



## 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 Powell present; Gaudreau arrived 5:34pm; 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 January 9, 2013**

**Location:** (Citywide)

**Recommendation:** Approve Board minutes for January 9, 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

### Notice & Order Appeals

Item #	Council District	Case #	Address	Owner
2	1	12-009440/ RON O'CONNOR	0 EL DALA LN GARAGE FOR 3621, 3623, 3625, 3627	WESTSHORE COMMUNITY ASSOCIATES
CA Michael Benner and Operations Manager Ron O' Connor set forth to present the notice and order case, however, Attorney Cassandra Ferrannini for K. Hovnanian requested a continuance. After discussion it was moved by Fritz, seconded by Avery and carried unanimously to continue this item to April 10, 2013.				
3	2	12-018248/ MAURICE SCHRANZ	3251 NAREB ST	METRO REAL ESTATE GROUP INC.
*Scheduled for 3/13/13*				
4	2	12-029833/ GENE CALUYA	1423 NORTH AV	MD PARTNERS INC.
<b>BI G. Caluya presented for City Staff and the appellant did not appear in person. After hearing all testimony and reviewing all submitted documents the Board moved to uphold staff recommendation. Moved by Fritz, seconded by Gaudreau; motion carried 4-0</b>				
5	3	12-028510/ GENE CALUYA	3653 RIO PACIFICA WY	MILTON ARMISTEAD & CAROL A LONEY
*Scheduled for 3/13/13*				

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

Item	Summary	Appeal	Council District	Case/Inspector	Address/Invoice	Owner
6		<b>X</b>	5	12-007071/ RANDY STRATTON	2630 32ND ST/ CEDCHC07872 (\$1600)	IRA SERVICES TRUST COMPANY FBO RICHARD YOUNG IRA

**BI R. Leiker presented for City Staff and the appellant, Richard Young appeared before the Board. After hearing all testimony and reviewing all submitted documents the Board moved to uphold staff recommendation of the full amount (\$1600). Moved by Fritz, seconded by Avery; motion carried 4-0**

-7		<b>X</b>	2	12-003615/ GENE CALUYA	1015 ARCADE BLVD/ CEDCHC07900 (\$2146)	AMY CHEN
-8		<b>X</b>	2	08-087859/ LEONARD DUCLOS	2326 CAMBRIDGE ST/ CEDCHB00345 (\$660)	NEZIH SABANKAYA
-9		<b>X</b>	3	11-027422/ LEONARD DUCLOS	4601 D ST/ CEDCHC07624 (\$1600)	DOROTHY LOUISE ANDERSON (EST OF)
10		<b>X</b>	2	12-010569/ GENE CALUYA	2841 DEL PASO BLVD/ CEDCHC07870 (\$300)	NEZIH & TERESA SABANKAYA

**BI G. Caluya presented for City Staff and the appellant, Nezh Sabankaya appeared before the Board. After hearing all testimony and reviewing all submitted documents the Board moved to uphold staff recommendation of the full amount (\$300). Moved by Avery, seconded by Powell; motion carried 3-1**

11		<b>X</b>	4	11-030227/ GENE CALUYA	1706 H ST/ CEDCHC07845 (\$1714)	FREIZE, REGINA MARIA & ROGER ALAN
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**BI G. Caluya presented for City Staff and the appellant, Sandy McAmoil appeared before the Board. After hearing all testimony and reviewing all submitted documents the Board moved to uphold staff recommendation of the full amount (\$1714). Moved by Fritz, seconded by Avery; motion carried 4-0**

12		<b>X</b>	2	11-026569/ GENE CALUYA	1215 LOS ROBLES BL/ CEDCHC07623 (\$1600)	LANCE DEHNING
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**BI G. Caluya presented for City Staff and the appellant, Lance Dehning appeared before the Board. After hearing all testimony and reviewing all submitted documents the Board moved to reduce staff recommendation from \$1600.00 to \$500.00. Moved by Avery, seconded by Powell; motion carried 3-1**

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

**For items 13 – 85, 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.**

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
13	014-0171-009-0000	5	12-008955/ RICHARD LEIKER	3889 7TH AVE/ CEDCHC07888 (\$1600)	NATIONAL ACADEMIC YOUTH CORP.
14	014-0171-009-0000	5	12-008955/ RICHARD LEIKER	3889 7TH AVE/ CEDCHB00366 (\$312)	NATIONAL ACADEMIC YOUTH CORP.
15	014-0273-015-0000	5	11-024739/ ANDY CHAVEZ	4231 13TH AVE/ CEDCHB00383 (\$232)	BRIAN JACKSON
16	021-0022-004-0000	5	10-026319/ JOHN VANELLA	5030 14TH AVE/ CEDCHB00336 (\$298)	LAURA H. BENNETT
17	021-0033-015-0000	5	12-000587/ CHARLIE SHERMAN	5312 15TH AVE/ CEDCHC06832 (\$436)	KNIGHTSWOOD LLC
18	012-0141-001-0000	4	12-015098/ CHARLIE SHERMAN	2801 19TH ST/ CEDCHB00331 (\$409.19)	MIKE ROLAN
19	052-0094-003-0000	8	09-043369/ DONNA BARTON	7613 23RD ST/ CEDCHB00375 (\$649.42)	JONATHAN IVES, JULIE/GEORGE W. BARNES JR.
20	007-0256-010-0000	4	12-007745/ CHAD GARBER	1500 24TH ST/ CEDCHC07875 (\$1600)	SHEREEN G. SKALSKY
21	007-0256-010-0000	4	12-007745/ CHAD GARBER	1500 24TH ST/ CEDCHB00386 (\$438)	SHEREEN G. SKALSKY
22	048-0260-007-0000	8	12-016040/ JOHN VANELLA	7548 24TH ST/ CEDCHB00337 (\$298)	JAVIER RECARDO SANDOVAL & FATIMA P. LOPEZ
23	010-0291-037-0000	5	12-005508/ DONNA BARTON	2551 27TH ST/ CEDCHC07857 (\$200)	ESTATE OF CARMEL M. YOUNG
24	025-0165-016-0000	5	12-009560/ ANDY CHAVEZ	5741 28TH ST/ CEDCHB00335 (\$436)	VATHIS NICK P/CHRISTINA A

25	049-0187-001-0000	8	11-016060/ ANDY CHAVEZ	7504 29TH ST/ CEDCHC07896 (\$100)	JUAN ESPINOZA
26	025-0172-026-0000	5	12-017812/ CHARLIE SHERMAN	3161 34TH AVE/ CEDCHB00381 (\$1734)	GEORGE C. ANDRUS AND DAVID E. RASMUSSEN
27	020-0023-026-0000	5	12-008519/ RICHARD LEIKER	3801 35TH ST/ CEDCHC07865 (\$200)	STEVEN J. KROHN
28	035-0033-017-0000	5	12-008801/ RICHARD LEIKER	1525 38TH AVE/ CEDCHC07878 (\$1600)	DONALD CHARLES RUBY & ANNETTE LYNN RUBY
29	014-0188-017-0000	5	12-005178/ BO COSLEY	3200 42ND ST/ CEDCHC07856 (\$200)	ASHIYA ODEYE
30	014-0274-007-0000	5	12-011409/ ANDY CHAVEZ	3832 43RD ST/ CEDCHC07890 (\$100)	FLAGSTAR BANK, FSB
31	014-0274-007-0000	5	12-011409/ ANDY CHAVEZ	3832 43RD ST/ CEDCHB00367 (\$456)	FLAGSTAR BANK, FSB
32	036-0122-023-0000	5	12-006657/ ANDY CHAVEZ	2425 52ND AVE/ CEDCHB00362 (\$664.20)	YING & XOU CHANG
33	023-0132-003-0000	6	12-008087/ RICHARD LEIKER	5120 59TH ST/ CEDCHC07876 (\$1600)	JOHN E. & CORRINA M. FRANK/ SHIRLEY P. CARVER/ ETAL
34	047-0124-008-0000	8	12-005806/ RICHARD LEIKER	2113 65TH AVE/ CEDCHC07866 (\$1600)	THR CA LLC
35	263-0051-020-0000	2	07-051731/ LEONARD DUCLOS	147 ARCADE BLVD/ CEDCHB00384 (\$376)	MERNA KINNEY
36	262-0181-004-0000	3	12-008580/ LEONARD DUCLOS	2808 AMERICAN AVE/ CEDCHB00334 (\$967.59)	PAMELA F. SAUL
37	010-0331-009-0000	4	06-019840/ BO COSLEY	1832 BEVERLY WAY/ CEDCHB00343 (\$1086.90)	DAVID V. SMITH
38	275-0054-022-0000	2	12-019329/ MAURICE SCHRANZ	2448 BEAUMONT ST/ CEDCHB00357 (\$2586.80)	JOHNSON CAMELL L
39	263-0202-012-0000	2	07-039589/ DAVID SALINOVICH	2577 BEAUMONT ST/ CEDCHB00354 (\$2547.60)	WILLIAM HARLAND BRAND III
40	251-0283-003-0000	2	12-019322/ LARRY ECCLESTON	3313 BRANCH ST/ CEDCHB00364 (\$509.20)	MAYNARD D NELSON, ETAL
41	050-0510-031-0000	8	12-017787/ DONNA BARTON	4691 BROOKFIELD DR/ CEDCHB00359 (\$438)	LUIS MONCAYO AND ROSALBA MONCAYO
42	047-0135-005-0000	8	12-006589/ RICHARD LEIKER	7313 BENBOW ST/ CEDCHC07862 (\$1600)	SIERRA VALLEY LOGISTICS
43	265-0030-042-0000	2	11-026757/ MAURICE SCHRANZ	3121 CRANDALL AVE/ CEDCHC07897 (\$1638)	KHORSHID ABDUMOHMMAD
44	251-0282-002-0000	2	09-003502/ DAVID SALINOVICH	3329 CYPRESS ST/ CEDCHC07895 (\$100)	RICK & JACQUES DAWARI
45	251-0282-002-0000	2	09-003502/ DAVID SALINOVICH	3329 CYPRESS ST/ CEDCHB00374 (\$313.50)	RICK & JACQUES DAWARI
46	078-0162-004-0000	6	12-006183/ RICHARD LEIKER	8611 CLIFFWOOD WAY/ CEDCHC07860 (\$1600)	PATRICIA M. RUDDEN AND JOHN R. BONOKOWSKI II
47	225-2530-070-0000	1	10-010695/ LEONARD DUCLOS	390 DNEIPER RIVER WAY/ CEDCHB00365 (\$4068)	FEDERAL NATIONAL MORTGAGE ASSOC
48	001-0081-013-0000	3	12-014157/ MAURICE SCHRANZ	701 DOS RIOS ST/ CEDCHB00346 (\$72)	RUSS TRANSMISSION INC.
49	275-0123-007-0000	2	12-006854/ DAVID SALINOVICH	1320 DEL PASO BLVD/ CEDCHC07883 (\$750)	KEVIN CARL LUTZ
50	237-0670-030-0000	2	11-011841/ LEONARD DUCLOS	4305 DRY CREEK RD/ CEDCHB00347 (\$667.44)	KEN MADHVANI
51	263-0242-019-0000	2	12-011779/ LARRY ECCLESTON	671 EL CAMINO AVE/ CEDCHB00370 (\$456)	FEDERAL NATIONAL MORTGAGE ASSOCIATION

52	263-0171-010-0000	2	12-014102/ MAURICE SCHRANZ	694 ELEANOR AVE/ CEDCHC07891 (\$200)	ALFREDO FERNANDEZ
53	263-0171-010-0000	2	12-014102/ MAURICE SCHRANZ	694 ELEANOR AVE/ CEDCHB00368 (\$893.32)	ALFREDO FERNANDEZ
54	047-0041-004-0000	8	12-009466/ CHARLIE SHERMAN	1816 FLORIN RD/ CEDCHC07880 (\$1600)	WELLS FARGO BANK
55	047-0041-004-0000	8	12-009466/ CHARLIE SHERMAN	1816 FLORIN RD/ CEDCHB00341 (\$456)	WELLS FARGO BANK
56	265-0302-002-0000	2	12-019879/ DON MARCHESCHI	2636 ENSENADA WAY/ CEDCHB00387 (\$438)	LABATO EMILIO M
57	265-0302-002-0000	2	12-019879/ DON MARCHESCHI	2636 ENSENADA WAY/ CEDCHC07905 (\$100)	LABATO EMILIO M
58	275-0033-021-0000	2	12-005689/ CHAD GARBER	2461 FAIRFIELD ST/ CEDCHB00339 (\$448)	FANNIE MAE
59	053-0093-022-0000	7	12-006656/ RICHARD LEIKER	3689 FALLIS CIR/ CEDCHB00338 (\$371.20)	MUNIAAMMA MURTI / ROHINI MURTI
60	053-0093-022-0000	7	12-006656/ RICHARD LEIKER	3689 FALLIS CIR/ CEDCHC07863 (\$1600)	MUNIAAMMA MURTI / ROHINI MURTI
61	027-0053-006-0000	6	09-037839/ CHARLIE SHERMAN	7350 FRUITRIDGE RD/ CEDCHB00252 (\$936)	LOIS E. MCDANIEL
62	250-0312-012-0000	2	12-008937/ CHAD GARBER	244 GRAVES AVE/ CEDCHC07868 (\$200)	LUIS MONCADA
63	250-0063-014-0000	2	07-045272/ DAVID SALINOVICH	581 GRAND AVE/ CEDCHC07894 (\$100)	CAROLINE A. PRUITT/ LOU EDNA
64	250-0063-014-0000	2	07-045272/ DAVID SALINOVICH	581 GRAND AVE/ CEDCHB00372 (\$680.70)	CAROLINE A. PRUITT/ LOU EDNA
65	016-0301-004-0000	4	12-004290/ ANDY CHAVEZ	1300 GRANT LANE/ CEDCHC07901 (\$100)	SCOTT A. / LINDSAY FILBY
66	007-0137-010-0000	3	12-019166/ BO COSLEY	3644 J ST UNIT B/ CEDCHB00361 (\$438)	GEORGE KOUFASIMIS REV TRUST
67	007-0137-010-0000	3	12-019166/ BO COSLEY	3644 J ST UNIT B/ CEDCHC07887 (\$100)	GEORGE KOUFASIMIS REV TRUST
68	048-0024-002-0000	8	12-006320/ DONNA BARTON	1404 LOMAS WAY/ CEDCHC07861 (\$100)	CRAIG DRENNAN
69	038-0221-006-0000	6	10-019393/ CHARLIE SHERMAN	6264 LOGAN ST/ CEDCHC07889 (\$100)	U.S. BANK NATIONAL ASSOC
70	266-0153-020-0000	2	12-000917/ CHAD GARBER	1916 MARCONI CIR/ CEDCHC07898 (\$100)	MARTIN M & MARILYN B. ALDRIDGE REV. TRUST
71	022-0290-008-0000	5	12-019614/ CHARLIE SHERMAN	5218 MARTIN L KING BLVD/ CEDCHB00382 (\$1199.59)	MALIHAK PAKZAT
72	047-0201-012-0000	8	12-018688/ JOSH PINO	7437 MUIRFIELD WAY/ CEDCHB00332 (\$438)	ASCENCIO MARIA J/ HERMINIO SANCHEZ
73	047-0201-012-0000	8	12-018688/ JOSH PINO	7437 MUIRFIELD WAY/ CEDCHC07864 (\$100)	ASCENCIO MARIA J/ HERMINIO SANCHEZ
74	252-0042-009-0000	2	12-009219/ LARRY ECCLESTON	2454 NORTH AVE/ CEDCHB00333 (\$925.54)	DEG EQUITIES LLC
75	252-0042-009-0000	2	12-009219/ LARRY ECCLESTON	2454 NORTH AVE/ CEDCHC07869 (\$200)	DEG EQUITIES LLC
76	263-0131-027-0000	2	10-002535/ DAVID SALINOVICH	2700 NORWOOD AVE/ CEDCHB00376 (\$630.9)	GALAXY LENDING C/O JURON INVESTMENTS
77	263-0203-022-0000	2	12-002466/ GENE CALUYA	695 PLAZA AVE/ CEDCHC07867 (\$100)	NBS CANCUN OPCO LLC

78	238-0171-015-0000	2	12-013770/ LARRY ECCLESTON	4106 PINELL ST/ CEDCHB00388 (\$298)	JASON AND MONA LUDFORD
79	023-0185-024-0000	6	12-007256/ DONNA BARTON	7441 PEACOCK WAY/ CEDCHC07873 (\$200)	JANICE E. POWERS
80	275-0041-009-0000	2	12-010347/ CHAD GARBER	619 REDWOOD AVE/ CEDCHB00349 (\$545.28)	WELLS FARGO BANK
81	252-0261-021-0000	2	08-097566/ LARRY ECCLESTON	1672 ROSALIND ST/ CEDCHB00380 (\$2147.40)	JEFFERY SPELLMAN
82	265-0030-024-0000	2	12-005589/ CHAD GARBER	1279 SONOMA AVE/ CEDCHC07858 (\$1600)	VERNA R./DOUGLAS E. DUFFIN, MARLENE R. AVENA & GERALD R. DUFFIN
83	010-0022-017-0000	4	H050015745/ DON MARCHESCHI	1817 T ST/ CEDCHC07795 (\$650)	JOHN TOWNER
84	035-0334-005-0000	5	12-012483/ ANDY CHAVEZ	7101 TAMOSHANTER WAY/ CEDCHB00389 (\$2189.60)	JEANNE/STEPHEN SADLER
85	023-0185-021-0000	6	12-008231/ ANDY CHAVEZ	7501 VANDENBERG DR/ CEDCHC07877 (\$200)	NICHOLAS P. RODRIGUEZ

### Staff Reports

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

#### 86. **Follow-Up on Notice and Order Process (Oral)**

**Location:** Citywide

**Recommendation:** Review and Comment – Follow-up discussion of the Notice and Order process.

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

No general staff updates were necessary, this item will be continued to 3/13/13.

### Public Comment – Matters Not on the Agenda

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

Board members asked why all the cases were Gene Caluya's. Ron O' Connor advised that there is a process in place when they are referred from RHIP he gets them so that may be why.

### Adjournment

8:19 pm