



Minutes City of Sacramento Housing Code Advisory and Appeals Board

BOARD MEMBERS

Eric Fritz-Chair Kevin McKinley, Vice Chair Melisa Gaudreau
Michael Avery Kyla Powell

CITY STAFF

*Ron O' Connor, Director of Operations
Holly Bava, Secretary
Lan Wang, Senior Deputy City Attorney*

*Historic City Hall
915 I Street, 2nd Floor – Hearing Room*

July 10, 2013 – 5:30 P.M.

The Housing Code Advisory and Appeals Board is a board of the City Council with decision-making authority to provide final interpretation of provisions of the City's "Housing Code" and "Dangerous Buildings Code", and to hear appeals relating to substandard and dangerous buildings.

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

Notice to Lobbyists: When addressing the Board you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code § 2.15.160).

Speaker slips are located on the materials table in the hearing room and should be completed and submitted to the Board Secretary.

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations. The order of agenda items is for reference only; agenda items may be taken in any order deemed appropriate by the Board. The agenda provides a general description and staff recommendations; however, the Board may take action other than what is recommended. The agenda is available for public review three days prior to the meeting. Hard copies of the agenda, synopsis/minutes, and staff reports are available at the Community Development Department (10 cents per page).

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Code Enforcement Department at (916) 808-7959 at least 48 hours prior to the meeting.

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	X	X	5	07-053453/ ANDY CHAVEZ	4112 7 TH AV/ CEDCHB00577 (\$312)	HERBERT G. NICHOLS
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.						
4		X	5	12-028850/ JOHN VANELLA	3601 38 TH ST/ CEDCHC08237 (\$1600)	GRANT SMITH, III
BI C. Sherman presented for City Staff and the appellant's representatives, Dan Fontenot & 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.						
5	X	X	5	12-028850/ JOHN VANELLA	3601 38 TH ST/ CEDCHB00616 (\$215.59)	GRANT SMITH, III
BI C. Sherman presented for City Staff and the appellant's representatives, Dan Fontenot & 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.						
6		X	6	12-028245/ RICHARD LEIKER	5834 55 TH ST/ CEDCHC08280 (\$100)	QUICHOCHO ROBERT/CARMEN VARGAS
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.						

7	X	X	6	12-028245/ RICHARD LEIKER	5834 55 TH ST/ CEDCHB00653 (\$628.80)	QUICHOCHO ROBERT/CARMEN VARGAS
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.						
8		X	8	12-012378/ DONNA BARTON	7515 BOWEN CR/ CEDCHC08317 (\$200)	ROHIT & LEENA CHANDRA
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.						
9		X	2	11-026757/ MAURICE SCHRANZ	3121 CRANDALL AV AKA 3115/ CEDCHC07897 (\$1,638)	ABDUMOHMMAD KHORSHID
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.						
10		X	7	12-015226/ DONNA BARTON	4132 DEER CROSS WY/ CEDCHC07994 (\$100)	XIWU ZHU
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.						
11	X	X	4	12-007286/ MAURICE SCHRANZ	1900 H ST/ CEDCHB00892 (\$298)	MATTHEW PETERS
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.						
12		X	5	12-012921/ JOHN VANELLA	4015 SAN CARLOS WY/ CEDCHC08230 (\$1,500)	WALLACE L J/ANNIE MAE
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.						

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)	DARCHELLE 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