



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

File ID: 2018-01564

November 27, 2018

Public Hearing Item 14

Title: Housing and Dangerous Buildings Case Fees - Findings of Fact for Special Assessment (Noticed 09/14/2018)

Location: Citywide

Recommendation: Conduct a public hearing and upon conclusion, adopt a Resolution making the unpaid expenses incurred by the City in abating nuisances, in the amount not to exceed \$115,233 as listed on Exhibit A, personal obligations of the respective property owners and special assessments against the properties.

Contact: Carl Simpson, Code and Housing Enforcement Chief, (916) 808-8183, Community Development Department

Presenter: Carl Simpson, Code and Housing Enforcement Chief, (916) 808-8183, Community Development Department

Attachments:

1-Description/Analysis

2-Resolution

3-Exhibit A – Expense Report of the Building Official

Description/Analysis

Issue Detail: Delinquent fees are brought before the City Council to secure the debt by making the costs a personal obligation of the respective property owners and/or attaching a special assessment against the respective properties.

Policy Considerations: Conducting the public hearing is in accordance with Section 8.96.360 of the Sacramento City Code.

Prior to the assessment of fees, each property owner was issued the appropriate legal notices, as set forth in Section 8.96.330 of the Sacramento City Code and was afforded an opportunity to appear before the Housing Code Advisory and Appeals Board (HCAAB) to protest or object. After the hearing, the City Clerk transmitted the HCAAB report to the City Council and sent the decision to the objecting property owner via first class mail. Included in this notice was the date and time of the public hearing to be held by the City Council. The decision of the HCAAB is final and conclusive, and judicial review must be conducted in the manner and time frame set forth in California Code of Civil Procedure Section 1094.6. Section 8.96.360 of the Sacramento City Code allows the City Council to order the costs be made both a personal obligation of the property owner and a special assessment against the property.

Housing and Dangerous Buildings activities, including the cost recovery process, are consistent with policies associated with the City's goal to enhance and preserve the neighborhoods.”

Economic Impacts: Not applicable.

Environmental Considerations: The proposed resolution will not have any adverse environmental impact.

Sustainability: Not applicable.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: Adopting this Resolution will enable the City to collect unpaid fees by attaching special assessments against the respective properties, to be collected through County property tax collections or a personal obligation of the property owner.

Financial Considerations: Upon City Council approval, unpaid fees in the aggregate amount not to exceed \$63,979 are attached as special assessments against the properties to be

collected through Sacramento County property tax collections. If special assessments are utilized, the City receives distributions from the County for property tax and assessment revenue that is then deposited into the General Fund.

Local Business Enterprise (LBE): Not applicable to these actions.

RESOLUTION NO. 2018-

Adopted by the Sacramento City Council

November 27, 2018

ACCEPTING HOUSING AND DANGEROUS BUILDINGS CASE FEES – FINDINGS OF FACT FOR SPECIAL ASSESSMENT LIENS BACKGROUND

- A. In accordance with Article IX of Sacramento City Code Chapter 8.96 the Community Development Department's Housing and Dangerous Buildings Division prepared and filed reports of unpaid costs of abating substandard and dangerous buildings and scheduled a hearing before the Housing Code Advisory and Appeals Board (HCAAB) to consider the reports and any protests and objections thereto.
- B. Notice of the time and place of hearings were given in accordance with Sections 8.96.330 of the Sacramento City Code.
- C. Upon the day and hour fixed for the hearing, the HCAAB heard and passed the reports together with any such protests or objections in accordance with Sections 8.96.350 of the Sacramento City Code.
- D. The decisions of the HCAAB were then transmitted to the objecting owners along with notice of a public hearing to be held by the City Council pursuant to Section 8.96.360 of the Sacramento City Code.
- E. A public hearing was held, and the City Council found that the HCAAB hearings were conducted in accordance with all applicable City ordinances.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. As more specifically described in Exhibit A to this Resolution, Report of the Building Official, the fees in the aggregate amount not-to-exceed \$115,233 are the sums set forth by the HCAAB's findings of fact.
- Section 2. Such costs of abatement constitute personal obligations against the owners of the respective properties.
- Section 3. Pursuant to subsection E of Section 8.96.360 of the Sacramento City Code, the costs of abatement are also made special assessments upon the respective properties at which the services were rendered.
- Section 4. Such special assessments shall be collected at the same time and in the same manner as ordinary municipal taxes and shall be subject to the same penalties and procedures as provided for ordinary municipal taxes.

Table of Contents:

Exhibit A – Report of the Building Official

Exhibit A – Report of the Building Official

November 27, 2018

LINE	PARCEL NUMBER	CASE NUMBER	PROPERTY ADDRESS	PROPERTY OWNER	FEE AMOUNT DUE	INVOICE NUMBER	CD	COUNTY CODE
1	006-0034-010-0000	18-002469	725 J ST	J STREET REFORMATION	\$744	CEDCHB06217	4	0678
2	006-0102-012-0000	18-000864	920 K ST	10 KAY LLC	\$624	CEDCHB06046	4	0678
3	006-0102-012-0000	18-000864	920 K ST	10 KAY LLC	\$169	CEDCHC12417	4	0656
4	007-0031-018-0000	18-006815	2401 I ST	JOHN T SHILSON	\$549	CEDCHB06093	4	0678
5	007-0031-018-0000	18-006815	2401 I ST	JOHN T SHILSON	\$269	CEDCHC12453	4	0656
6	009-0092-003-0000	16-000159	1500 S ST	SUTTER CAPITAL GROUP L P	\$119	CEDCHC12421	4	0656
7	009-0092-003-0000	16-000159	1500 S ST	SUTTER CAPITAL GROUP L P	\$324	CEDCHC12422	4	0656
8	009-0092-004-0000	16-007888	1508 S ST	SUTTER CAPITAL GROUP L P	\$119	CEDCHC12423	4	0656
9	009-0092-004-0000	16-007888	1508 S ST	SUTTER CAPITAL GROUP L P	\$324	CEDCHC12424	4	0656
10	009-0092-005-0000	16-008458	1508 S ST	SUTTER CAPITAL GROUP L P	\$119	CEDCHC12425	4	0656
11	009-0092-005-0000	16-008458	1508 S ST	SUTTER CAPITAL GROUP L P	\$324	CEDCHC12426	4	0656
12	009-0092-006-0000	16-000286	1512 S ST	SUTTER CAPITAL GROUP LP	\$539	CEDCHB06164	4	0678
13	009-0092-006-0000	16-000286	1512 S ST	SUTTER CAPITAL GROUP LP	\$729	CEDCHC12601	4	0656
14	010-0113-002-0000	15-003951	2011 25TH ST	FRANCISCO JOSEPH DOMINGUEZ	\$1,044	CEDCHB06161	4	0678

Exhibit A – Report of the Building Official

November 27, 2018

15	010-0113-002-0000	15-003951	2011 25TH ST	FRANCISCO JOSEPH DOMINGUEZ	\$119	CEDCHC12571	4	0656
16	014-0194-014-0000	17-007615	3022 STOCKTON BL	EDITHA GHANI/MAHMOOD GHANI	\$1,019	CEDCHC12419	5	0656
17	014-0231-024-0000	18-008502	3945 12TH AV	PROJECT MATE, INC	\$639	CEDCHB06167	5	0678
18	014-0231-024-0000	18-008502	3945 12TH AV	PROJECT MATE, INC	\$169	CEDCHC12591	5	0656
19	014-0252-008-0000	17-025848	4516 11TH AV	ILAISAANE KAIPA FUNGAVAKA	\$1,344	CEDCHC12531	5	0656
20	014-0285-001-0000	17-018700	4500 13TH AV	THOMAS E NEFF REV LIVING TRUST	\$1,344	CEDCHC12575	5	0656
21	014-0292-014-0000	16-008409	4617 14TH AV	FREDOM EQUITY FINL SOLUTIONS INC/V-TIME LLC	\$549	CEDCHB06215	5	0678
22	017-0201-003-0000	17-026555	1721 HARIAN WY	LESTER W WHEALY	\$1,187.40	CEDCHB06110	4	0678
23	018-0082-007-0000	17-010934	2130 20TH AV	CIT BANK NA/ALDRIDGE PITE LLP	\$559	CEDCHB06211	5	0678
24	019-0042-012-0000	18-003440	3960 28TH ST	WAQAR KHAN	\$559	CEDCHB06198	5	0678
25	020-0214-031-0000	12-010605	3631 21ST AV	ELLA MAE LOFTON	\$549	CEDCHB05642	5	0678
26	020-0214-031-0000	12-010605	3631 21ST AV	ELLA MAE LOFTON	\$3,342.85	CEDCHB05656	5	0678
27	020-0214-031-0000	12-010605	3631 21ST AV	ELLA MAE LOFTON	\$544	CEDCHB06204	5	0678
28	020-0214-031-0000	12-010605	3631 21ST AV	ELLA MAE LOFTON	\$119	CEDCHC12604	5	0656
29	021-0272-019-0000	18-006578	4419 77TH ST	JOSE MANUEL GONZALEZ SALGADO	\$615.33	CEDCHB06101	6	0678
30	021-0272-019-0000	18-006578	4419 77TH ST	JOSE MANUEL GONZALEZ SALGADO	\$1,344	CEDCHC12435	6	0656

Exhibit A – Report of the Building Official

November 27, 2018

31	021-0331-015-0000	18-005334	4705 67TH ST	DAO LU LIN	\$635.33	CEDCHB06049	6	0678
32	021-0331-015-0000	18-005334	4705 67TH ST	DAO LU LIN	\$1,344	CEDCHC12536	6	0656
33	022-0032-014-0000	17-020687	4970 WARWICK AV	CHIU SHUN LESLIE KO	\$549	CEDCHB06050	5	0678
34	023-0132-010-0000	18-005335	5211 ESMERELDA ST	HONGFA LIN	\$1,095.33	CEDCHB06044	6	0678
35	023-0132-010-0000	18-005335	5211 ESMERALDA ST	HONGFA LIN	\$1,049	CEDCHB06166	6	0678
36	023-0234-019-0000	17-008220	5401 60TH ST	EUGENE L DANIELS JR	\$549	CEDCHB06068	6	0678
37	025-0044-007-0000	17-011128	5624 CAZADERO WY	ANITA ROSE ZIESMER LIVING TRUST	\$569	CEDCHB06221	5	0678
38	027-0098-007-0000	18-008036	5630 FRUITRIDGE RD	FRANK C GARCIA (EST OF)	\$729	CEDCHB06184	6	0678
39	027-0183-012-0000	17-020701	5501 MCMAHON DR	ALFREDO H OCHOA/MANUEL DA'SHJONE RAMIREZ-VIDUYA	\$1,094	CEDCHC12404	6	0656
40	027-0304-003-0000	18-012317	5922 67TH ST	QI CHAI CHEN	\$549	CEDCHB06220	6	0678
41	031-0191-016-0000	16-003984	7450 MYRTLE VISTA AV	DARLENE M JOHNSON REV TRUST	\$624	CEDCHB06203	5	0678
42	035-0251-003-0000	15-022837	6920 21ST ST	FRANCES LEE GREEN	\$1,194	CEDCHC12572	5	0656
43	035-0314-015-0000	17-007997	1941 FLORIN RD	EDWARD JOSEPH RIDDLE	\$1,179	CEDCHB06066	5	0678
44	040-0250-005-0000	16-007179	6684 SPOERRIWOOD CT	SEED OF ABRAHAM MOABITES TRUST	\$1,094	CEDCHC12498	6	0656
45	041-0062-005-0000	17-025906	2625 LOCK AV	HO FAMILY TRUST	\$1,344	CEDCHC12580	5	0656
46	041-0063-019-0000	13-004068	7000 CARNATION AV	JAGDEEP SINGH	\$674.30	CEDCHB06104	5	0678

Exhibit A – Report of the Building Official

November 27, 2018

47	041-0063-019-0000	13-004068	7000 CARNATION AV	JAGDEEP SINGH	\$119	CEDCHC12508	5	0656
48	047-0061-007-0000	18-001280	2224 FLORIN RD	EST OF LENA P LOOK	\$1,714	CEDCHB06085	8	0678
49	047-0124-007-0000	17-006357	2119 65TH AV	KALOLAINE TENEFUFU	\$269	CEDCHC12428	8	0656
50	047-0255-010-0000	17-026483	2048 NIAN TIC WY	YI DI ZHENG	\$539	CEDCHB06086	8	0678
51	047-0255-010-0000	17-026483	2048 NIAN TIC WY	YI DI ZHENG	\$1,344	CEDCHC12413	8	0656
52	048-0152-012-0000	11-022243	7446 COSGROVE WY	TONYA S/MOSES JEFFERSON	\$669	CEDCHB06103	8	0678
53	048-0164-010-0000	17-006390	7525 SCHREINER ST	IRONHORSE FUND, LLC	\$1,319	CEDCHC12429	8	0656
54	049-0330-050-0000	17-020684	4229 WEYMOUTH LN	GAIL AMAMIYA MAY ROE	\$1,344	CEDCHC12518	8	0656
55	049-0390-058-0000	17-028527	7330 MANDY DR	2013 1 IH BORROWER LIMITED PARTNERSHIP	\$624	CEDCHB06196	8	0678
56	049-0440-046-0000	15-012311	7324 LUTHER DR	ALIANA W/ANDREW O KONG	\$569	CEDCHB06162	8	0678
57	052-0043-010-0000	17-010957	2273 PIERRE AVE	LORRAINE A RIEDLINGER	\$719	CEDCHB06062	8	0678
58	052-0071-011-0000	18-008552	7644 MANORSIDE DR	KIM QUY POON	\$1,634	CEDCHB06190	8	0678
59	052-0121-011-0000	17-024243	1642 ANOKA AV	JENNIFER M MARIN	\$1,344	CEDCHC12493	8	0656
60	052-0121-034-0000	18-011313	1549 BELT WY	ESTHER BURGESS HINNANT 2007 REV TRUST	\$624	CEDCHB06222	8	0678
61	052-0260-008-0000	18-005968	1953 EXPEDITION WY	SHENG FANG WENG	\$1,344	CEDCHC12480	8	0656
62	052-0270-001-0000	18-005217	1950 ESTEREL WY	JIAN PING KE	\$1,344	CEDCHC12535	8	0656

Exhibit A – Report of the Building Official

November 27, 2018

63	053-0073-005-0000	18-005921	7758 LAURIE WY	DONALD LEE BAUER	\$889	CEDCHB06099	8	0678
64	053-0073-005-0000	18-005921	7758 LAURIE WY	DONALD LEE BAUER	\$719	CEDCHB06100	8	0678
65	053-0073-005-0000	18-005921	7758 LAURIE WY	DONALD LEE BAUER	\$1,344	CEDCHC12481	8	0656
66	078-0180-016-0000	14-023055	8651 FOLSOM BL	EQUANIMITY LLC	\$1,135.90	CEDCHB06107	6	0678
67	117-0360-027-0000	18-006394	19 MONAGHAN CR	RAYMOND S/SUI Y WONG	\$2,089	CEDCHB06200	7	0678
68	117-0360-027-0000	18-006394	19 MONAGHAN CR	RAYMOND S/SUI Y WONG	\$719	CEDCHB06226	7	0678
69	117-0460-085-0000	17-023273	5032 N LAGUNA DR	2013 1 IH BORROWER LP	\$169	CEDCHC12504	7	0656
70	117-1060-061-0000	18-010247	21 HALLWOOD CT	AMARJIT SINGH/PARAMJIT KAUR	\$565.33	CEDCHB06199	8	0678
71	118-0033-038-0000	16-018943	7748 QUINBY WY	JOHN V/JUAN R/ MARIA GARCIA	\$719	CEDCHB06116	8	0678
72	201-1180-012-0000	18-005856	2307 DONNER PASS AV	JP MORGAN CHASE BANK NA	\$1,254	CEDCHB06192	1	0678
73	201-1180-012-0000	18-005856	2307 DONNER PASS AV	JP MORGAN CHASE BANK NA	\$1,276	CEDCHC12602	1	0656
74	225-1220-019-0000	18-005930	4721 WINDSONG ST	CHEN SHAN FENG	\$1,244	CEDCHC12537	1	0656
75	225-1350-023-0000	17-021330	3715 INNOVATOR DR	HO FAMILY TRUST	\$1,344	CEDCHC12447	1	0656
76	226-0070-052-0000	15-024481	223 PINEDALE AV	ROSEMARY A WHITLEY REV TRUST	\$26,329	CEDCHB06180	2	0201
77	226-0070-052-0000	15-024481	223 PINEDALE AV	ROSEMARY A WHITLEY REV TRUST	\$119	CEDCHC12598	2	0656
78	226-0330-010-0000	16-009128	264 DELTA LEAF WY	DONALD A/REBECCA L FRIEL	\$119	CEDCHC12605	2	0656

Exhibit A – Report of the Building Official

November 27, 2018

79	237-0161-037-0000	17-025208	1425 KATHARINE AV	VAN E/REBECCA L WHIPPLE	\$1,344	CEDCHC12400	2	0656
80	250-0064-011-0000	18-001865	471 GRAND AV	DAVID E PRINCE/KARIN FRANK	\$1,244	CEDCHC12533	2	0656
81	250-0074-024-0000	17-018367	601 GRAND AV	SABEEHA SHAHEEN	\$1,094	CEDCHC12408	2	0656
82	250-0093-015-0000	17-027168	733 MOREY AV	DANIEL/LIZBETH NAVAR ALARCON	\$1,344	CEDCHC12532	2	0656
83	250-0240-046-0000	18-001431	504 WINTERHAVEN AV	STIX DEVELOPMENT INC	\$654	CEDCHB06070	3	0678
84	251-0081-006-0000	18-001614	3829 ELM ST	SALEEM AHMED	\$1,300.33	CEDCHB06010	2	0678
85	251-0081-006-0000	18-001614	3829 ELM ST	SALEEM AHMED	\$1,134	CEDCHB06082	2	0678
86	251-0081-006-0000	18-001614	3829 ELM ST	SALEEM AHMED	\$1,383.54	CEDCHC12328	2	0657
87	251-0081-006-0000	18-001614	3829 ELM ST	SALEEM AHMED	\$2,305.72	CEDCHC12362	2	0657
88	251-0081-006-0000	18-001614	3829 ELM ST	SALEEM AHMED	\$408.86	CEDCHC12507	2	0657
89	252-0014-003-0000	15-008635	3935 LILY ST	PATRICK E/ERALIA U SAUCEDO	\$444	CEDCHB06073	2	0678
90	252-0163-018-0000	17-022468	3608 JASMINE ST	DENNIS D PATZER	\$1,356.66	CEDCHB06214	2	0678
91	252-0310-043-0000	17-020679	3425 DEL PASO BL	REGINA E SCHEFFER	\$1,259	CEDCHB06212	2	0678
92	262-0195-003-0000	14-016961	2725 NORMINGTON DR	CARL HUFFSTUTLER	\$744	CEDCHB06067	3	0678
93	263-0131-020-0000	18-012584	467 ELEANOR AV	DONNAVIN L/LYDIA R MCELROY	\$2,305.33	CEDCHB06197	2	0678
94	265-0030-024-0000	12-005589	1279 SONOMA AV	INSPIRED PROPERTIES LLC	\$876.70	CEDCHB06117	2	0678

Exhibit A – Report of the Building Official

November 27, 2018

95	265-0072-016-0000	18-010044	3031 BRANCH ST	BRANCH TRUST 3031	\$624	CEDCHB06183	2	0678
96	265-0130-048-0000	12-029093	2900 CLAY ST	GILDARDO PINON/ MARIA G DIAZ	\$519	CEDCHB06043	2	0678
97	265-0130-048-0000	12-029093	2900 CLAY ST	GILDARDO PINON/ MARIA G DIAZ	\$469	CEDCHB06209	2	0678
98	265-0261-066-0000	16-011397	1115 GLENROSE AV	WELLS FARGO BANK	\$469	CEDCHB06081	2	0678
99	265-0303-044-0000	16-002100	1115 FRIENZA AV	YEN/CHANG WANG	\$549	CEDCHB06173	2	0678
100	266-0120-026-0000	17-027462	2129 JULIESSE AV	SCOTT OLSON	\$1,344	CEDCHC12497	2	0656
101	266-0311-001-0000	18-005623	2678 PRINCETON ST	JEFFERY J/VERONICA L LINK FAMILY TRUST	\$624	CEDCHB06076	2	0678
102	275-0093-007-0000	17-023606	1811 DEL PASO BL	HAFEEZ FAMILY 1997 REVOCABLE TRUST	\$269	CEDCHC12445	2	0656
103	277-0071-024-0000	17-000759	2384 EMPRESS ST	WILLIAM IVORY BARKER JR	\$1,344	CEDCHC12514	2	0656
TOTAL					\$115,232.91			