



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*

November 9, 2011 – 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 – Fritz, Avery, Christoffersen present. City Attorney L.Wang was present.

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
No Items Scheduled				

Housing & Dangerous Buildings Case Cost Recovery - Contested

Item	Summary	Appeal	Council District	Case/Inspector	Address/Invoice	Owner
1		X	2	10-023540/ LINDA DOUGLAS	2239 BEAUMONT ST AKA 2255 BEAUMONT ST/ CEDCVP00043(\$2796)	CARLOS/VITALINA HERRERA TRUST
BI J. Mason presented for City Staff and Carlos Herrera (property owner) appeared to appeal. City staff recommended the full amount of \$2796 to be liened. After hearing testimony, the Board approved staff recommendation. Moved by Avery, seconded by Fritz, carried 3-0						
2		X	5	10-003737/ CHARLIE SHERMAN	3865 BROADWAY/ CEDCHC05601(\$1600)	NANCY HAZELL
BI C. Sherman presented for City Staff and William Hazell (property owner) appeared to appeal. City Staff recommended the full amount of \$1600 to be liened. After hearing both sides of testimony, the Board approved staff recommendation. Moved by Avery, seconded by Fritz, carried 3-0						
3		X	2	09-032672/ BILL HUTCHEON	729 DIXIEANNE AV/ CEDCVP00045(\$2530)	UNIVERSAL REAL ESTATE INVS LLC
4	X	X	2	09-032672/ BILL HUTCHEON	729 DIXIEANNE AV/ CEDCHC05502(\$1088.84)	UNIVERSAL REAL ESTATE INVS LLC
5		X	2	09-035289/ LEONARD DUCLOS	729 DIXIEANNE AV/ CEDCHC05518(\$2626)	UNIVERSAL REAL ESTATE INVS LLC
6	X	X	2	09-035289/ LEONARD DUCLOS	729 DIXIEANNE AV/ CEDCHC05519(\$390.40)	UNIVERSAL REAL ESTATE INVS LLC
7	X	X	2	09-035289/ LEONARD DUCLOS	729 DIXIEANNE AV/ CEDCHC05520(\$2798.98)	UNIVERSAL REAL ESTATE INVS LLC
8		X	2	11-003759/ KIM HAGEN	729 DIXIEANNE AV/ CEDCHC05555(\$100)	UNIVERSAL REAL ESTATE INVS LLC
Rescheduled to 12/14/11 per the request of staff						
9		X	7	11-003246/ JOSH PINO	15 RIVERBREA CT/ CEDCHC05512(\$1600)	DAVID & MARYLOU PETERS

BI J. Pino presented for City Staff and David Peters (property owner) appeared to appeal. City Staff recommended to reduce the fees to \$800 due to medical hardship. After hearing both sides of testimony, the Board moved to approve the reduced fees of \$800. Moved by Fritz, seconded by Avery, carried 3-0

10		X	3	10-021954/ LEONARD DUCLOS	345 WINTERHAVEN AV/ CEDCHC05651(\$1500)	KIM/VICTOR REYES
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BI L. Duclos and Connie Perkins from the Utilities Department presented for City Staff, and Victor Reyes (property owner) and Chris Merrill (attorney) appeared to appeal. City Staff recommended the full amount of \$1500 to be liened. After hearing both sides of testimony, the Board approved staff recommendation. Moved by Avery, seconded by Christoffersen, carried 3-0

Housing & Dangerous Buildings Case Cost Recovery - Uncontested

For items 11 – 66, 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 11-43, 45-66 all had good service and went uncontested.

Those items are read in as a blanket.

Moved by Avery, seconded by Christoffersen

3 Ayes/Unanimous: Motion passed

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
11	020-0022-008-0000	5	10-003004/ CHAD GARBER	3464 12TH AV/ CEDCHC05713(\$1320.62)	DEUTSCHE BANK
12	020-0022-008-0000	5	10-003004/ JOHN VANELLA	3464 12TH AV/ CEDCHC05714(\$17000)	DEUTSCHE BANK
13	020-0022-008-0000	5	10-003004/ JOHN VANELLA	3464 12TH AV/ CEDCHC05715(\$3044.95)	DEUTSCHE BANK
14	019-0061-038-0000	5	10-019999/ JOHN VANELLA	2808 18TH AV/ CEDCHC05853(\$16000)	FEDERAL NATL MTG ASSOC
15	020-0212-011-0000	5	10-008914/ CHAD GARBER	3555 21ST AV/ CEDCHC05590(\$100)	PEDRO BERNARDINO
16	021-0291-014-0000	5	10-015970/ RANDY STRATTON	5539 21ST AV/ CEDCHC05716(\$17000)	GUTIERREZ JESUS S PEREZ
17	019-0161-050-0000	5	10-018146/ CHARLIE SHERMAN	3031 26TH AV/ CEDCHC05717(\$1600)	DAN COJONEAN
18	019-0161-050-0000	5	10-018146/ CHARLIE SHERMAN	3031 26TH AV/ CEDCHC05718(\$298)	DAN COJONEAN
19	022-0092-012-0000	5	09-038944/ JOHN VANELLA	3515 26TH AV/ CEDCHC05719(\$390.40)	ANACLETO ORTEGA
20	022-0092-012-0000	5	09-038944/ JOHN VANELLA	3515 26TH AV/ CEDCHC05720(\$1000)	ANACLETO ORTEGA
21	010-0045-002-0000	4	10-020179/ KIM HAGEN	1811 26TH ST/ CEDCHC05721(\$1600)	JOE JONES PROPERTIES
22	007-0105-010-0000	4	10-022604/ KIM HAGEN	1008 27TH ST/ CEDCHC05644(\$100)	PETER TORZA 2004 LIVING TRUST
23	020-0051-015-0000	5	10-019851/ RICHARD LEIKER	4017 33RD ST/ CEDCHC05722(\$1600)	FANNIE MAE
24	020-0051-015-0000	5	10-019851/ RICHARD LEIKER	4017 33RD ST/ CEDCHC05723(\$760.40)	FANNIE MAE
25	251-0032-018-0000	2	10-017912/ DON MARCHESCHI	3912 ALDER ST/ CEDCHC05647(\$1600)	PENDERGAST LTD FAMILY PARTNERSHIP
26	251-0032-018-0000	2	10-017912/ DON MARCHESCHI	3912 ALDER ST/ CEDCHC05648(\$2182.40)	PENDERGAST LTD FAMILY PARTNERSHIP
27	262-0262-001-0000	3	10-015920/ DAVID SALINOVICH	2594 AMERICAN AV/ CEDCHC05645(\$1700)	TASK FAMILY TRUST
28	274-0091-002-0000	3	10-001135/ MAURICE SCHRANZ	1141 AZUSA ST/ CEDCHC05646(\$200)	LUIS AGUILERAMARIA ALMANZA

29	263-0204-004-0000	2	10-016054/ LEONARD DUCLOS	2555 BEAUMONT ST/ CEDCHC05570(\$398.30)	SERGEY GRITSAK
30	038-0360-032-0000	6	10-019029/ JOHN VANELLA	6071 BELLEVIEW AV/ CEDCHC05243(\$65.40)	SKYLINE ENTERPRISES INC.
31	237-0355-016-0000	2	10-018676/ DAVID SALINOVICH	4445 BOLLENBACHER AV/ CEDCHC05596(\$1600)	BANK OF NEW YORK MELLON
32	237-0355-016-0000	2	10-018676/ DAVID SALINOVICH	4445 BOLLENBACHER AV/ CEDCHC05597(\$520)	BANK OF NEW YORK MELLON
33	277-0072-016-0000	2	10-016912/ LEONARD DUCLOS	2318 BOXWOOD ST/ CEDCHC05598(\$1700)	MADRID LAND HOLDINGS INC
34	277-0072-016-0000	2	10-016912/ LEONARD DUCLOS	2318 BOXWOOD ST/ CEDCHC05599(\$2386.80)	MADRID LAND HOLDINGS INC
35	277-0072-016-0000	2	10-016912/ LEONARD DUCLOS	2318 BOXWOOD ST/ CEDCHC05616(\$791.10)	MADRID LAND HOLDINGS INC
36	117-0990-056-0000	8	10-015899/ DONNA BARTON	8 BENT CREEK CT/ CEDCHC05595(\$200)	JEAN/SAUNDERS DELANEY
37	009-0235-007-0000	4	10-015508/ RANDY STRATTON	511 BROADWAY/ CEDCHC05602(\$1650)	JAYANTIBHAI/NUTA N PATEL
38	250-0301-001-0000	2	10-018446/ LARRY ECCLESTON	51 BUTTERWORTH/ CEDCHC05649(\$468)	GI KIM
39	250-0301-001-0000	2	10-018446/ LARRY ECCLESTON	51 BUTTERWORTH/ CEDCHC05650(\$200)	GI KIM
40	275-0101-012-0000	2	10-016068/ DAVID SALINOVICH	645 CALVADOS AV/ CEDCHC05605(\$1600)	MARY CATER
41	274-0142-007-0000	3	09-052319/ LEONARD DUCLOS	320 CLEVELAND AV/ CEDCHC05606(\$1600)	SUSAN REED
42	226-0220-005-0000	2	10-016952/ DON MARCHESCHI	4933 DRY CREEK RD/ CEDCHC05607(\$1600)	NEUBAUER FAMILY TRUST
43	226-0220-005-0000	2	10-016952/ DON MARCHESCHI	4933 DRY CREEK RD/ CEDCHC05608(\$456)	NEUBAUER FAMILY TRUST
44	250-0302-010-0000	2	10-021061/ DON MARCHESCHI	3301 GILLESPIE ST/ CEDCHC05618(\$1600)	IRENE STEVENS
Received late appeal, rescheduled to the 12/14/11 hearing					
45	025-0142-017-0000	5	10-019995/ CHARLIE SHERMAN	5661 JOHNS DR/ CEDCHC05619(\$1600)	FEDERAL NATL MTG ASSOC
46	117-0541-043-0000	7	10-016958/ BO COSLEY	5335 KEVINBERG DR/ CEDCHC05620(\$1700)	HOUSING GROUP FUND CORP
47	265-0302-011-0000	2	10-016206/ DAVID SALINOVICH	2615 LEXINGTON ST/ CEDCHC05621(\$1700)	PACIFICA SEVENTEEN LLC
48	117-0430-025-0000	7	10-015702/ ANDY CHAVEZ	1 LIMITED CT/ CEDCHC05622(\$1600)	BAC HOME LOANS SERVICING LP
49	117-0430-025-0000	7	10-015702/ ANDY CHAVEZ	1 LIMITED CT/ CEDCHC05623(\$358)	BAC HOME LOANS SERVICING LP
50	038-0221-006-0000	6	10-019393/ CHARLIE SHERMAN	6264 LOGAN ST/ CEDCHC05624(\$1600)	PACIFIC GROUP 49/11
51	265-0130-026-0000	2	11-009036/ BO COSLEY	2905 MARYSVILLE BL/ CEDCHC05574(\$100)	SHERRY SHEFFIELD
52	265-0130-026-0000	2	11-009036/ BO COSLEY	2905 MARYSVILLE BL/ CEDCHC05575(\$402)	SHERRY SHEFFIELD
53	237-0510-030-0000	2	10-020637/ JOHN VANELLA	314 MUNICIPAL DR/ CEDCHC05625(\$100)	RANDHIR SINGH
54	237-0510-030-0000	2	10-020637/ JOHN VANELLA	314 MUNICIPAL DR/ CEDCHC05626(\$530.40)	RANDHIR SINGH
55	117-0693-020-0000	7	10-010413/ ANDY CHAVEZ	19 ODOM CT/ CEDCHC05579(\$1896.54)	JUDITH VASQUEZ
56	117-0693-020-0000	7	10-010413/ ANDY CHAVEZ	19 ODOM CT/ CEDCHC05580(\$1600)	JUDITH VASQUEZ
57	117-0693-020-0000	7	10-010413/ ANDY CHAVEZ	19 ODOM CT/ CEDCHC05581(\$511.20)	JUDITH VASQUEZ

58	265-0011-004-0000	2	10-019333/ DON MARCHESCHI	3135 RIO LINDA BL/ CEDCHC05630(\$200)	JAMES SHIMP
59	053-0094-017-0000	7	10-009018/ ANDY CHAVEZ	7809 SHRADER CR/ CEDCHC05591(\$1600)	BANK OF AMERICA
60	250-0113-027-0000	2	10-020737/ DON MARCHESCHI	705 SOUTH AV/ CEDCHC05631(\$1600)	SABNESH/VINESHNI NARAYAN
61	275-0172-005-0000	2	10-016539/ MAURICE SCHRANZ	203 SOUTHGATE RD/ CEDCHC05633(\$200)	CATHERINE ERSHEN/THOMAS PHAYER
62	023-0152-029-0000	6	10-015577/ DONNA BARTON	5061 STONER DR/ CEDCHC05635(\$200)	JOSE/LOURDES MEJIA
63	226-0044-003-0000	1	10-019430/ DON MARCHESCHI	4920 TUNIS RD/ CEDCHC05634(\$1600)	RALPH ZABALA
64	117-0550-042-0000	7	10-017812/ BO COSLEY	7909 WHISPER WOOD WY/ CEDCHC05655(\$1017.24)	BANK OF NY
65	117-0550-042-0000	7	10-017812/ BO COSLEY	7909 WHISPER WOOD WY/ CEDCHC05656(\$1600)	BANK OF NY
66	117-0550-042-0000	7	10-017812/ BO COSLEY	7909 WHISPER WOOD WY/ CEDCHC05657(\$485.80)	BANK OF NY

Staff Reports

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

None.

Public Comment – Matters Not on the Agenda

None.

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

- **Board member Avery asked about the comment made from an appellant regarding the perceived attitude of City Staff. Attorney Lan Wang provided some information regarding the professionalism of staff.**
- **Board member Christoffersen asked about letters mailed to the department, and if the board has an obligation to respond to them. Attorney Wang noted that they are not obligated to respond to letters, but staff should pass mail on to the board via the Chair when they receive them.**
- **Board member Avery asked staff about the appealed items rescheduled to December 14, 2011 and whether the owner was notified, he also asked about the demolition section of the agenda. City Staff, Ron O’Connor, informed the board that the owner for the Dixianne property was notified by phone and was also sent new hearing notices in the mail. He also noted that the demolitions section will no longer be listed on the agenda.**

Adjournment – 7:08 PM