEDIAN/ ADRIANA
4		X	8	09-039545/ BO COSLEY	2032 WAKEFIELD WY/ CEDCHC03437(\$100)	MANOOCHER MAZEEDIAN/ ADRIANA

P/O Manoocher Mazeedian appeared before the HCAAB, BI. B. Cosley presented for the City.

His appeal started off stating that the City did not have the right to secure an opening that was in the backyard. BI B. Cosley stated that when they are called out to secure the property it is per Sacramento Police Department and it is their job to ensure that premise is secured all the way around so that no one can gain access. That is why the back door was secured.

His next argument was that it is too expensive, it was then discussed how the City hires the contractors, that they all charge the same and that it is a fair market value. For his particular case it also happened to include an afterhours charge.

His next argument was that if BI B. Cosley was guaranteeing the property to be secured that he should have secured the sliding glass door as well. It was asked when Mr. Mazeedian went to the property and he didn't go until the next day in late afternoon. BI B. Cosley stated that when any building inspector leaves a scene they always leave it secured but they try to ensure it is done as cheap as possible for the owner, therefore if he can secure something like the sliding glass door with a screw, pipe, etc he will to decrease the cost for the owner, but to still ensure safety. Mr. Mazeedian was not happy with any of the answers. He circled back and then stated that he should have been contacted, BI B. Cosley walked through the steps of contact (PD attempts to contact the owner and then the BI will try if they have other numbers, etc-if the owner can't be reached they need to secure the property). Mr. Mazeedian stated that the Police should have been able to reach him and he thinks it's all unfair. There was no further argument for item 3.

Item 3: Motion made by Mohr, seconded by Fritz

The Board passed the motion unanimously.

Item 4 Mr. Mazeedian was not contesting, he did circle back and tried to reopen the argument for item #3, he kept circling back and Chairman Mohr kept trying to keep him on task. Finally a motion was proposed to stop the argument.

Item 4: Motion made by Mohr, seconded by Fritz

The Board passed the motion unanimously.

Chairman Mohr advised Mr. Mazeedian that he can appeal at Council on 10/12/10 and that the information would be on his decision letter. He also stated that if he had further questions he could contact City staff after the hearing.

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

**For items 5 – 63, 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.**

**Since there was no appeal to consider and all owners were given the proper notice and time to appeal, the Board voted unanimously to uphold staff recommendations (uphold the liens in the amounts noted on each line, associated with each property). With the exception of item #'s 22, 34-36 & 47-49 which are being rescheduled.**

(Fritz motioned and Mohr seconded)

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
5	014-0195-013-0000	5	08-094487/ CHARLIE SHERMAN	4469 7TH AV/ CEDCHC03594(\$261.50)	MARIA E CERVANTES/ FRANCISCO A ARMENTA
6	020-0121-001-0000	5	08-008611/ DON VERGA	3300 16TH AV/ CEDCHC03650(\$100)	JUAN CASTRO CRUZ
7	020-0211-018-0000	5	10-000305/ JAMES HARRISON	3515 20TH AV/ CEDCVP00037(\$1500)	DEL TORO, SALVADOR
8	036-0042-015-0000	5	09-004601/ TOM KERVIN	6221 25TH ST/ CEDCHC03628(\$13330)	MCKINLEY HP PARTNERS LIMITED PARTNERSHIP
9	036-0042-015-0000	5	09-004601/ TOM KERVIN	6221 25TH ST/ CEDCHC03629(\$948.70)	MCKINLEY HP PARTNERS LIMITED PARTNERSHIP
10	025-0091-021-0000	5	09-031723/ DONNA BARTON	3181 32ND AV/ CEDCHC03626(\$1850)	JUAN PONCY RODRIGUEZ
11	025-0153-012-0000	5	10-000773/ DONNA BARTON	2540 34TH AV/ CEDCHC03637(\$218)	RICHARD F/MARIE B STRAW

12	020-0053-006-0000	5	09-010407/ CHAD GARBER	3924 35TH ST/ CEDCHC03671(\$203)	HUGO MENDEZ/ EVANGELINE
13	013-0343-010-0000	5	09-037982/ DON VERGA	3438 36TH ST/ CEDCHC03670(\$100)	R/J FARMS INC
14	020-0131-044-0000	5	08-100488/ CHAD GARBER	4216 38TH ST/ CEDCHC03607(\$1658)	NEMANI SARASAU
15	020-0131-044-0000	5	08-100488/ CHAD GARBER	4216 38TH ST/ CEDCHC03608(\$100)	NEMANI SARASAU
16	040-0230-066-0000	6	10-002944/ DON VERGA	7466 50TH AV/ CEDCHC03673(\$200)	HAN HONG DENG
17	021-0334-014-0000	6	H060007185/ CHARLIE SHERMAN	4601 69TH ST/ CEDCHC03593(\$118)	DEV SAC I LLC
18	021-0334-014-0000	6	H060007185/ CHARLIE SHERMAN	4601 69TH ST/ CEDCHC03592(\$604)	DEV SAC I LLC
19	021-0273-011-0000	6	09-010022/ RICHARD V LEIKER	4446 79TH ST/ CEDCHC03595(\$88.85)	FEDERAL NATL MTG ASSOC
20	021-0273-011-0000	6	09-010022/ RICHARD V LEIKER	4446 79TH ST/ CEDCHC03596(\$1233)	FEDERAL NATL MTG ASSOC
21	263-0190-036-0000	2	09-043350/ MAURICE SCHRANZ	2565 ALTOS AV/ CEDCHC03674(\$1618)	ANGELA S CASTRO
22	263-0051-020-0000	2	07-051731/ LEONARD DUCLOS	147 ARCADE BL/ CEDCHC03691(\$166)	MERNA KINNEY
23	250-0420-001-0000	1	06-022223/ MAURICE SCHRANZ	3469 BINGHAMTON DR/ CEDCHC03686(\$118)	WILMINGTON SECURITY INC
24	237-0354-017-0000	2	09-003247/ DAVID SALINOVICH	4468 BRECKENRIDGE WY/ CEDCHC03707(\$1456.20)	PHANOMVANH/VIE NG THONGRASMY
25	237-0354-017-0000	2	09-003247/ DAVID SALINOVICH	4468 BRECKENRIDGE WY/ CEDCHC03708(\$2485.99)	PHANOMVANH/ VIENG THONGRASMY
26	265-0341-008-0000	2	09-011037/ MAURICE SCHRANZ	1315 CANNON ST/ CEDCHC03647(\$118)	VINESH PRASAD
27	274-0132-008-0000	1	09-047252/ MAURICE SCHRANZ	500 CLEVELAND AV/ CEDCHC03643(\$16000)	ATA T MONSEF/SIGRID
28	266-0160-009-0000	3	08-008127/ DON MARCHESCHI	3027 CONNIE DR/ CEDCHC03501(\$330)	HASSAN REGRAGUI/DUANE PASCUAL
29	117-0182-012-0000	8	07-033874/ BO COSLEY	7809 COTTON LN/ CEDCHC03690(\$1180)	SITARAM TRUST
30	225-1510-051-0000	1	10-007922/ LEONARD DUCLOS	1763 DANBROOK DR/ CEDCHC03659(\$402)	FEDERAL NATL MTG ASSOC
31	225-1510-051-0000	1	10-007922/ LEONARD DUCLOS	1763 DANBROOK DR/ CEDCHC03660(\$1000)	FEDERAL NATL MTG ASSOC
32	252-0230-018-0000	3	09-010156/ MAURICE SCHRANZ	3541 DEL PASO BL/ CEDCHC03709(\$1837.90)	HO H THAI
33	252-0230-018-0000	3	09-010156/ MAURICE SCHRANZ	3541 DEL PASO BL/ CEDCHC03710(\$2483.20)	HO H THAI
34	252-0281-034-0000	3	07-050834/ MAURICE SCHRANZ	3550 DEL PASO BL/ CEDCHC03695(\$569.76)	SHARON A SAVA
35	252-0281-034-0000	3	07-050834/ MAURICE SCHRANZ	3550 DEL PASO BL/ CEDCHC03696(\$376)	SHARON A SAVA
36	252-0281-034-0000	3	07-050834/ MAURICE SCHRANZ	3550 DEL PASO BL/ CEDCHC03697(\$100)	SHARON A SAVA
37	225-2000-050-0000	1	09-050340/ DIA BRADFORD	5 DELTA TULE CT/ CEDCHC03653(\$218)	GRAHAM MONTROYA
38	013-0371-009-0000	5	09-008301/ DONNA BARTON	3691 E CURTIS DR/ CEDCHC03615(\$185)	KELLI LARSEN
39	013-0371-009-0000	5	09-008301/ DONNA BARTON	3961 E CURTIS DR/ CEDCHC03616(\$700)	KELLI LARSEN
40	265-0022-066-0000	2	09-041851/ LEONARD DUCLOS	3131 EL REY WY/ CEDCHC03614(\$1000)	NANCY/ERICK C PINELO

41	040-0270-002-0000	6	09-052336/ DON VERGA	7390 ELDER CREEK RD/ CEDCHC03661(\$1600)	HSBC BANK USA
42	064-0020-004-0000	6	10-002808/ CHARLIE SHERMAN	8652 ELDER CREEK RD/ CEDCHC03669(\$1000)	MARIA L NOLASCO
43	036-0042-004-0000	5	09-035746/ RICHARD V LEIKER	6212 HERMOSA ST/ CEDCHC03684(\$1618)	STAR ONE RESIDENTIAL LLC
44	036-0042-000-0000	5	09-035746/ RICHARD V LEIKER	6212 HERMOSA ST/ CEDCHC03685(\$655.67)	STAR ONE RESIDENTIAL LLC
45	036-0042-005-0000	5	09-035747/ RICHARD V LEIKER	6216 HERMOSA ST/ CEDCHC03698(\$1859.20)	FEDERAL HOME LOAN MTG
46	036-0042-005-0000	5	09-035747/ RICHARD V LEIKER	6216 HERMOSA ST/ CEDCHC03699(\$647.59)	FEDERAL HOME LOAN MTG
47	252-0292-038-0000	3	09-009749/ DON MARCHESCHI	2105 HUDSON WY/ CEDCHC03502(\$1233)	ARELENE DELEON
48	252-0292-038-0000	3	09-009749/ DON MARCHESCHI	2105 HUDSON WY/ CEDCHC03503(\$3600)	ARELENE DELEON
49	252-0292-038-0000	3	09-009749/ DON MARCHESCHI	2105 HUDSON WY/ CEDCHC03504(\$1297.60)	ARELENE DELEON
50	252-0012-021-0000	2	08-096063/ DAVID SALINOVICH	3938 IVY ST/ CEDCHC03506(\$598)	THOMAS ADAMS REV TRUST
51	263-0183-010-0000	2	08-014683/ MAURICE SCHRANZ	375 LEITCH AV/ CEDCHC03667(\$118)	HUA, WILLIAM SHUWEI & ZHONG YAO
52	263-0183-010-0000	2	08-014683/ MAURICE SCHRANZ	375 LEITCH AV/ CEDCHC03668(\$144)	HUA, WILLIAM SHUWEI & ZHONG YAO
53	238-0116-005-0000	2	08-010364/ MAURICE SCHRANZ	107 MACARTHUR ST/ CEDCHC03672(\$100)	RODRIGUEZ, JOSE LUIS
54	237-0060-063-0000	2	H040024594/ DAVID SALINOVICH	1520 MAIN AV/ CEDCHC03505(\$1000)	DAVID KNUTSON
55	119-0380-069-0000	7	09-052312/ LEONARD DUCLOS	4225 MILLPORT/ CEDCHC03694(\$5200)	ZORA/BRIAN M FOSTER
56	226-0101-052-0000	2	09-011256/ LEONARD DUCLOS	5209 RIO LINDA BL/ CEDCHC03613(\$2030)	ROBERT ROBINSON
57	014-0212-015-0000	5	09-052329/ DON VERGA	3425 SANTA CRUZ WY/ CEDCHC03676(\$859.90)	INDYMAC SERVICING INC
58	014-0212-015-0000	5	09-052329/ DON VERGA	3425 SANTA CRUZ WY/ CEDCHC03677(\$16000)	INDYMAC SERVICING INC
59	226-0323-003-0000	2	09-011005/ LEONARD DUCLOS	4928 SHADY LEAF WY/ CEDCHC03589(\$1865.80)	ALADRIAN L LYNCH
60	117-0340-068-0000	7	10-000813/ DONNA BARTON	67 SUMMER RIM CIR/ CEDCHC03675(\$2180)	AZANNA MORNEL
61	250-0150-004-0000	2	09-044659/ DIA BRADFORD	3572 TAYLOR ST/ CEDCHC03680(\$3000)	ILLYA ANDRIANOV
62	010-0204-016-0000	5	09-040957/ RICHARD V LEIKER	3325 V ST/ CEDCHC03682(\$410.260)	LORNA J DRAFALL
63	010-0204-016-0000	5	09-040957/ RICHARD V LEIKER	3325 V ST/ CEDCHC03683(\$16000)	LORNA J DRAFALL

### Staff Reports

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

#### 64. 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, standard language for staff recommendations in staff reports.

Contact Randy Stratton 916-808-6497

*Since Mr. Avery was not able to make the meeting tonight Chairman Mohr postponed the portion of item #64 that had to do with processes as well as the entire item #65. These items will be addressed at the 9/8/10 hearing.*

*Randy reported for item #64 a reminder that Code Enforcement and Community Development are now merged as one and that the customer service aspect will be even better for customers as the process is perfected but having everything available under one roof.*

65. 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

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

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

**Adjournment**

*Everyone is slated to be here for both September and October meetings.*

*Case load looks about the same.*

*Meeting was adjourned at 6:55 pm but public comment was neglected and we had a member of the public to speak (Mr. Mazeedian). He was given the three minute limit, however, he started off on his items again and it was decided that the discussion was outside the scope of public comment and that this conversation should be reconvened after the Board meeting. Mr. Mazeedian was given information on obtaining the police report for the incident that caused Code Enforcement to come out and the date of the incident. He appeared satisfied with that.*

*Meeting was officially adjourned at 6:59 pm.*