



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

July 14, 2010 – 5:30 P.M.

Call to Order @ 5:30 pm – Meeting adjourned at 6:14 pm

Roll Call

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

City Staff

SPD – A. Gugliameli; CA—Angela Cassagrande
 BI D. Marcheschi

Public Hearings

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

AGENDA

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		X	3	07-036771/ DON MARCHESCHI	429 40TH ST/ CEDCHC03481(\$1784.4)	JAMES G O'ROURKE
2	X	X	3	07-036771/ DON MARCHESCHI	429 40TH ST/ CEDCHC03482(\$280)	JAMES G O'ROURKE

P/O James O' Rourke appeared before the HCAAB. He stated that his appeal is really the claim he submitted to the City and that his written appeal can be considered and weighed against the City's evidence (as presented by BI D. Marcheschi) and recommendation. The Board had City Staff go over the actions taken that led to the fees that are being contested and then Mr. O'Rourke stated asked a few questions relative to the case and then told the Board to do what they have to do. With that the Board ruled unanimously to uphold staff recommendation for both items 1 & 2.
 Item 1: Motion made by Mohr, seconded by Gaudreau
 Item 2: Motion made by Mohr, seconded by Avery.

Housing & Dangerous Buildings Case Cost Recovery - Uncontested

For items 3 – 53, 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).
 (Mohr motioned and Gaudreau seconded)

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
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3	010-0372-007-0000	5	08-000743/ JOSH PINO	3232 3RD AV/ CEDCHC02843(\$1333)	VLADIMIR SAMOYLVOVICH/A MIR MIRZA
4	020-0015-004-0000	5	06-005333/ RICHARD V LEIKER	3232 12TH AV/ CEDCHC03457(\$100)	MDA FUND VIII LLC
5	014-0262-001-0000	5	09-011174/ DON VERGA	3900 12TH AV/ CEDCHC03519(\$100)	CHARLES ROBERT DONALDSON
6	014-0262-016-0000	5	09-041077/ DON VERGA	3909 14TH AV/ CEDCHC03520(\$362.80)	PEKAIRA CA 01 LLC
7	009-0151-012-0000	4	09-031624/ JOSH PINO	2030 16TH ST/ CEDCHC03461(\$104.99)	STRATTON INVESTMENTS
8	020-0141-006-0000	5	H040023262/ KYLE CALUYA	3903 17TH AV/ CEDCHC03460(\$1562.20)	DEUTSCHE BANK
9	007-0094-002-0000	3	09-039441/ BO COSLEY	1109 22ND ST/ CEDCHC03521(\$100)	THEODORE H STRUTZ FAMILY REV TRUST
10	007-0094-002-0000	3	09-039441/ BO COSLEY	1109 22ND ST/ CEDCHC03522(\$438)	THEODORE H STRUTZ FAMILY REV TRUST
11	035-0243-002-0000	5	09-049214/ DONNA BARTON	6812 23RD ST/ CEDCHC03523(\$219.99)	LATONYA BAZEMORE
12	020-0112-035-0000	5	09-048023/ CHAD GARBER	4107 32ND ST/ CEDCHC03524(\$200)	NABHI S ABBUSHI
13	020-0112-035-0000	5	09-048023/ CHAD GARBER	4107 32ND ST/ CEDCHC03525(\$448)	NABHI S ABBUSHI
14	021-0023-029-0000	5	09-035675/ CHAD GARBER	4025 51ST ST/ CEDCHC03179(\$219.99)	MICHELLE R GARCIA
15	011-0271-011-0000	6	09-050255/ CHARLIE SHERMAN	2738 58TH ST/ CEDCHC03391(\$200)	ARTHUR WILLIAM FABRE JR
16	021-0341-018-0000	6	09-043788/ DONNA BARTON	4555 71ST ST/ CEDCHC03392(\$119.99)	JOHN P ODBERT
17	263-0081-020-0000	2	08-088464/ MAURICE SCHRANZ	341 ARCADE BL/ CEDCHC03483(\$468)	THOMAS/CINDY THERESE SHIPMAN TOWNSEND
18	117-0062-015-0000	8	09-008303/ BO COSLEY	6733 BODINE CIR/ CEDCHC03489(\$507.89)	ANGELA RIVERA
19	117-0062-015-0000	8	09-008303/ BO COSLEY	6733 BODINE CIR/ CEDCHC03490(\$1333)	ANGELA RIVERA
20	237-0332-003-0000	2	09-045118/ DIA BRADFORD	4714 BOLLENBACHER AV/ CEDCHC03448(\$300)	C BASS MORTGAGE LOAN TRUST
21	277-0011-013-0000	2	08-088971/ MAURICE SCHRANZ	2435 BOXWOOD ST/ CEDCHC03440(\$100)	IA M THOR
22	237-0434-017-0000	2	09-032299/ MAURICE SCHRANZ	1 CASEY CT/ CEDCHC03485(\$2496)	CASEY 1122 INVESTMENTS/RAY LEHMKUL CO
23	237-0434-017-0000	2	09-032299/ MAURICE SCHRANZ	1 CASEY CT/ CEDCHC03486(\$1685)	CASEY 1122 INVESTMENTS/RAY LEHMKUL CO
24	266-0284-011-0000	3	10-002988/ LEONARD DUCLOS	2706 CONNIE DR/ CEDCHC03499(\$100)	CJB LAND TRUST
25	266-0284-011-0000	3	10-002988/ LEONARD DUCLOS	2706 CONNIE DR/ CEDCHC03500(\$5173.10)	CJB LAND TRUST
26	263-0302-028-0000	2	09-009695/ DAVID SALINOVICH	169 DANVILLE WY/ CEDCHC03465(\$185)	FEDERAL NATIONAL MORTGAGE ASSOC
27	263-0302-028-0000	2	09-009695/ DAVID SALINOVICH	169 DANVILLE WY/ CEDCHC03466(\$2129.20)	FEDERAL NATIONAL MORTGAGE ASSOC
28	263-0302-028-0000	2	09-009695/ DAVID SALINOVICH	169 DANVILLE WY/ CEDCHC03467(\$198.95)	FEDERAL NATIONAL MORTGAGE ASSOC

29	027-0380-021-0000	6	09-043570/ DON VERGA	5765-DIGGER ST/ CEDCHC03397(\$2000)	HAILU MEKONNEN
Item is being rescheduled due to possible proof of payment					
30	002-0113-017-0000	1	09-037654/ DON MARCHESCHI	1007 E ST/ CEDCHC03398(\$119.99)	SABER SHEHADEH
31	002-0113-017-0000	1	09-037654/ DON MARCHESCHI	1007 E ST/ CEDCHC03399(\$2321.44)	SABER SHEHADEH
32	265-0151-024-0000	3	H040033651/ MAURICE SCHRANZ	1638 ELDRIDGE AV/ CEDCHC03475(\$419.99)	LUU FAMILY LIVING TRUST
33	265-0151-024-0000	3	H040033651/ MAURICE SCHRANZ	1638 ELDRIDGE AV/ CEDCHC03473(\$150)	LUU FAMILY LIVING TRUST
34	265-0151-024-0000	3	H040033651/ MAURICE SCHRANZ	1638 ELDRIDGE AV/ CEDCHC03474(\$2140)	LUU FAMILY LIVING TRUST
35	226-0340-021-0000	2	09-049343/ DIA BRADFORD	2 GRAFF RIG CT/ CEDCHC03507(\$219.99)	DON/CHRISTINA DAVIS
36	226-0340-021-0000	2	09-049343/ DIA BRADFORD	2 GRAFF RIG CT/ CEDCHC03508(\$235.2)	DON/CHRISTINA DAVIS
37	035-0154-017-0000	5	09-004074/ BO COSLEY	6520 HOGAN DR/ CEDCHC03468(\$1233)	RAUL MAGANA/EVA RODRIDGUEZ
38	035-0154-017-0000	5	09-004074/ BO COSLEY	6520 HOGAN DR/ CEDCHC03494(\$514.40)	RAUL MAGANA/EVA RODRIDGUEZ
39	007-0051-020-0000	3	09-049982/ JOHN VANELLA	3001 I ST/ CEDCHC03407(\$119.99)	30TH/I OFFICE PROPERTY LLC
40	007-0051-020-0000	3	09-049982/ JOHN VANELLA	3001 I ST/ CEDCHC03408(\$392.40)	30TH/I OFFICE PROPERTY LLC
41	007-0051-020-0000	3	09-004047/ DON MARCHESCHI	3001 I ST/ CEDCHC03409(\$85)	30TH/I OFFICE PROPERTY LLC
42	007-0051-020-0000	3	09-004047/ DON MARCHESCHI	3001 I ST/ CEDCHC03410(\$567.20)	30TH/I OFFICE PROPERTY LLC
43	251-0211-001-0000	2	06-001735/ LEONARD DUCLOS	1191 LOS ROBLES BL/ CEDCHC03488(\$119.99)	BERT F CHURCH
44	052-0230-070-0000	8	09-040862/ DONNA BARTON	7878 MANORSIDE DR/ CEDCHC03424(\$2000)	NAILEEN CHAND/SHALENDR A K SHARMA
45	020-0062-015-0000	5	09-044572/ DON VERGA	3958 MARTIN LUTHER KING/ CEDCHC03515(\$1600)	BLUNDEN GREG/PAMELA/PHIL LIP W ROCCO/ETAL
46	022-0032-021-0000	5	09-005296/ CHARLIE SHERMAN	4841 MASCOT AV/ CEDCHC03476(\$1704.99)	BROSI/WAKEIN DEUNERT
47	001-0112-044-0000	1	09-052164/ KIM HAGEN	315 NORTH 10TH ST/ CEDCHC03425(\$403.99)	KASSIS FAMILY TRUST
48	001-0112-044-0000	1	09-052164/ KIM HAGEN	315 NORTH 10TH ST/ CEDCHC03426(\$100)	KASSIS FAMILY TRUST
49	117-1350-028-0000	8	09-049120/ BO COSLEY	8619 RAYMUS ST/ CEDCHC03431(\$100)	HAO GIA NGUYEN
50	117-1350-028-0000	8	09-049120/ BO COSLEY	8619 RAYMUS ST/ CEDCHC03432(\$511.2)	HAO GIA NGUYEN
51	047-0052-002-0000	8	09-039545/ BO COSLEY	2032 WAKEFIELD WY/ CEDCHC03436(\$438)	MANOOCHEER MAZEEDIAN/ADRIA NA
52	047-0052-002-0000	8	09-039545/ BO COSLEY	2032 WAKEFIELD WY/ CEDCHC03437(\$1000)	MANOOCHEER MAZEEDIAN/ADRIA NA
Items are being rescheduled due to late appeal. These will be heard at the 8/11/10 hearing					
53	225-0294-003-0000	1	09-047795/ DIA BRADFORD	1224 WEST EL CAMINO AV/ CEDCHC03438(\$219.99)	JOSE T SANTAN/MARIA I

Staff Reports

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

54. 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 Ron O' Connor 916-808-8183

Status Report on RHIP:

Randy advised the Board that RHIP (Rental Housing Inspection Program) will be taking some invoices to lien and the fact that the Board will be seeing liens brought before them at the September 8, 2010 hearing. He then passed out a folder that contained a process overview of the RHIP program along with the ordinance that covers RHIP so that the Board will be aware enough to make a proper decision on any appeals that might be received for the RHIP liens (which are about 8 in total). Since not all Board members were present it was decided that the secretary of the Board would mail out the packet to the two missing Board members and that way everyone could have time to review the packet and email any questions they had to the secretary, then forwarded to Randy Stratton and he will get the answers so that they can be addressed at the 8/11/10 HCAAB meeting.

Notice and Orders have about 1-2 that are not confirmed yet for the 8/11/10 hearing.

City Staff Changes:

Randy Stratton appeared at the Board meeting in place of Ron O' Connor. He announced that due to the consolidation between CDD (Community Development Department) and Code Enforcement that Ron will now be the true operations manager and oversee the field staff for the entire department and Randy has been moved to the Chief of Housing and Dangerous Buildings and will be taking Ron's place on the Board.

Randy discussed the layoffs and that he was losing 2 building inspectors but there is really no other update besides that at this point due to the fact that the consolidation plan is still underway.

He did assure the Board that due to this consolidation the "cradle to grave" process for customers should improve drastically, since that was raised as a concern by the Board.

Standard Language for Staff Reports:

Randy stated that all inspectors should be using the same template that has the approved standard language; however, he will ensure that what they use is uniform and report back to ensure that the templates and wording are solidified.

55. 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 Ron O' Connor 916-808-8183

Similarly to item #54 a packet was distributed that contains an extremely high level overview of the Housing and Dangerous Buildings process along with all letters that are mailed out to a customer. Packets will be mailed to the two absent Board members and will be advised that any questions can be emailed so that they can be properly addressed at the 8/11/10 meeting.

The Board did ask for the service requirements for each type of notice to be addressed, this will be brought to the 8/11 meeting.

Public Comment – Matters Not on the Agenda Board Member's Comments, Questions, Ideas, and Announcements

Adjournment

After checking with the Board members present, attendance is looking good for the next few months.