



## AGENDA

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

### Call to Order

**Roll Call – Fritz, Avery and McKinley present; Powell and Gaudreau absent**

### Consent

All items listed under the Consent Calendar are considered and acted upon by one motion. Anyone may request that an item be removed for separate consideration.

**1. Approval of Minutes for May 8, 2013**

**Location:** (Citywide)

**Recommendation:** Approve Board minutes for May 8, 2013.

**Contact:** Ron O'Connor, Operations Manager, (916) 808-8183

**Action: Moved by consent (unanimous)**

**2. Approval of Minutes for June 12, 2013**

**Location:** (Citywide)

**Recommendation:** Approve Board minutes for June 12, 2013.

**Contact:** Ron O'Connor, Operations Manager, (916) 808-8183

**Action: Moved by consent (unanimous)**

### Public Hearings

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

### Public Hearing

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

Item	Summary	Appeal	Council District	Case/Inspector	Address/Invoice	Owner
3	<b>X</b>	<b>X</b>	5	07-053453/ ANDY CHAVEZ	4112 7 <sup>TH</sup> AV/ CEDCHB00577 (\$312)	HERBERT G. NICHOLS
<b>BI A. Chavez presented for City Staff and the appellant, Pauline Simmons, and the appellant's husband, Willie L Simmons Jr., appeared before the Board. After hearing testimony and reviewing submitted documents, a motion was made to uphold staff recommendation and stating that the appellants that appeared have no legal standing. Moved by Fritz, seconded by McKinley; motion carried unanimously 3-0.</b>						
4		<b>X</b>	5	12-028850/ JOHN VANELLA	3601 38 <sup>TH</sup> ST/ CEDCHC08237 (\$1600)	GRANT SMITH, III
<b>BI C. Sherman presented for City Staff and the appellant's representatives, Dan Fontenot &amp; Thomas Ellis, appeared before the Board. After hearing testimony and reviewing submitted documents, a motion was made to reduce invoice CEDCHC08237 from \$1600 to \$900. Moved by Fritz, seconded by McKinley; motion carried unanimously 3-0.</b>						
5	<b>X</b>	<b>X</b>	5	12-028850/ JOHN VANELLA	3601 38 <sup>TH</sup> ST/ CEDCHB00616 (\$215.59)	GRANT SMITH, III
<b>BI C. Sherman presented for City Staff and the appellant's representatives, Dan Fontenot &amp; Thomas Ellis, appeared before the Board. After hearing testimony and reviewing submitted documents, a motion was made to uphold staff recommendation. Moved by Fritz, seconded by McKinley; motion carried unanimously 3-0.</b>						
6		<b>X</b>	6	12-028245/ RICHARD LEIKER	5834 55 <sup>TH</sup> ST/ CEDCHC08280 (\$100)	QUICHOCHO ROBERT/CARMEN VARGAS
<b>BI R. Leiker presented for City Staff and the appellant's representative, Jorge Reynoso, appeared before the Board. After hearing testimony and reviewing submitted documents, City staff made a recommendation to pull the item and will not be pursuing the fees. Item dropped from the Agenda.</b>						

7	X	X	6	12-028245/ RICHARD LEIKER	5834 55 <sup>TH</sup> ST/ CEDCHB00653 (\$628.80)	QUICHOCHO ROBERT/CARMEN VARGAS
<b>BI R. Leiker presented for City Staff and the appellant's representative, Jorge Reynoso, appeared before the Board. After hearing testimony and reviewing submitted documents, City staff made a recommendation to pull the item and will not be pursuing the fees. Item dropped from the Agenda.</b>						
8		X	8	12-012378/ DONNA BARTON	7515 BOWEN CR/ CEDCHC08317 (\$200)	ROHIT & LEENA CHANDRA
<b>BI D. Barton presented for City Staff and the appellant, Rohit Chandra, did not appear before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation. Moved by Fritz, seconded by Avery; motion carried unanimously 3-0.</b>						
9		X	2	11-026757/ MAURICE SCHRANZ	3121 CRANDALL AV AKA 3115/ CEDCHC07897 (\$1,638)	ABDUMOHMMAD KHORSHID
<b>BI M. Schranz presented for City Staff and the appellant's representative, Mavash Hadavi, appeared before the Board. After hearing testimony and reviewing submitted documents, a motion was made to reduce invoice CEDCHC07897 from \$1638 to \$0. Moved by Fritz, seconded by McKinley; motion carried unanimously 3-0.</b>						
10		X	7	12-015226/ DONNA BARTON	4132 DEER CROSS WY/ CEDCHC07994 (\$100)	XIWU ZHU
<b>BI D. Barton presented for City Staff and the appellant, Xiwu Zhu, did not appear before the Board. After considering testimony and submitted documents, City staff made a recommendation to pull the item and will not be pursuing the fees. Item dropped from the Agenda.</b>						
11	X	X	4	12-007286/ MAURICE SCHRANZ	1900 H ST/ CEDCHB00892 (\$298)	MATTHEW PETERS
<b>BI L. Duclos presented for City Staff and the appellant, Matthew Peters, appeared before the Board. After hearing testimony and reviewing submitted documents, a motion was made to uphold staff recommendation. Moved by Fritz, seconded by Avery; motion carried unanimously 3-0.</b>						
12		X	5	12-012921/ JOHN VANELLA	4015 SAN CARLOS WY/ CEDCHC08230 (\$1,500)	WALLACE L J/ANNIE MAE
<b>BI J. Vanella presented for City Staff and the appellant's representative, Beatrice Webb, appeared before the Board. After considering testimony and submitted documents, a motion was made to reduce invoice CEDCHC08230 from \$1500 to \$800. Moved by Fritz, seconded by Avery; motion carried unanimously 3-0.</b>						

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

**For items 13 – 48**

**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.**

**McKinley motioned to approve Uncontested Housing & Dangerous Buildings Case Cost Recovery items 13-48, seconded by Fritz; motion carried unanimously 3-0.**

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
13	021-0101-035-0000	6	12-015567 / RICHARD LEIKER	7505 17TH AV / CEDCHC08436 (\$200)	DARHELLE A R BLUE
14	020-0266-015-0000	5	13-003369 / JOHN VANELLA	3325 22ND AVE / CEDCHB00908 (\$414)	JACQUEMIN LAURENT JAMES
15	020-0264-010-0000	5	12-012147 / JOHN VANELLA	3431 22ND AVE / CEDCHC08424 (\$100)	BRIAN D. HEATH & ANNETTE VALDEZ
16	019-0115-014-0000	5	11-029714 / BO COSLEY	2501 24TH AV / CEDCHC08431 (\$100)	HIRAM KEMP
17	035-0131-045-0000	5	12-010323 / CHARLIE SHERMAN	5980 24TH ST / CEDCHC08430 (\$1600)	GHULAM RASOUL JAVED AND SHABAZ AKATAR BEGUM

18	003-0196-023-0000	4	11-020900 / GENE CALUYA	717 26TH STREET / CEDCHC08422 (\$100)	METIS DEVELOPMENT LLC C/O CAROL BENNETT
19	020-0112-059-0000	5	12-028765 / JOHN VANELLA	4205 32ND STREET / CEDCHB00914 (\$976.40)	YSENIA Y. LOPEZ ALVAREZ
20	020-0054-025-0000	5	12-005003 / ANDY CHAVEZ	3933 35TH ST / CEDCHC08443 (\$1500)	FANNIE MAE AKA FEDERAL NATIONAL MORTGAGE ASSOC. C/O FINANCIAL FREEDOM
21	036-0122-023-0000	5	12-006657 / ANDY CHAVEZ	2425 52ND AV / CEDCHB00917 (\$1916.40)	YING CHANG & XOU CHANG
22	251-0043-003-0000	2	09-043818 / LEONARD DUCLOS	3945 BALSAM ST 3945 ½ / CEDCHB00722 (\$1388.40)	CASEY, DEBORAH & MONTGOMERY
23	277-0072-016-0000	2	10-016912 / LEONARD DUCLOS	2318 BOXWOOD ST / CEDCHB00905 (\$312)	DAVID MEEHAN
24	023-0082-010-0000	6	09-010618 / BO COSLEY	4950 CONCORD RD / CEDCHC08425 (\$100)	BILLY D. STEWART & PHYLLIS L. STEWART
25	117-0182-012-0000	8	07-033874 / BO COSLEY	7809 COTTON LN / CEDCHC08420 (\$100)	KIRAN RAWAT, TRUSTEE IF THE SITARAM TRUST DATED 2007
26	226-0272-031-0000	2	10-026791 / DON MARCHESCHI	2740 CROSBY WY / CEDCHC08421 (\$2000)	KIRAN RAWAT
27	237-0151-006-0000	2	09-034859 / DAVID SALINOVICH	4216 DRY CREEK RD / CEDCHC08417 (\$100)	RICK DAWARI
28	237-0151-006-0000	2	09-034859 / DAVID SALINOVICH	4216 DRY CREEK RD / CEDCHB00904 (\$888)	RICK DAWARI
29	002-0175-009-0000	4	12-001062 / LEONARD DUCLOS	1718 F ST / CEDCHB00909 (\$288)	MARISOL ASSET MANAGEMENT LLC
30	275-0143-005-0000	2	13-002084 / CHAD GARBER	2239 FAIRFIELD ST / CEDCHC08437 (\$200)	ROBERT J. HUANG & ELAINE Y. LU
31	275-0033-021-0000	2	12-005689 / CHAD GARBER	2461 FAIRFIELD ST / CEDCHC08418 (\$300)	FANNIE MAE
32	117-0097-003-0000	7	12-014321 / DONNA BARTON	8108 GOLDEN FIELD WAY / CEDCHC08323 (\$200)	GEORGE GEORGES
33	250-0140-050-0000	2	H040018221 / DAVID SALINOVICH	451 HAYES AVE AKA 0 HAYES / CEDCHB00903 (\$1258.80)	HENRY SCROGGINS
34	250-0140-050-0000	2	H040018221 / DAVID SALINOVICH	451 HAYES AVE AKA 0 HAYES / CEDCHC08416 (\$100)	HENRY SCROGGINS
35	022-0266-013-0000	5	12-002424 / DONNA BARTON	5465 LAWRENCE DR / CEDCHB00916 (\$288)	ERNESTINA E. AYSON
36	275-0123-015-0000	2	12-009685 / DAVID SALINOVICH	1317 LOCHBRAE RD / CEDCHC08434 (\$200)	THOMAS M. CERES
37	252-0301-065-0000	2	12-028529 / DAVID SALINOVICH	1638 LOS ROBLES BLVD / CEDCHB00915 (\$288)	PNC BANK NATIONAL ASSN
38	022-0093-017-0000	5	12-006693 / CHARLIE SHERMAN	4950 MARTIN L KING BLVD / CEDCHC08321 (\$1400)	PALDIN FUND LLC
39	035-0074-009-0000	5	H020002363 / BO COSLEY	6125 MCLAREN AVE / CEDCHB00906 (\$222)	ARLEE TURNER
40	250-0315-024-0000	2	12-018248 / MAURICE SCHRANZ	3251 NAREB ST / CEDCHC08440 (\$1600)	METRO REAL ESTATE GROUP INC
41	226-0370-005-0000	2	06-026129 / LEONARD DUCLOS	108 PINEDALE AVE / CEDCHC08419 (\$100)	RICHARD B. MACDONNELL
42	275-0041-009-0000	2	12-010347 / CHAD GARBER	619 REDWOOD AVE / CEDCHC08324 (\$1500)	WELLS FARGO BANK

43	053-0094-014-0000	7	12-002335 / BO COSLEY	7821 SHRADER CIR / CEDCHC08442 (\$100)	2012-B PROPERTY HOLDINGS LLC
44	275-0015-025-0000	2	13-005130 / DON MARCHESCHI	109 STANFORD AVE / CEDCHB00907 (\$2526)	J L POTTER AND GERTRUDE POTTER
45	117-0950-003-0000	8	12-017737 / CHARLIE SHERMAN	8678 SUNNYBRAE DR / CEDCHB00911 (\$288)	LIN KEN/MIN JIN
46	252-0281-035-0000	2	13-001494 / DAVID SALINOVICH	2116 VERANO ST / CEDCHB00910 (\$1356)	SHIRLEY A. ROBINSON
47	118-0211-003-0000	8	13-000011 / JOSH PINO	5795 WARDELL WAY / CEDCHB00896 (\$438)	ROA JAMES/JOANN MONTANEZ
48	118-0211-003-0000	8	13-000011 / JOSH PINO	5795 WARDELL WAY / CEDCHC08405 (\$100)	ROA JAMES/JOANN MONTANEZ

### Staff Reports

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

49. **Report Back – City Authority and Processes for Recovery of the Costs, Charges, Fees and Expenses Incurred in Enforcement (Oral)**

**Location:** Citywide

**Recommendation:** Review and Comment.

**Contact:** Ron O' Connor, 916-808-8183

**Action:** City staff K. Randolph presented the oral report back to the Board. City staff Ron O'Connor expanded on why terminations are billed prior to a case being closed.

### Public Comment – Matters Not on the Agenda

None

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

Board member Avery announced his resignation from the Board due to moving out of the area for a job transfer. Board member Avery will not be attending the hearings after the August 14, 2013 hearing. Attorney Wang will follow up on the process for proper resignation.

### Adjournment

7:32pm