



Minutes
 City of Sacramento
 Housing Code Advisory and Appeals Board

Historic City Hall 915 I Street, 2nd Floor – Hearing Room
 December 8, 2010 – 5:30 P.M.

[Call to Order @ 5:29 pm – Meeting adjourned at 6:30 pm](#)

Roll Call

Mohr, Fritz, McKinley & Avery were present; Gaudreau was absent (excused)
 CA M. Sparks was present and CH&DB R. Stratton 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	X	X	5	08-091554/ CHARLIE SHERMAN	4116 7TH AV/ CEDCHC04060(\$438)	DARKO DEKOVIC
2		X	5	08-091554/ CHARLIE SHERMAN	4116 7TH AV/ CEDCHC04061(\$205)	DARKO DEKOVIC
3	X	X	5	08-091554/ CHARLIE SHERMAN	4116 7TH AV/ CEDCHC04062(\$304)	DARKO DEKOVIC

P/O Darko Dekovic appeared before the HCAAB. BI C. Sherman presented for the City.
 Mr. Dekovic presented his case.

The Board ruled to unanimously to uphold staff recommendation for each of the three items.

- Item 1: Moved by Mohr, seconded by Avery. Carried unanimously**
- Item 2: Moved by Fritz, seconded by McKinley. Carried unanimously**
- Item 3: Moved by Fritz, seconded by McKinley. Carried unanimously**

Housing & Dangerous Buildings Case Cost Recovery - Uncontested

For items 4 – 56, 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).

Moved by Fritz, seconded by Mohr

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
4	014-0221-002-0000	5	10-009511/ DONNA BARTON	4308 8TH AV/ CEDCHC04185(\$219.48)	GLORIA L POWERLL WELLS REV TRUST

5	013-0403-025-0000	5	09-049879/ DON VERGA	3809 12TH AV/ CEDCHC04166(\$1700)	RICHARD L & ALICIA M MUNOZ
6	009-0215-002-0000	4	H040019999/ DON MARCHESCHI	2209 17TH ST/ CEDCHC04239(\$475.48)	MICHAEL T SIMPSON
7	009-0215-002-0000	4	H040019999/ DON MARCHESCHI	2209 17TH ST/ CEDCHC04241(\$100)	MICHAEL T SIMPSON
8	025-0166-010-0000	5	09-038148/ DON VERGA	2841 35TH AV/ CEDCHC04219(\$1700)	CHESSON FAMILY TRUST
9	014-0213-003-0000	5	10-005039/ DONNA BARTON	3300 41ST ST/ CEDCHC04176(\$1619.48)	MARCO TULIO OSORIO OCHOA
10	014-0213-003-0000	5	10-005039/ DONNA BARTON	3300 41ST ST/ CEDCHC04177(\$438)	MARCO TULIO OSORIO OCHOA
11	022-0141-013-0000	5	10-010521/ DIA BRADFORD	5101 48TH ST/ CEDCHC04178(\$200)	FEDERAL HOME LOAN MORTGAGE CORP
12	022-0141-013-0000	5	10-010521/ DIA BRADFORD	5101 48TH ST/ CEDCHC04179(\$735.66)	FEDERAL HOME LOAN MORTGAGE CORP
13	047-0266-001-0000	8	10-008606/ DONNA BARTON	2152 68TH AV/ CEDCHC04182(\$219.48)	BANK OF AMERICA
14	023-0262-004-0000	6	09-046562/ DONNA BARTON	5410 70TH ST/ CEDCHC04153(\$219.48)	MARCO BAUTISTA
15	023-0262-004-0000	6	09-046562/ DONNA BARTON	5410 70TH ST/ CEDCHC04154(\$198.95)	MARCO BAUTISTA
16	023-0193-012-0000	6	09-038669/ ANDY CHAVEZ	5221 78TH ST/ CEDCHC04222(\$1855.60)	FEDERAL NATIONAL MTG ASSOC
17	023-0193-012-0000	6	09-038669/ ANDY CHAVEZ	5221 78TH ST/ CEDCHC04223(\$2683.98)	FEDERAL NATIONAL MTG ASSOC
18	023-0193-012-0000	6	09-038669/ ANDY CHAVEZ	5221 78TH ST/ CEDCHC04224(\$584.52)	FEDERAL NATIONAL MTG ASSOC
19	237-0152-004-0000	2	09-031727/ MAURICE SCHRANZ	1320 BELL AV/ CEDCHC04225(\$1500)	RICHARD J/SHERYLE D KESTER /DOROTHY WILCOX
20	010-0218-014-0000	4	09-038511/ RICHARD V LEIKER	2000 BROADWAY/ CEDCHC04213(\$1600)	AAA BENEFIT REV TRUST
21	275-0104-015-0000	2	08-087859/ LEONARD DUCLOS	2326 CAMBRIDGE ST/ CEDCHC04172(\$1100.79)	JEFFREY L POARCH
22	275-0104-015-0000	2	08-087859/ LEONARD DUCLOS	2326 CAMBRIDGE ST/ CEDCHC04173(\$1884.40)	JEFFREY L POARCH
23	119-0200-099-0000	8	10-009001/ DONNA BARTON	143 CEDAR ROCK CIR/ CEDCHC04226(\$219.48)	BIMAL DUTT
24	266-0160-009-0000	3	08-008127/ DON MARCHESCHI	3027 CONNIE DR/ CEDCHC04229(\$557.64)	DUANE PASCUAL/HASSAN REGRAGUI
25	266-0160-009-0000	3	08-008127/ DON MARCHESCHI	3027 CONNIE DR/ CEDCHC04230(\$6960)	DUANE PASCUAL/HASSAN REGRAGUI
26	266-0160-009-0000	3	08-008127/ DON MARCHESCHI	3027 CONNIE DR/ CEDCHC04231(\$194.70)	DUANE PASCUAL/HASSAN REGRAGUI
27	117-0182-011-0000	8	07-036706/ BO COSLEY	7825 COTTON LN/ CEDCHC04161(\$119.48)	CAROLYN/GREGOR Y JOHNSON
28	275-0086-007-0000	2	09-035891/ DONNA BARTON	1620 EL MONTE AV/ CEDCHC04214(\$119.48)	DANIEL JUARROS JR
29	275-0086-007-0000	2	09-035891/ DONNA BARTON	1620 EL MONTE AV/ CEDCHC04215(\$508)	DANIEL JUARROS JR

30	013-0138-021-0000	5	09-038921/ TOM KERVIN	2981 FRANKLIN BL/ CEDCHC04194(\$1600)	ABRAMS FAMILY TRUST 1984/ET AL
31	013-0138-021-0000	5	09-038921/ TOM KERVIN	2981 FRANKLIN BL/ CEDCHC04195(\$456)	ABRAMS FAMILY TRUST 1984/ET AL
32	013-0138-021-0000	5	09-038921/ TOM KERVIN	2981 FRANKLIN BL/ CEDCHC04196(\$2860)	ABRAMS FAMILY TRUST 1984/ET AL
33	250-0102-002-0000	2	09-039855/ LEONARD DUCLOS	508 KESNER AV/ CEDCHC04163(\$1982.28)	HOMERO/VIRGINIA VILLANUEVA
34	250-0102-002-0000	2	09-039855/ LEONARD DUCLOS	508 KESNER AV/ CEDCHC04164(\$1722.80)	HOMERO/VIRGINIA VILLANUEVA
35	250-0102-002-0000	2	09-039855/ LEONARD DUCLOS	508 KESNER AV/ CEDCHC04191(\$573.71)	HOMERO/VIRGINIA VILLANUEVA
36	035-0074-009-0000	4	H020002363/ BO COSLEY	6125 MCLAREN AV/ CEDCHC04218(\$100)	ARLEE TURNER
37	035-0373-011-0000	5	10-010997/ DIA BRADFORD	2138 MONIFIETH WY/ CEDCHC04206(\$219.48)	SHELBY JOHNSON
38	023-0161-015-0000	6	09-032085/ DON VERGA	5205 NELSON ST/ CEDCHC04237(\$1947.80)	LEGACY MTG/REAL ESTATE/GRANITE HOME LOANS
39	023-0161-015-0000	6	09-032085/ DON VERGA	5205 NELSON ST/ CEDCHC04238(\$743.26)	LEGACY MTG/REAL ESTATE/GRANITE HOME LOANS
40	225-0700-034-0000	1	08-009511/ DON VERGA	1901 PEBBLEWOOD DR/ CEDCHC04148(\$200)	MILDRED WILLIAMS
41	225-0700-034-0000	1	08-009511/ DON VERGA	1901 PEBBLEWOOD DR/ CEDCHC04149(\$994.19)	MILDRED WILLIAMS
42	052-0142-015-0000	8	10-010015/ DONNA BARTON	7723 REENEL WY/ CEDCHC04207(\$219.48)	SHOUA HER
43	226-0101-052-0000	2	09-011256/ LEONARD DUCLOS	5209 RIO LINDA BL/ CEDCHC04197(\$1500)	ROBERT ROBINSON
44	014-0264-021-0000	5	10-016394/ CHARLIE SHERMAN	3847 SAN CARLOS WY/ CEDCHC04208(\$119.48)	MARIA/MAXIMINI OCAMPO
45	263-0241-017-0000	2	08-004019/ DAVID SALINOVICH	635 SANTIAGO AV/ CEDCHC04152(\$841)	DEBRA COMBS
46	053-0081-019-0000	8	09-047672/ BO COSLEY	7640 TEEKAY WY/ CEDCHC04157(\$200)	CASSIUS BELL
47	053-0081-019-0000	8	09-047672/ BO COSLEY	7640 TEEKAY WY/ CEDCHC04158(\$574)	CASSIUS BELL
48	225-1030-005-0000	1	10-015147/ RICHARD V LEIKER	3291 TRUXEL RD/ CEDCHC04209(\$438)	JBDB MANAGEMENT LP
49	225-1030-005-0000	1	10-015147/ RICHARD V LEIKER	3291 TRUXEL RD/ CEDCHC04210(\$100)	JBDB MANAGEMENT LP
50	252-0241-022-0000	3	09-039898/ DON MARCHESCHI	2041 VERANO ST/ CEDCHC04150(\$1859.20)	LINDA G FIGURELLI
51	252-0241-022-0000	3	09-039898/ DON MARCHESCHI	2041 VERANO ST/ CEDCHC04151(\$2314.40)	LINDA G FIGURELLI
52	250-0306-001-0000	2	07-053809/ MAURICE SCHRANZ	3367 WESTERN AV/ CEDCHC04162(\$100)	WILSON 1991 REV LIVING TRUST
53	119-0242-011-0000	7	09-046662/ DONNA BARTON	7880 WHITE TAIL WY/ CEDCHC04189(\$119.48)	DEAN CORTEZ EVANS
54	262-0112-025-0000	1	08-015242/ MAURICE SCHRANZ	412 WISCONSIN AV/ CEDCHC04217(\$100)	KIMHOV HONG
55	237-0174-004-0000	2	07-041055/ MAURICE SCHRANZ	1516 YOUNGS AV/ CEDCHC04192(\$1385.20)	S360 PROPERTIES LLC
56	237-0174-004-0000	2	07-041055/ MAURICE SCHRANZ	1516 YOUNGS AV/ CEDCHC04193(\$100)	S360 PROPERTIES LLC

Staff Reports

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

57. 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

Randy Stratton advised that Building Inspector Kyle Caluya suffered an accident and is now out permanently and Housing & Dangerous Buildings is down another inspector as well. This means that the workload will be increasing for the remaining staff.

It was also touched on that there are new City Council members who will all officially be in office January 2011. Mr. Stratton also stated that the new Council representative for District 1-Angela Ashby has already brought some good things to light.

Chairman Mohr asked R. Stratton to invite Mr. Fernandez, Council members and the Mayor to the HCAAB meetings.

Secretaries reported that there is a notice & order appeal in the pipeline, but not definite and that the rest of the appeals are pretty much status quo.

58. 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 is postponed until next month when all members are present

Public Comment – Matters Not on the Agenda

None

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

Mr. Avery asked what the impact will be due to the decrease in staff. Chief Stratton stated that each inspector has roughly 80 cases a piece which makes it hard to stay on top of each case in a timely manner.

The vacant building code was discussed mainly to distinguish between residential and commercial (especially regarding rental properties). Chief Stratton discussed the fact that residential must be actively for sale/lease and meet conditions of code and commercial has a variance because of what can be seen in the windows as well.

Mr. Avery and Mr. Mohr asked Chief Stratton to pass along their wishes to BI K. Caluya and his family.

Mr. Mohr reminded everyone that his term ends 2/28/11, however, he has a letter from the clerk's office which states that he can remain on the Board until his position gets filled.

Mr. Mohr stated he would like to postpone voting for chair/vice chair until his term is up. CA M. Sparks will check the Board rules and let the secretary know when to agendize this action.

Adjournment