

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 – All members 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.

1. Approval of Minutes for January 8, 2014

Location: (Citywide)

Recommendation: Approve Board minutes for January 8, 2014.

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

Action: Moved by consent unanimously 4-0.

Public Hearings

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

Public Hearing

Housing & Dangerous Buildings Case Cost Recovery - Contested

Item	Summary	Appeal	Council District	Case/Inspector	Address/Invoice	Owner
2	X	X	5	13-017040/ RICHARD LEIKER	4100 11 TH AV/ CEDCHB01542 (\$757)	LEROY LARRY LIVING TRUST
BI R. Leiker presented for City Staff and the appellants, Princella Givens Larry & Leroy Larry, appeared before the board. Public comment made by Jeff Ricks. After hearing testimony and reviewing submitted documents, a motion was made to uphold staff recommendation. Moved by Fritz, seconded by McKinley; motion carried unanimously 4-0.						
3		X	5	13-017040/ RICHARD LEIKER	4100 11 TH AV/ CEDCHC09003 (\$119)	LEROY LARRY LIVING TRUST
BI R. Leiker presented for City Staff and the appellants, Princella Givens Larry & Leroy Larry, appeared before the board. Public comment made by Jeff Ricks. After hearing testimony and reviewing submitted documents, a motion was made to uphold staff recommendation. Moved by McKinley, seconded by Gaudreau; motion carried unanimously 4-0.						
4		X	5	13-009434/ JOHN VANELLA	3447 21 ST AV/ CEDCHC09022 (\$1,519)	PACCO PROPERTIES LP
BI J. Vanella presented for City Staff and the appellant, Kevin Terry, appeared before the board. After hearing testimony and reviewing submitted documents, a motion was made to uphold staff recommendation. Moved by Fritz, seconded Gaudreau; motion carried unanimously 4-0.						
5		X	2	12-019322/ MAURICE SCHRANZ	3313 BRANCH ST AKA 3307/ CEDCHC08252 (\$1,619)	EQUITY TRUST CO CDN IRA, EQUITY TRUST CO CDN ROTH IRA & RONNIE L. HUTTON
Appeal Retracted						
6		X	2	13-012843/ DAVID SALINOVICH	1822 DEL PASO BL/ CEDCHC08920 (\$1,619)	JEFFREY E. RICKS
BI D. Salinovich presented for City Staff and the appellant, Jeff Ricks, appeared before the board. After hearing testimony and reviewing submitted documents, a motion was made to uphold staff recommendation. Moved by McKinley, seconded by Fritz; motion carried unanimously 4-0.						
7		X	2	13-000323/ DAVID SALINOVICH	1131 FRIENZA AV/ CEDCHC08474 (\$1,619)	GARSHA WILLIAMS

BI D. Salinovich presented for City Staff and the appellant, William Iyasere, did not appear before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation. Moved by McKinley, seconded by Powell; motion carried unanimously 4-0.						
8		X	8	13-011095/ ANDY CHAVEZ	75 HERMES CIR/ CEDCHC09023 (\$1,619)	JAMES A. DANE, TRUSTEE/DANE REVOCABLE TRUST
BI A. Chavez presented for City Staff and the appellant, James Dane, and the appellant's representatives Crystal Smith & Gary Lee, appeared before the board. After hearing testimony and reviewing submitted documents, a motion was made to reduce invoice CEDCHC09023 from \$1,619 to \$919. Moved by Fritz, seconded by McKinley; motion carried unanimously 4-0.						
9		X	2	12-016104/ DAVID SALINOVICH	324 SOUTH AV/ CEDCHC08904 (\$1,419)	MUNI R. & ARUNA D. KUMAR
BI D. Salinovich presented for City Staff and the appellant, Muni Kumar, appeared before the board. After hearing testimony and reviewing submitted documents, a motion was made to reduce invoice CEDCHC08904 from \$1,419 to \$700. Moved by Fritz, seconded by McKinley; motion carried unanimously 4-0.						

Housing & Dangerous Buildings Case Cost Recovery - Uncontested

For items 10 – 44
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.

McKinley motioned to approve Uncontested Housing & Dangerous Buildings Case Cost Recovery items 10-44, seconded by Gaudreau; motion carried unanimously 4-0.

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
10	009-0062-004-0000	4	13-015006/ MAURICE SCHRANZ	1901 6TH ST/ CEDCHC09031 (\$200)	ADAM BUI
11	014-0171-009-0000	5	12-008955/ RICHARD LEIKER	3889 7TH AV/ CEDCHB01562 (\$312)	J/J CAPITAL LLC
12	014-0195-013-0000	5	08-094487/ JOHN VANELLA	4469 7TH AV/ CEDCHB01577 (\$1,051.20)	FRANCISCO A ARMENTA/MARIA E CERVANTES
13	020-0132-009-0000	5	12-003628/ RICHARD LEIKER	3704 18TH AV/ CEDCHB01650 (\$205.60)	BERNARD AJIE MURPHY
14	023-0031-014-0000	5	13-010148/ BO COSLEY	5523 22ND AV/ CEDCHB01643 (\$680.42)	ROBERT & MARIBE GALEHER
15	022-0023-012-0000	5	13-009714/ JOHN VANELLA	3743 23RD AV/ CEDCHC09027 (\$100)	FEDERAL NATL MTG ASSN
16	053-0035-002-0000	8	13-001896/ RICHARD LEIKER	7645 24TH ST/ CEDCHB01671 (\$840)	JP MORGAN CHASE BANK
17	023-0192-005-0000	6	13-014756/ RICHARD LEIKER	7800 25TH AV/ CEDCHC09097 (\$200)	PAMELA LY
18	049-0254-003-0000	8	13-017598/ DONNA BARTON	7429 29TH ST/ CEDCHB01574 (\$619.60)	FAITH A MALCOLM
19	020-0023-032-0000	5	12-012329/ JOHN VANELLA	3742 36TH ST/ CEDCHB01571 (\$300)	EQUITY TRUST CO CUSTODIAN FBO RAYMOND C WHEELER IRA & CUSTODIAN FBO MAHALAXMI RAI IRA
20	036-0122-023-0000	5	12-006657/ ANDY CHAVEZ	2425 52ND AV/ CEDCHB01561 (\$376.20)	YING & XOU CHANG
21	036-0122-023-0000	5	12-006657/ ANDY CHAVEZ	2425 52ND AV/ CEDCHB01570 (\$312)	YING & XOU CHANG
22	023-0184-005-0000	6	13-011561/ DONNA BARTON	5020 76TH ST/ CEDCHC09095 (\$200)	DENNIS & MY- DREAM HORSLEY
23	040-0133-008-0000	6	12-018065/ DONNA BARTON	7608 BELLINI WY/ CEDCHB01569 (\$943.44)	BRANESSA KUNITZ

24	021-0251-061-0000	6	13-000967/ DONNA BARTON	6792 BENDER CT/ CEDCHB01651 (\$330)	LOIS J SMITH
25	251-0072-016-0000	2	12-027953/ CHAD GARBER	3808 CLAY ST/ CEDCHB01558 (\$1,080)	YASUKO T CROOK
26	226-0122-035-0000	2	13-018608/ CHAD GARBER	5130 COPPERSMITH AV/ CEDCHB01552 (\$205.60)	SARATOGA FUND II LLC
27	263-0242-019-0000	2	12-011779/ MAURICE SCHRANZ	671 EL CAMINO AV/ CEDCHB01564 (\$436)	RSB PROPS 2 LP
28	275-0014-006-0000	2	12-029065/ LARRY ECCLESTON	128 EL CAMINO AV/ CEDCHB01673 (\$288)	MANMOHAN SINGH
29	250-0091-009-0000	2	11-011309/ CHAD GARBER	632 GRAND AV/ CEDCHC09085 (\$100)	BARRY B EKKAPHANH
30	117-0830-016-0000	7	13-021313/ RICHARD LEIKER	6356 LOCHINVAR WY/ CEDCHB01653 (\$205.60)	HUANG XING SHAO
31	251-0211-010-0000	2	13-017080/ MAURICE SCHRANZ	1207 LOS ROBLES BL/ CEDCHC09081 (\$100)	ROBERT J MARTINEZ
32	251-0211-010-0000	2	13-017080/ MAURICE SCHRANZ	1207 LOS ROBLES BL/ CEDCHB01645 (\$498)	ROBERT J MARTINEZ
33	020-0071-026-0000	5	13-020795/ JOHN VANELLA	3951 MARTIN LUTHER KING JR BL/ CEDCHB01572 (\$366)	CHRISTOPHER L CARTER
34	201-1010-002-0000	1	13-017214/ CHAD GARBER	3401 MAS AMILOS WY/ CEDCHB01573 (\$205.60)	FEDERAL NATIONAL MORTGAGE ASSN
35	035-0074-009-0000	5	H020002363/ BO COSLEY	6125 MCLAREN AV/ CEDCHB01575 (\$834)	ARLEE TURNER
36	263-0142-025-0000	2	07-056292/ LEONARD DUCLOS	2756 OAKMONT ST/ CEDCHB01559 (\$1,380)	JOSE & JUANA NAVARRO
37	263-0142-025-0000	2	07-056292/ LEONARD DUCLOS	2756 OAKMONT ST/ CEDCHB01674 (\$288)	JOSE & JUANA NAVARRO
38	251-0152-038-0000	2	13-019630/ MAURICE SCHRANZ	3530 RIO LINDA BLVD/ CEDCHB01657 (\$295.60)	JP MORGAN CHASE BANK
39	263-0222-008-0000	2	13-018072/ LARRY ECCLESTON	258 SANTIAGO AV/ CEDCHB01567 (\$843)	WELLS FARGO BANK, NA C/O JP MORGAN CHASE BANK, NA
40	250-0200-045-0000	2	08-011221/ LEONARD DUCLOS	3489 TAYLOR ST/ CEDCHB01560 (\$260)	GOOD SAMARITAN CHURCH JESUS CHRIST
41	250-0200-045-0000	2	08-011221/ LEONARD DUCLOS	3489 TAYLOR ST/ CEDCHB01670 (\$2,640)	GOOD SAMARITAN CHURCH JESUS CHRIST
42	117-0280-038-0000	7	13-019861/ BO COSLEY	7988 VALLEY GREEN DR/ CEDCHB01556 (\$612)	BIMLA NARAYAN
43	023-0073-025-0000	6	12-012680/ ANDY CHAVEZ	4901 WHITTIER DR/ CEDCHC09032 (\$100)	SACRAMENTO AFFORDABLE HOUSING ORG
44	019-0052-036-0000	5	11-024311/ RICHARD LEIKER	2454 WILMINGTON AV/ CEDCHB01649 (\$288)	JENNIFER SMITH & BERND SOLLFELNER

Staff Reports

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

45. **Election of Chair and Vice Chair for 2014 (Oral)**

Location: Citywide

Recommendation: Elect Chair and Vice Chair for 2014

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

Action: Motion to elect McKinley as the Chair of the Board once Fritz leaves the HCAAB, moved by Fritz, seconded by Gaudreau; motion carried unanimously 4-0. Motion to

elect Gaudreau as Vice Chair once Fritz leaves the HCAAB, moved by Fritz, seconded by McKinley; motion carried unanimously 4-0.

46. **Notice of Possible Future Meeting Cancellation (Oral)**

Location: Citywide

Recommendation: Review & Comment

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

Action: The board members were notified that due to a lack of appeals, the March 12th, 2014 & April 9th, 2014 HCAAB hearings may be cancelled. However, if a Notice & Order appeal is received it must be heard and the next regularly scheduled hearing. Hearings staff will contacted the board members by email to advise them if the hearings will be held or not. Lien appeal mailings will not be mailed out until enough are received to warrant a hearing.

Public Comment – Matters Not on the Agenda

None

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

Fritz stated that he will be unavailable for the May hearing.

Fritz would like to be notified if a replacement is found for his seat on the board so that he may determine if it is necessary for him to take the FPPC training in April.

McKinley advised that an application was submitted for the vacant seat on the board. The board secretary will follow up on the application.

Attorney Wang stated that in regard to public comments on cases, the board does have the discretion to advise the person who wishes to comment that they are a member of the public, they are not a party to the action, they are not a witness to the case and the board does not consider their evidence or testimony relevant. Since this is a public proceeding you do have the right to comment but comments can be heard at the end of the calendar. Wang confirmed that the board has the right to exclude truly irrelevant evidence. The board may cut off the speaker and advise that they have had their opportunity to speak.

Adjournment

8:06pm