



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*

August 14, 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, Gaudreau and Powell present; Avery and McKinley 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 July 10, 2013

Location: (Citywide)

Recommendation: Approve Board minutes for July 10, 2013.

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

Action: The Board agreed to a continuance to the September 11, 2013 hearing.

Public Hearings

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

Public Hearing

Notice & Order Appeals

Item #	Council District	Case #	Address	Owner
2	5	13-008509/ MAURICE SCHRANZ	3972 1 ST AV	FANNIE V. GREEN
<p>BI M. Schranz presented for City Staff and the appellants, Percy & Albertine Green, appeared before the Board. After hearing testimony and reviewing submitted documents, a motion was made to uphold and amend the staff recommendation as follows:</p> <ol style="list-style-type: none"> The Board finds that the property owner has violated the provisions of Chapter 8.96 and/or 8.100 of the Sacramento City Code. Ordering the property owner to obtain a permit to correct the dangerous conditions or demolish the building within 120 days of the date of the resolution, and Ordering that if the property owner fails, refuses or neglects to correct the dangerous conditions or demolish the building within the time set forth in this resolution that the City of Sacramento may repair, demolish or secure the building or institute an action to compel compliance with the order. <p style="text-align: center;">Moved by Fritz, seconded by Gaudreau; motion carried unanimously 3-0.</p>				
3	8	13-012064/ GENE CALUYA	1633 JANRICK AV	CHEN SHIMA/PEGGY W LEE
Appeal Retracted				

Housing & Dangerous Buildings Case Cost Recovery - Contested

Item	Summary	Appeal	Council District	Case/Inspector	Address/Invoice	Owner
4		X	2	12-017764/ GENE CALUYA	3709 CAMERON RD/ CEDCHC08529 (\$100)	STACEY ELFRINK
<p>BI G. Caluya presented for City Staff and the appellant's representative, Mike Rolon, appeared before the Board. After hearing testimony and reviewing submitted documents, a motion was made to uphold staff recommendation. Moved by Fritz, seconded by Gaudreau; motion carried unanimously 3-0.</p>						

Housing & Dangerous Buildings Case Cost Recovery - Uncontested

For items 5 – 84

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.

Gaudreau motioned to approve Uncontested Housing & Dangerous Buildings Case Cost Recovery items 5-43, 46-52, 54-84, seconded by Powell; motion carried unanimously 3-0.

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
5	021-0021-018-0000	5	13-005909/ CHARLIE SHERMAN	4921 15TH AV/ CEDCHB01042 (\$1,068)	MARTIN L. AND ROSIE JONES
6	019-0093-003-0000	5	13-004056/ JOHN VANELLA	2705 21ST AV/ CEDCHB01028 (\$2,136)	FLAGSTAR BANK, FSB
7	003-0074-010-0000	4	13-002156/ MAURICE SCHRANZ	222 21ST ST/ CEDCHC08465 (\$200)	JOHN E MULDERRIG REVOCABLE TRUST
8	020-0275-013-0000	5	12-006738/ ANDY CHAVEZ	3801 22ND AV/ CEDCHC08472 (\$200)	DEL TORO, SALVADOR
9	022-0022-008-0000	5	12-016909/ JOHN VANELLA	3531 24TH AV/ CEDCHB00922 (\$300)	CAMILO A. GUTIERREZ
10	048-0260-007-0000	8	12-016040/ JOHN VANELLA	7548 24TH ST/ CEDCHB00945 (\$924.37)	MIKHAEL OGANESIAN
11	007-0343-024-0000	4	13-000240/ MAURICE SCHRANZ	1617 28TH ST/ CEDCHB00929 (\$119.76)	ROBYN L. MILLER
12	007-0343-024-0000	4	13-000240/ MAURICE SCHRANZ	1617 28TH ST/ CEDCHB01027 (\$1,822)	ROBYN L. MILLER
13	013-0392-005-0000	5	12-030150/ JOHN VANELLA	3540 34TH ST/ CEDCHB00928 (\$437.52)	KELLY M. FRANCESCHI
14	013-0392-005-0000	5	12-030150/ JOHN VANELLA	3540 34TH ST/ CEDCHC08448 (\$100)	KELLY M. FRANCESCHI
15	010-0314-007-0000	5	13-002166/ CHARLIE SHERMAN	2500 35TH ST/ CEDCHB01023 (\$552)	ANWER A SIDDIQUI
16	013-0342-021-0000	5	12-016444/ JOHN VANELLA	3440 35TH ST/ CEDCHB00935 (\$437.52)	JERRY R. HASS
17	020-0214-044-0000	5	13-001778/ CHARLIE SHERMAN	4525 36TH ST/ CEDCHC08552 (\$100)	INGRID MUNOZ
18	022-0091-005-0000	5	12-011829/ JOHN VANELLA	4910 36TH ST/ CEDCHB00920 (\$300)	NATIONSTAR MORTGAGE LLC
19	022-0091-003-0000	5	11-028910/ JOHN VANELLA	4904 36TH ST AKA 3530 24TH AV/ CEDCHB00921 (\$300)	ESTATE OF ARTHUR GUTIERREZ, JR & CAMILO A
20	020-0131-044-0000	5	08-100488/ RICHARD LEIKER	4216 38TH ST/ CEDCHC08457 (\$100)	NEMANI SARASAU
21	014-0192-013-0000	5	12-020081/ JOHN VANELLA	3132 44TH ST/ CEDCHC08543 (\$1,600)	RODRIGUEZ LUCY/VALLI OPHELIA
22	014-0193-021-0000	5	12-014176/ JOHN VANELLA	3241 44TH ST/ CEDCHB00923 (\$300)	GORDON LANE
23	026-0072-006-0000	6	12-017941/ GENE CALUYA	5631 53RD ST/ CEDCHC08531 (\$1,600)	ROBIN MARK DUARTE/JENNIFER M POWELL
24	021-0125-007-0000	5	13-003949/ RICHARD LEIKER	4132 55TH ST/ CEDCHB01041 (\$528)	SUTTER CAPITAL GROUP L P
25	021-0125-007-0000	5	13-003949/ RICHARD LEIKER	4132 55TH ST/ CEDCHC08546 (\$100)	SUTTER CAPITAL GROUP L P
26	011-0241-029-0000	6	11-027440/ CHARLIE SHERMAN	2197 57TH ST/ CEDCHC08471 (\$1,500)	ANGIE D. BRIBIESCAS/DOLOR S BRIBIESCAS
27	047-0264-003-0000	8	12-010097/ BO COSLEY	2195 68TH AV/ CEDCHC08445 (\$200)	MATTIE D. HENDERSON
28	251-0151-012-0000	2	13-005514/ DON MARCHESCHI	801 ALMORA AV/ CEDCHB01026 (\$366)	STAR TINGLE & SONJA L ROGERS

29	048-0203-019-0000	8	12-029273/ CHARLIE SHERMAN	7503 AMHERST ST/ CEDCHB01015 (\$436)	ARTURO CRUZ
30	275-0054-022-0000	2	12-019329/ LARRY ECCLESTON	2448 BEAUMONT ST/ CEDCHC08540 (\$350)	JOHNSON CAMELL L
31	237-0550-038-0000	2	13-002837/ CHAD GARBER	1280 BELL AV/ CEDCHC08462 (\$100)	POHAHAU, TUPOU
32	040-0133-008-0000	6	12-018065/ DONNA BARTON	7608 BELLINI WY/ CEDCHC08532 (\$200)	DEANI GAINES
33	251-0324-023-0000	2	13-003193/ MAURICE SCHRANZ	3248 BELMONT WY/ CEDCHB01025 (\$240)	FREDERICK SNOWDEN RUSSELL C/O QUATTRIN, CLEMONS & ENGLAND A
34	021-0251-061-0000	6	13-000967/ DONNA BARTON	6792 BENDER CT/ CEDCHC08468 (\$200)	SMITH LOIS J
35	277-0072-023-0000	2	13-003472/ CHAD GARBER	2382 BOXWOOD ST/ CEDCHB00918 (\$1,017.60)	BEAMISH, DANIEL R
36	277-0072-023-0000	2	13-003472/ CHAD GARBER	2382 BOXWOOD ST/ CEDCHC08444 (\$3,500.44)	BEAMISH, DANIEL R
37	277-0072-023-0000	2	13-003472/ CHAD GARBER	2382 BOXWOOD ST/ CEDCHB01031 (\$3,822)	BEAMISH, DANIEL R
38	225-0690-084-0000	3	13-002605/ LARRY ECCLESTON	1601 BRIDGE CREEK DR/ CEDCHC08469 (\$200)	KEY FAMILY 2011 REVOCABLE TRUST
39	050-0510-031-0000	8	12-017787/ BO COSLEY	4691 BROOKFIELD DR/ CEDCHC08530 (\$200)	LUIS/ROSALBA MONCAYO
40	225-0612-008-0000	3	12-012813/ LARRY ECCLESTON	114 CEDRO CIR/ CEDCHC08453 (\$200)	BANK OF AMERICA
41	251-0072-016-0000	2	12-027953/ CHAD GARBER	3808 CLAY ST/ CEDCHC08556 (\$1,600)	YASUKO T CROOK
42	266-0272-032-0000	2	09-044555/ DON MARCHESCHI	2750 CROSBY WY/ CEDCHB00936 (\$7,674)	KIRAN RAWAT
43	049-0440-008-0000	8	12-003205/ CHARLIE SHERMAN	22 DE FER CIR/ CEDCHC08268 (\$1,500)	CHAU NGOC NGUYEN
44	053-0154-005-0000	7	12-017893/ CHARLIE SHERMAN	7881 DEERHAVEN WY/ CEDCHB01033 (\$462)	WILLIAM & HELEN FOON, WILLIAM & HELEN FOON REV TRUST
Late Appeal Received					
45	035-0245-006-0000	5	12-027713/ BO COSLEY	6837 DEMARET DR/ CEDCHC08555 (\$1,600)	WILLIAM & HELEN FOON REVOCABLE TRUST
Late Appeal Received					
46	035-0041-019-0000	5	12-015336/ ANDY CHAVEZ	1431 DICKSON ST/ CEDCHB00932 (\$344.80)	LINDSAY DORRIS C/O KEN LINDSEY
47	035-0041-019-0000	5	12-015336/ ANDY CHAVEZ	1431 DICKSON ST/ CEDCHC08454 (\$200)	LINDSAY DORRIS C/O KEN LINDSEY
48	001-0081-013-0000	3	12-014157/ MAURICE SCHRANZ	701 DOS RIOS ST/ CEDCHB00944 (\$699.60)	RUSS TRANSMISSION INC
49	031-0700-032-0000	7	12-011286/ DONNA BARTON	19 EASTWIND CT/ CEDCHC08452 (\$200)	JAMES G. MOORE
50	002-0175-009-0000	4	12-001062/ LEONARD DUCLOS	1718 F ST/ CEDCHC08473 (\$100)	MIRASOL ASSET MANAGEMENT LLC
51	049-0187-003-0000	8	10-010778/ BO COSLEY	7397 FLORES WY/ CEDCHB01036 (\$514)	CREATE WEALTH REAL ESTATE INC
52	117-1010-017-0000	8	13-003646/ CHARLIE SHERMAN	5520 FRANCESCA ST/ CEDCHB01032 (\$792)	ATTN SPS LOAN BOARDING
53	265-0303-051-0000	2	13-000323/ DAVID SALINOVICH	1131 FRIENZA AV/ CEDCHC08474 (\$1,600)	WILLIAMS, GARSHA
Late Appeal Received					

54	263-0121-010-0000	2	12-020377/ MAURICE SCHRANZ	2701 GROVE AV/ CEDCHC08554 (\$1,600)	MARGARITA RAMIREZ
55	266-0120-017-0000	2	12-009974/ LEONARD DUCLOS	3013 HOWE AV/ CEDCHC08476 (\$1,600)	LOUDEN LLC C/O WAYPOINT GI VENTURE LLC
56	266-0120-030-0000	2	12-017473/ DAVID SALINOVICH	2113 JULIESSE AV/ CEDCHC08482 (\$200)	JOSEPH C. & CARMEL T. YANNETTA
57	048-0136-003-0000	8	13-009289/ ANDY CHAVEZ	2176 KIRK WY/ CEDCHC08547 (\$100)	ELLIS RHYM
58	048-0136-003-0000	8	13-009289/ ANDY CHAVEZ	2176 KIRK WY/ CEDCHC08548 (\$612)	ELLIS RHYM
59	014-0263-020-0000	5	12-029090/ JOHN VANELLA	3809 LA SOLIDAD WY/ CEDCHB00938 (\$2,233.91)	HARRIS BUELAH M.
60	014-0263-020-0000	5	12-029090/ JOHN VANELLA	3809 LA SOLIDAD WY/ CEDCHC08477 (\$1,600)	HARRIS BUELAH M.
61	117-0680-002-0000	7	12-017688/ ANDY CHAVEZ	8390 LANGTREE WY/ CEDCHC08528 (\$200)	ROBERT W KING
62	029-0045-002-0000	5	12-019738/ GENE CALUYA	6809 LAS PALAMITAS WY/ CEDCHB01029 (\$494.58)	JEFF & JILL KLEIN C/O JON BURGESS
63	117-0647-017-0000	7	12-016928/ BO COSLEY	177 MAJORCA CR/ CEDCHC08481 (\$300)	US BANK
64	022-0290-008-0000	5	12-006318/ GENE CALUYA	5218 MARTIN L KING BLVD/ CEDCHB00925 (\$1,656.47)	MALIHEH PAKZAT
65	022-0290-008-0000	5	12-006318/ GENE CALUYA	5218 MARTIN L KING BLVD/ CEDCHB00926 (\$6,936)	MALIHEH PAKZAT
66	022-0290-008-0000	5	12-006318/ GENE CALUYA	5218 MARTIN L KING BLVD/ CEDCHB00927 (\$432)	MALIHEH PAKZAT
67	022-0290-008-0000	5	12-006318/ GENE CALUYA	5218 MARTIN L KING BLVD/ CEDCHC08447 (\$5,600)	MALIHEH PAKZAT
68	226-0260-023-0000	2	12-010484/ LEONARD DUCLOS	4859 MARYSVILLE BL/ CEDCHB01044 (\$420)	VICKIE GRECO
69	005-0033-009-0000	3	12-020362/ DAVID SALINOVICH	4350 MODDISON AV/ CEDCHC08549 (\$200)	SECRETARY OF HOUSING & URBAN DEVELOPMENT
70	040-0190-059-0000	6	13-001923/ ANDY CHAVEZ	19 RANCHO TORRE CT/ CEDCHC08464 (\$200)	PHAM BEN M.
71	020-0074-016-0000	5	12-020172/ JOHN VANELLA	3907 SAN CARLOS WY/ CEDCHC08539 (\$200)	HARRY S WARREN REVOCABLE TRUST
72	020-0074-016-0000	5	12-020172/ JOHN VANELLA	3907 SAN CARLOS WY/ CEDCHB01019 (\$420)	HARRY S WARREN REVOCABLE TRUST
73	263-0222-011-0000	2	13-000077/ LARRY ECCLESTON	282 SANTIAGO AV/ CEDCHB01038 (\$294)	MIGUEL ANGEL GOMEZ
74	117-0840-012-0000	8	13-001615/ ANDY CHAVEZ	5945 SAWYER CIR/ CEDCHC08463 (\$200)	CHASE HOME FINANCE LLC
75	252-0172-008-0000	2	12-029264/ MAURICE SCHRANZ	1905 SOUTH AV/ CEDCHB01034 (\$390.40)	TERRY D LONES
76	252-0172-007-0000	2	12-029012/ MAURICE SCHRANZ	1907 SOUTH AV/ CEDCHC08535 (\$200)	EDDIE AMUNEKE
77	237-0311-010-0000	2	12-010470/ LEONARD DUCLOS	1327 STEPHANIE AV/ CEDCHC08451 (\$200)	DOREEN Y. PRASAD & RONIL PRASAD
78	238-0092-022-0000	2	10-007462/ LEONARD DUCLOS	406 STILLWELL CT/ CEDCHB01039 (\$924)	N VEST N REAL ESTATE SERVICES
79	118-0152-002-0000	8	12-030122/ LEONARD DUCLOS	7647 TATTERSHALL WY/ CEDCHB01037 (\$438)	CLARENCE & JANICE COONCE

80	118-0152-002-0000	8	12-030122/ LEONARD DUCLOS	7647 TATTERSHALL WY/ CEDCHC08544 (\$100)	CLARENCE & JANICE COONCE
81	250-0200-045-0000	2	08-011221/ LEONARD DUCLOS	3489 TAYLOR ST/ CEDCHB00933 (\$72)	GOOD SAMARITAN CHURCH JESUS CHRIST
82	118-0163-005-0000	8	12-010590/ CHARLIE SHERMAN	23 THATCHER CIR/ CEDCHB00924 (\$420)	SHARON L. WALLACE
83	117-0581-006-0000	7	12-020103/ DONNA BARTON	4755 VALLEY HI DR/ CEDCHB01035 (\$252.40)	ING BANK, FSB
84	117-0474-027-0000	7	12-010227/ DONNA BARTON	5020 VILLAGE WOOD DR/ CEDCHC08446 (\$200)	DUNN JANETTE E/THOMAS E

Staff Reports

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

85. **Implementation of Collection Fee (Oral)**

Location: Citywide

Recommendation: Review and Comment.

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

Action: City staff H. Bava presented the oral report to the Board explaining the implementation of a \$19 collection fee by the Revenue Department for all outstanding invoices that are 45 days past their due date. The collection fee will be included in the agenda item dollar amounts.

Public Comment – Matters Not on the Agenda

None

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

None

Adjournment

6:57pm