



Minutes City of Sacramento Housing Code Advisory and Appeals Board

BOARD MEMBERS

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

CITY STAFF

*Ron O' Connor, Operations Manager
Leah Castro, Secretary
Jennifer Matsumoto, Secretary
Lan Wang, Senior Deputy City Attorney*

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

January 11, 2012 – 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 from the Code Enforcement Department at 915 I St MC21000 (25 cents for the first page and 10 cents for every page thereafter).

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.

MINUTES

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

Call to Order

Roll Call- All board members present except McKinley and Gaudreau. Gaudreau arrived at 5:37 PM, McKinley arrived at 5:42 PM.

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.

None.

Public Hearings

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

Public Hearing

Notice & Order Appeals

Item #	Council District	Case #	Address	Owner
1	4	11-024219	2992 ALTOS AV	CHANG SHEN THEN/CHUNG PEI CHU
<p>BI Supervisor J.Mason presented for City Staff and Shen-Then Chang (property owner) and Francene McClure (manager) appeared to appeal. Tenants of the property, Jerry Jenkins, Wallace Tanksley, and James Barrett appeared to testify. City Staff recommended that the board uphold the notice and order. After hearing testimony, City Staff Ron O'Connor recommended that the Board uphold the appeal. The Board moved to uphold the appeal, canceling the notice and order. Moved by Avery, seconded by Fritz, and carried 2-1, Abstain-McKinley, Gaudreau.</p>				

Housing & Dangerous Buildings Case Cost Recovery - Contested

Item	Summary	Appeal	Council District	Case/Inspector	Address/Invoice	Owner
2		X	5	10-029778/ RICHARD LEIKER	3556 22ND AV/ CEDCHC05878(\$1600)	BRENDA USHER
3	X	X	5	10-029778/ RICHARD LEIKER	3556 22ND AV/ CEDCHC05879(\$1740.20)	BRENDA USHER
Rescheduled to the 6/13/12 hearing date						
4		X	5	11-009135/ RANDY STRATTON	3812 24TH AV/ CEDCHC05886(\$1600)	JAGJIWAN S. BHANGU
<p>BI R.Stratton presented for City Staff and Jagjiwan Bhangu (property owner) appeared to appeal. City Staff recommended the full amount of \$1600 to be liened. After hearing testimony, the Board moved to reduce the notice and order fee to \$700, uphold the \$100 title, and \$100 termination, for a total of \$900. Moved by Fritz, seconded by Avery, and carried 3-2.</p>						
5		X	6	11-008246/ RICHARD LEIKER	6772 BENDER COURT/ CEDCHC05796(\$1600)	SVETOMIR KOSANOVIC
Rescheduled to the 2/08/12 hearing date						
6	X	X	2	10-019797/ DAVID SALINOVICH	2753 DEL PASO BL/ CEDCHC05916(\$438)	J/E REAL ESTATE INVS LLC
7		X	2	10-019797/ DAVID SALINOVICH	2753 DEL PASO BL/ CEDCHC05917(\$1600)	J/E REAL ESTATE INVS LLC
8	X	X	2	10-019797/ DAVID SALINOVICH	2753 DEL PASO BL/ CEDCHC06023(\$1894)	J/E REAL ESTATE INVS LLC

BI D.Salinovich presented for City Staff and James Rosemond (property owner) appeared to appeal. City Staff recommended the full amount be liened for all items. After hearing testimony for Item #6, the Board moved to uphold the full amount of \$438. Moved by Fritz, seconded by Avery, and carried 5-0. For Item #7, the Board moved to uphold the full amount of \$1600. Moved by Fritz, seconded by Gaudreau, and carried 5-0. For Item #8, the Board moved to uphold the full amount of \$1894. Moved by Fritz, seconded by Gaudreau, and carried 5-0.

9		X	5	10-023450/ KIM HAGEN	2336 VARDON AV/ CEDCHC05883(\$100)	LEROY LARRY LIVING TRUST
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Waived

Housing & Dangerous Buildings Case Cost Recovery – Uncontested

For items 10 – 101, 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.

Items 10-21, 23-27, 29-32, 34-62, 64-74, 77-91, 93-95, 98-101 all had good service and went uncontested. Those items are read in as a blanket.

Moved by McKinley, seconded by Fritz
5 Ayes/Unanimous: Motion Passed

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
10	021-0022-004-0000	5	10-026319/ RANDY STRATTON	5030 14TH AV/ CEDCHC05888(\$468.40)	LAURA BENNETT
11	021-0022-004-0000	5	10-026319/ JOHN VANELLA	5030 14TH AV/ CEDCHC05889(\$1600)	LAURA BENNETT
12	002-0131-012-0000	5	10-029487/ JOHN VANELLA	414 16TH ST/ CEDCHC05847(\$200)	THACH MUC
13	009-0264-014-0000	4	10-028762/ KIM HAGEN	2418 17TH ST/ CEDCHC05848(\$1600)	LERA VINCENT R
14	009-0215-002-0000	4	H040019999/ KIM HAGEN	2209 17TH ST/ CEDCHC05890(\$312)	JOHN TOWNER
15	002-0176-011-0000	4	10-026785/ KIM HAGEN	712 18TH ST/ CEDCHC05849(\$1600)	JONATHAN HARTMAN AND GEUMJOO HWANG
16	020-0204-029-0000	5	09-047164/ CHAD GARBER	3231 21ST AV/ CEDCHC06056(\$100)	US BANK
17	020-0214-030-0000	5	08-005629/ JOHN VANELLA	3701 21ST AV/ CEDCHC05844(\$912)	(EST OF) LOUISE BOSTON
18	020-0214-030-0000	5	08-005629/ JOHN VANELLA	3701 21ST AV/ CEDCHC05845(\$100)	(EST OF) LOUISE BOSTON
19	020-0214-030-0000	5	08-005629/ JOHN VANELLA	3701 21ST AV/ CEDCHC05846(\$586)	(EST OF) LOUISE BOSTON
20	022-0023-009-0000	5	10-026669/ CHARLES SHERMAN	3633 23RD AV/ CEDCHC05852(\$1600)	EUSEBIO LUCIO/ANNA IRENE MARTINEZ FAMILY
21	052-0094-003-0000	8	09-043369/ DONNA BARTON	7613 23RD ST/ CEDCHC05902(\$100)	JULIE/GEORGE BARNES JR & JONATHAN IVES
22	022-0093-002-0000	5	11-015887/ KIM HAGEN	3606 24TH AV/ CEDCHC05885(\$1600)	GUADENCIO RIVERA AND ANITA RIVERA
Received late appeal, to be heard at the 2/8/12 hearing					
23	007-0333-001-0000	4	10-022844/ KIM HAGEN	1615 25TH ST/ CEDCHC05853(\$1638)	JULIANA HILL
24	011-0254-022-0000	6	10-023599/ RANDY STRATTON	6201 2ND AV/ CEDCHC06041(\$1600)	KEVIN KELLEY
25	007-0363-027-0000	3	H050046093/ KIM HAGEN	1755 34TH ST AKA 1755 STOCKTON BL/ CEDCHC05903(\$650)	CHARLES SKOEN JR/FAYE, JOHN SKOEN
26	014-0131-013-0000	5	10-017993/ RANDY STRATTON	2924 38TH ST/ CEDCHC05734(\$1700)	FEDERAL NATIONAL MORTGAGE ASSOCIATION

27	014-0131-013-0000	5	10-017993/ RANDY STRATTON	2924 38TH ST/ CEDCHC05735(\$2427)	FEDERAL NATIONAL MORTGAGE ASSOCIATION
28	036-0084-018-0000	5	10-005388/ RICHARD LEIKER	2529 49TH AV/ CEDCHC05856(\$1600)	JULIA/RUBEN TORRES
Received late appeal, to be heard at the 2/8/12 hearing					
29	036-0106-029-0000	5	06-023800/ BO COSLEY	2429 51ST AV/ CEDCHC05906(\$200)	MARY LEE THURMAN
30	015-0091-020-0000	6	10-015110/ CHAD GARBER	3111 65TH ST/ CEDCHC05823(\$672)	SRR TRADING LLC
31	015-0091-020-0000	6	10-015110/ CHAD GARBER	3111 65TH ST/ CEDCHC05824(\$100)	SRR TRADING LLC
32	021-0077-009-0000	6	10-026743/ ANDY CHAVEZ	4091 65TH ST/ CEDCHC06045(\$1600)	US BANK
33	015-0123-046-0000	6	11-000649/ DONNA BARTON	5017 9TH AV/ CEDCHC05894(\$200)	KELLY LINDQUIST
Received late appeal, to be heard at the 3/14/12 hearing, at request of the appellant					
34	263-0231-015-0000	2	09-033680/ DAVID SALINOVICH	2521 ALTOS AV/ CEDCHC05908(\$100)	BANK OF NY
35	237-0274-010-0000	2	10-029440/ KIM HAGEN	4201 AUSTIN ST/ CEDCHC05892(\$1600)	SADIA RAJA
36	237-0274-010-0000	2	10-029440/ KIM HAGEN	4201 AUSTIN ST/ CEDCHC05893(\$300.40)	SADIA RAJA
37	225-0611-039-0000	3	10-015172/ DAVID SALINOVICH	2888 AZEVEDO DR/ CEDCHC05891(\$1600)	REHANA/ROBERT HARBORTH
38	251-0161-005-0000	2	07-054400/ DAVID SALINOVICH	3529 BELDEN ST/ CEDCHC06036(\$100)	MAR PARTNERS 1 LLC
39	047-0134-003-0000	8	08-010114/ ANDY CHAVEZ	7308 BENBOW ST/ CEDCHC06040(\$798.70)	DAVID BEEGHLEY
40	013-0301-038-0000	5	11-000784/ RANDY STRATTON	3800 BIGLER WY/ CEDCHC05909(\$1700)	BAC HOME LOANS SERVICING LP
41	013-0301-038-0000	5	11-000784/ RANDY STRATTON	3800 BIGLER WY/ CEDCHC05910(\$2327.18)	BAC HOME LOANS SERVICING LP
42	014-0185-002-0000	5	11-008825/ RANDY STRATTON	4030 BROADWAY/ CEDCHC05859(\$1600)	ARONA & ALOFISA PALAMO
43	014-0185-002-0000	5	11-008825/ RANDY STRATTON	4030 BROADWAY/ CEDCHC05860(\$1291.59)	ARONA & ALOFISA PALAMO
44	275-0104-015-0000	2	08-087859/ LEONARD DUCLOS	2326 CAMBRIDGE ST/ CEDCHC06047(\$624)	BANK OF NEW YORK MELLON
45	078-0162-015-0000	6	11-001190/ RICHARD LEIKER	2966 CHIPLAY ST/ CEDCHC06021(\$1600)	DANIEL GARCIA
46	274-0172-029-0000	3	11-001292/ DON MARCHESCHI	541 COLUMBUS AV/ CEDCHC05912(\$1600)	MARIA GONZALEZ
47	266-0251-010-0000	2	H050022011/ KIM HAGEN	2841 CONNIE DR/ CEDCHC05812(\$451.44)	LUIS DURANCORNEJO
48	117-0182-011-0000	8	07-036706/ BO COSLEY	7825 COTTON LN/ CEDCHC06057(\$252.40)	BANK OF AMERICA MERRILL LYNCH
49	266-0272-031-0000	2	10-026791/ MAURICE SCHRANZ	2740 CROSBY WY/ CEDCHC05913(\$1600)	KIRAN RAWAT
50	040-0200-048-0000	6	10-027904/ CHAD GARBER	6720 CUNNINGHAM WAY/ CEDCHC05815(\$200)	PETER PHONG AND VI CHI HOANG
51	040-0200-046-0000	6	09-000211/ CHAD GARBER	6760 CUNNINGHAM WY/ CEDCHC06054(\$100)	FEDERAL NATIONAL MORTGAGE ASSOCIATION
52	040-0200-046-0000	6	09-000211/ CHAD GARBER	6760 CUNNINGHAM WY/ CEDCHC06055(\$1391.85)	FEDERAL NATIONAL MORTGAGE ASSOCIATION
53	251-0282-002-0000	2	09-003502/ DAVID SALINOVICH	3329 CYPRESS ST/ CEDCHC06058(\$100)	RICK & JACQUES DAWARI
54	119-0270-041-0000	8	10-008998/ ANDY CHAVEZ	26 DECATHLON CIR/ CEDCHC06051(\$1286.20)	DARCIE/JOHN NEWTON

55	119-0270-041-0000	8	10-008998/ ANDY CHAVEZ	26 DECATHLON CIR/ CEDCHC06052(\$100)	DARCIE/JOHN NEWTON
56	119-0390-011-0000	7	10-026574/ JOHN VANELLA	8015 DEER LAKE DR/ CEDCHC05914(\$2122.40)	US BANK NATIONAL ASSOCIATION
57	119-0390-011-0000	7	10-026574/ JOHN VANELLA	8015 DEER LAKE DR/ CEDCHC05915(\$200)	US BANK NATIONAL ASSOCIATION
58	041-0112-018-0000	5	10-029408/ JOHN VANELLA	3655 FLORIN RD/ CEDCHC05918(\$100)	RJC FLORIN LLC
59	041-0112-018-0000	5	10-029408/ JOHN VANELLA	3655 FLORIN RD/ CEDCHC05919(\$361.20)	RJC FLORIN LLC
60	015-0010-003-0000	3	10-018759/ LARRY ECCLESTON	6620 FOLSOM BL/ CEDCHC05839(\$100)	MARK LUCAS
61	013-0138-021-0000	5	09-038921/ RICHARD LEIKER	2981 FRANKLIN BL/ CEDCHC05865(\$936)	ABRAMS FAMILY TRSUT 1984/ETAL
62	022-0151-024-0000	5	10-022150/ RANDY STRATTON	5127 FRANKLIN BL/ CEDCHC05810(\$2800)	BAYVIEW LN SERVICING LLC
63	006-0072-024-0000	4	10-023122/ KIM HAGEN	1115 FRONT ST/ CEDCHC05862(\$2150)	JUDITH P. L KOEHLER
Received late appeal, to be heard at the 2/8/12 hearing					
64	049-0191-008-0000	8	10-027959/ RICHARD LEIKER	3081 GARDENDALE RD AKA 7378/ CEDCHC06024(\$1600)	CHARLES HENDON
65	266-0271-005-0000	2	H030038519/ KIM HAGEN	1681 GLENROSE AV/ CEDCHC05813(\$200)	MICHAEL VAN DAGENS
66	251-0022-009-0000	2	10-020403/ MAURICE SCHRANZ	3927 HAYWOOD ST/ CEDCHC05867(\$1600)	JNT SOLUTIONS
67	036-0042-004-0000	5	09-035746/ RICHARD LEIKER	6212 HERMOSA ST/ CEDCHC06048(\$921.59)	STAR ONE RESIDENTIAL LLC
68	027-0203-005-0000	6	11-010303/ RICHARD LEIKER	6320 JANSEN DR/ CEDCHC05868(\$200)	LIN MICHELLE
69	117-0310-052-0000	7	10-028873/ DONNA BARTON	57 KENNELFORD CR/ CEDCHC05869(\$200)	SUE YOUNG YI
70	117-0310-052-0000	7	10-028873/ DONNA BARTON	57 KENNELFORD CR/ CEDCHC05870(\$617.20)	SUE YOUNG YI
71	263-0325-014-0000	2	09-002705/ DAVID SALINOVICH	3206 KINNAIRD WAY/ CEDCHC06044(\$100)	MARK CASOVIA
72	201-1000-057-0000	1	10-005252/ LARRY ECCLESTON	3338 LA CADENA WAY/ CEDCHC06046(\$100)	ERIKA CAMPOS HO/WILLIAM HO
73	251-0014-010-0000	2	09-052160/ KIM HAGEN	3901 LILY ST/ CEDCHC05826(\$1012)	MARTIN REYES
74	238-0072-018-0000	2	10-023653/ MAURICE SCHRANZ	517 MACARTHUR ST/ CEDCHC05828(\$1638)	PACIFIC REAL PROPERTY INVESTMENT, LLC
75	266-0153-020-0000	3	10-022175/ KIM HAGEN	1916 MARCONI CR/ CEDCHC05872(\$1600)	MARTIN GREISGER & MARILYN ALDRIDGE REVOC LIVING TRUST
Received late appeal, to be heard at the 2/8/12 hearing					
76	020-0133-012-0000	5	11-010960/ RICHARD LEIKER	4320 MARTIN LUTHER KING JR BL/ CEDCHC05873(\$1600)	STEPHEN & DEBBIE LEIBROCK
Received late appeal, to be heard at the 2/8/12 hearing					
77	237-0580-025-0000	2	10-023456/ DON MARCHESCHI	1144 MARTINSON DR/ CEDCHC06027(\$1600)	MICHAEL/PAMELA BETH MARSHALL
78	237-0580-025-0000	2	10-023456/ DON MARCHESCHI	1144 MARTINSON DR/ CEDCHC06028(\$587.20)	MICHAEL/PAMELA BETH MARSHALL
79	225-0410-025-0000	3	08-017023/ KIM HAGEN	23 MORNING DOVE CR/ CEDCHC05827(\$100)	SEAN PETERSON
80	008-0351-027-0000	3	10-014051/ KIM HAGEN	5320 N ST/ CEDCHC05830(\$1600)	DEUTSCHE BANK
81	027-0112-015-0000	6	11-000872/ BO COSLEY	5749 ORTEGA ST/ CEDCHC06029(\$1600)	ANTHONY HA/NHIEM THI DANG

82	252-0074-003-0000	2	11-000005/ KIM HAGEN	3837 PINELL ST/ CEDCHC06030(\$312)	DENNIS A RONGO
83	252-0074-003-0000	2	11-000005/ KIM HAGEN	3837 PINELL ST/ CEDCHC06031(\$3295.30)	DENNIS A RONGO
84	252-0074-003-0000	2	11-000005/ KIM HAGEN	3837 PINELL ST/ CEDCHC06032(\$300)	DENNIS A RONGO
85	023-0292-010-0000	6	10-022351/ JOHN VANELLA	5550 PRISCILLA LN/ CEDCHC05833(\$1600)	HARDIP CHAHAL
86	251-0191-017-0000	2	06-020260/ LEONARD DUCLOS	3401 RIO LINDA BL/ CEDCHC05838(\$147.47)	ELTON YI CHEN & CHAU GOON CHU
87	078-0430-018-0000	6	09-033610/ ANDY CHAVEZ	8721 SAINTS WY/ CEDCHC06053(\$792)	BANK OF NY
88	250-0130-006-0000	2	H030009277/ DAVID SALINOVICH	240 SOUTH AV/ CEDCHC05835(\$1371.33)	NATALYA MOISEYENKO
89	250-0130-006-0000	2	H030009277/ DAVID SALINOVICH	240 SOUTH AV/ CEDCHC05836(\$100)	NATALYA MOISEYENKO
90	030-0281-013-0000	7	10-027887/ CHAD GARBER	102 STARGLOW CIR/ CEDCHC05821(\$953.60)	BANK OF NEW YORK MELLON
91	030-0281-013-0000	7	10-027887/ CHAD GARBER	102 STARGLOW CIR/ CEDCHC05822(\$200)	BANK OF NEW YORK MELLON
92	038-0081-011-0000	6	10-029411/ JAMES HARRISON	6125 STOCKTON BL/ CEDCVP00050(\$1500)	CARA BAY APARTMENTS LLC
Received late appeal, to be heard at the 2/8/12 hearing					
93	117-0560-028-0000	7	10-027603/ RANDY STRATTON	30 STARGLOW CIR/ CEDCHC05895(\$581.80)	US BANK NATIONAL ASSOCIATION
94	117-0560-028-0000	7	10-027603/ RANDY STRATTON	30 STARGLOW CIR/ CEDCHC05896(\$100)	US BANK NATIONAL ASSOCIATION
95	117-0560-028-0000	7	10-027603/ RANDY STRATTON	30 SUNTRAIL CIRCLE/ CEDCHC05922(\$1045.15)	US BANK NATIONAL ASSOCIATION
96	053-0112-008-0000	8	10-027565/ DONNA BARTON	7756 TEEKAY WAY/ CEDCHC05898(\$304)	NELSON PHU MAI
97	053-0112-008-0000	8	10-027565/ DONNA BARTON	7756 TEEKAY WAY/ CEDCHC05899(\$200)	NELSON PHU MAI
Received late appeal, to be heard at the 2/8/12 hearing					
98	047-0182-001-0000	8	10-016577/ BO COSLEY	7325 TILDEN WY/ CEDCHC05900(\$1500)	MARTHA SUAREZ/ MARTIN PEREZ RUEDAS
99	049-0224-015-0000	8	10-022925/ ANDY CHAVEZ	7581 TWILIGHT DR/ CEDCHC05840(\$1600)	HER KHOU
100	049-0224-015-0000	8	10-022925/ ANDY CHAVEZ	7581 TWILIGHT DR/ CEDCHC05841(\$589)	HER KHOU
101	031-0980-045-0000	7	10-011427/ BO COSLEY	624 VALIM WAY/ CEDCHC05901(\$1600)	DARRELL MCGREGORY

Staff Reports

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

102. Election of Chair and Vice Chair for 2012 (Oral)

Location: Citywide

Recommendation: Elect Chair and Vice Chair for 2012

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

Action: Nomination made by Avery to re-elect Fritz as Chair and McKinley as Vice Chair for another term. Moved Avery, seconded by Gaudreau, and carried 5-0.

103. Update on Heritage Foundation (Oral)

Location: Citywide

Recommendation: Receive and File- Update from Melisa about Heritage Foundation activities

Contact: Melisa Gaudreau, Board member

Action: Received and Filed.

104. Appointment of Board Member to Heritage Foundation (Oral)

Location: Citywide

Recommendation: Appointment of Housing Code Advisory and Appeals Board member for Heritage Foundation

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

Action: Nomination was made to reappoint Melisa Gaudreau to the Heritage Foundation. Moved by Fritz, seconded by Christofferson, and carried 5-0.

Public Comment – Matters Not on the Agenda

None

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

Board member Avery asked if the City can take further steps to inform customers who pull permits that a final inspection is required and to notify customers of permit expirations. City Staff, Ron O'Connor, said that he will relay this request to the Chief Building Official.

Adjournment – 7:30 PM