



REPORT TO COUNCIL

City of Sacramento

915 I Street, Sacramento, CA 95814-2604
www.CityofSacramento.org

PUBLIC HEARING
December 11, 2007

**Honorable Mayor and
Members of the City Council**

Title: Code Enforcement Case Fees and Penalties – Findings of Fact for Special Assessment Liens

Location/Council District: Citywide

Recommendation: Conduct a public hearing and upon conclusion adopt a **Resolution** placing liens on the properties in the amount of **\$32,864.10** for unpaid fees and penalties and transmit the unpaid costs to the Sacramento County Auditor/Controller as special assessments against the properties.

Contact: Dennis Kubo, Program Manager, 808-8577

Presenters: Dennis Kubo, Program Manager

Department: Code Enforcement

Organization No: 4651

Description/Analysis

Issue: Collection of delinquent fees and penalties are brought before the City Council to secure the debt by placing liens on the properties for which the fees and penalties were imposed pursuant to Chapter 8.04 of the Sacramento City Code.

Policy Considerations: Conducting the lien hearing is in accordance with Sacramento City Code Chapter 8.04. All property owners listed in the attachment were afforded an opportunity to appear before an impartial hearing examiner for the stated violation. Each owner was afforded the additional opportunity to protest the imposition of the fees and penalties at a special assessment delinquency lien hearing.

Code Enforcement activities, including the related lien process, are consistent with policies associated with the City's goal to enhance and preserve the neighborhoods.

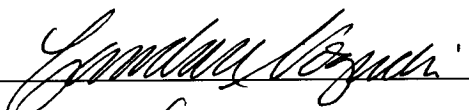
Environmental Considerations: The proposed resolution will not have any adverse environmental impact.

Commission/Committee Action: None

Rationale for Recommendation: Adopting this Resolution will enable the City to collect unpaid fees and penalties by placing special assessments upon properties, allowing the fees and penalties to be collected through County property tax collections.

Financial Considerations: Lien accruals will be made through County tax collections. The City will also receive partial reimbursement from monies collected by the County based on the "Teeter" legislation agreement with the County. Any money generated from these liens would be included in the approved budget.

Emerging Small Business Development (ESBD): Not Applicable

Respectfully Submitted by: 
for Max B. Fernandez
Director, Code Enforcement Department

Recommendation Approved:

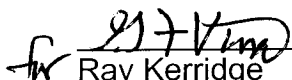

Ray Kerridge
City Manager

Table of Contents:

Report	pg. 1
Attachments	
1 Background	pg. 3
2 Resolution	pg. 4
3 Exhibit A: Findings of Fact	pg. 6

Attachment 1

Background Information:

Prior to the assessment of fees and penalties, each property owner was issued the appropriate legal notices, as set forth in Chapter 8.04, and was afforded an opportunity to appear before an appointed third-party Hearing Examiner. Subsequent to the hearing, a “Decision of Hearing Examiner” notice was issued and mailed to the property owner. Included in this notice were findings and the specific fees and penalties. The decision of the Hearing Examiner is final, and judicial review must be conducted in the manner and time frame set forth in California Code of Civil Procedure §1094.6. Sacramento City Code, Section 8.04.430 allows the City Council to order the penalty be made both as a personal obligation and a special assessment against the property.

Each property owner listed on the attachment has received all required notices under Chapter 8.04, and has been afforded both an opportunity to appear for an administrative hearing and a special assessment hearing. Each has received a final decision notice. None of the listed owners has paid the fees and penalties.

We submit this Resolution to the City Council for declaration of a special assessment.

RESOLUTION NO. 2007-

Adopted by the Sacramento City Council

December 11, 2007

**ACCEPTING THE FINDINGS OF FACT OVERRULING PROTESTS AND
PLACING LIENS ON PROPERTIES FOR UNPAID ASSESSMENTS
FOR CODE ENFORCEMENT CASE FEES AND PENALTIES**

BACKGROUND

- A. The Code Enforcement Department, in accordance with Sacramento City Code, Sections 8.04.370 through 8.04.420, did provide a hearing before the appointed third-party Hearing Examiner to consider all protests for unpaid fees and penalties, if any.
- B. Notice of the time and place of hearing was given in accordance with Sacramento City Code Section 8.04.390,; and
- C. The Code Enforcement Department, established by competent evidence before the Hearing Examiner that the unpaid fees and penalties had been imposed in accordance with City Code.
- D. The Code Enforcement Department, established by competent evidence before the Hearing Examiner that in each case the unpaid fees and penalties are due.
- E. The City Council has found the unpaid fees and penalties to be a reasonable cost.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL
RESOLVES AS FOLLOWS:**

Section 1: The reasonable penalties in the aggregate amount not to exceed **\$32,864.10** for unpaid fees and penalties is the sum set forth by the appointed third-party Hearing Examiner's findings of fact of hearing held October 24, 2007. This amount may be reduced as staff determines necessary.

Section 2: As provided in Section 38773.5 of the California Government Code, the City of Sacramento is entitled to and hereby attaches special assessment liens upon the described properties upon recordation in the office of the County Recorder of the County of Sacramento.

Section 3: Such liens shall constitute a special assessment against the properties at which the services were rendered, and shall be collectible at the same time and in the same manner as secured property taxes are collected, and

shall be subject to the same penalties, priorities, and procedures in the case of delinquency.

Section 4: Such lien also constitutes a personal obligation against the owner of the property.

Table of Contents:

Exhibit A – List of Properties to be Liened

ITEM NO.	PARCEL NUMBER	CASE NUMBER	PROPERTY ADDRESS	PROPERTY OWNER	AMOUNT DUE	INVOICE NUMBER	CD	CTY CD
1.	013-0341-017-0000	06-012225	3524 7th Av	Donald Hurt	\$ 2,000.00	CEAP070065	5	0206
2.	013-0341-017-0000	06-012225	3524 7th Ave	Donald Hurt	\$ 1,018.10	NS070311	5	0206
3.	014-0185-040-0000	C050042132	3201 Santa Cruz Wy	Christopher D Boley/Teresa M Boley	\$ 1,212.50	NS070481	5	0206
4.	014-0185-040-0000	C050042132	3201 Santa Cruz Wy	Christopher D Boley/Teresa M Boley	\$ 2,000.00	CEAP070089	5	0206
5.	014-0185-040-0000	C050042132	3201 Santa Cruz Wy	Christopher D Boley/Teresa M Boley	\$ 2,499.00	CEAP070090	5	0206
6.	014-0185-040-0000	C050042132	3201 Santa Cruz Wy	Christopher D Boley/Teresa M Boley	\$ 2,499.00	CEAP070091	5	0206
7.	014-0202-011-0000	07-033027	3400 San Carlos Wy	Raul F. Gomez/Irma C. Murguia	\$ 831.00	NS070493	5	0206
8.	018-0014-007-0000	06-022326	2140 Sutterville Rd	Tom M. & Amy Kwong	\$ 387.50	NS070405	5	0206
9.	023-0221-006-0000	07-032966	5408 55th St	Ruby Mae Chappell	\$ 775.00	NS070515	5	0206
10.	025-0222-016-0000	07-033290	2881 38th Ave	Jim Banh	\$ 375.00	NSV070010	5	0206
11.	035-0053-004-0000	06-016564	1548 Zeldia Way	HSBC Mortgage Services	\$ 185.00	NS070523	4	0206
12.	035-0314-014-0000	07-029371	1951 Florin Rd	Herman Osby Jr	\$ 2,000.00	CEAP070095	5	0206
13.	118-0011-007-0000	06-025642	7612 Quinby Way	Aida D C Moro	\$ 387.50	NS070485	8	0206
14.	225-0653-010-0000	06-009998	1151 Millet Wy	Eugene F Carlisle	\$ 185.00	NS070298	1	0206
15.	226-0080-052-0000	07-026470	1040 Neal Rd	Brenda Minera	\$ 775.00	NS070501	2	0206
16.	252-0124-010-0000	C050006122	3713 Presidio St	Michael T Lewis/Ned M Lewis/Valerie A Lewis	\$ 1,298.33	NS070480	2	0206
17.	252-0124-010-0000	C050006122	3713 Presidio St	Michael T Lewis/Ned M Lewis/Valerie A Lewis	\$ 3,000.00	CEAP070088	2	0206
18.	265-0210-038-0000	06-007475	2757 Del Paso Blvd	Tuan Tran	\$ 2,961.17	NS070479A	2	0206
19.	266-0273-004-0000	06-016577	2728 Plover St	James L. Smith	\$ 1,025.00	NS070317	3	0206
20.	275-0101-012-0000	06-010889	645 Calvados Ave	Mary T. Cater	\$ 950.00	NS070486	2	0206
21.	275-0101-012-0000	06-010889	645 Calvados Ave	Mary T. Cater	\$ 2,400.00	CEAP070094	2	0206
22.	275-0101-012-0000	06-010889	645 Calvados Ave	Mary T. Cater	\$ 2,000.00	CEAP070093	2	0206
23.	275-0104-017-0000	06-021780	2342 Cambridge St	Debra Murphy	\$ 1,325.00	NS070482	2	0206
24.	275-0194-009-0000	07-029030	690 Blackwood St	Shane Sullivan	\$ 775.00	NS070478	2	0206
				Total	\$32,864.10			