



Minutes for February 11, 2009 5:30 pm  
 City of Sacramento  
 Housing Code Advisory and Appeals Board

**CITY STAFF**

*Ron O' Connor, Operations Manager -Code Enforcement      Stacey Chatman, Secretary*  
*Jennifer Matsumoto, Secretary      Michael Sparks, Senior Deputy City Attorney*

*Historic City Hall 915 I Street, 2<sup>nd</sup> Floor – Hearing Room*

**Call to Order – 5:30 p.m.      End Time    7:15 pm**

**Roll Call**

<b>Board Member</b>	<b>P</b>	<b>A</b>	<b>L</b>
Mohr	X		
Fritz	X		
Gaudreau	X		
McKinley	X		
Handy		X	

**Staff Present:**

- Guglielmelli, A. (SPD)
- Pino, Josh
- Duclos, Leonard
- Hagen, Kim
- Caluya, Kyle
- Zillig, Jeremiah
- Cosley, Bo
- Sherman,Charlie
- Sparks, Michael (D.C.A.)**

**Public Hearings**

**Notice & Order Appeals**

No agenda items

**Special Assessment Liens**

**Housing & Dangerous Buildings Case Fees Invoices**

Item	Summary	Appeal	Council District	Case / Inspector	Address/Invoice	Owner
1	014-0292-012-0000		5	08-002492/ DON VERGA	4633 14TH AV/ CEDCHC01087(\$1233)	ROBERT V LUGO
Inspector Presenting: Charlie Sherman Appellant: Robert Lugo		Outcome: Staff Recommendation was upheld		Fritz: <b>X</b>	McKinley: <b>X</b>	Gaudreau: <b>X</b> Mohr: <b>X</b>
2	<b>X</b>	<b>X</b>	6	07-045654/ JOSH PINO	5842 33RD AV/ CEDCHC00900(\$2543.86)	DARIO VEGA
3		<b>X</b>	6	07-045654/ LEONARD DUCLOS	5842 33RD AV/ CEDCHC00901(\$1233)	DARIO VEGA
Inspector Presenting: Josh Pino Appellant: Dario Vega		Outcome: This item is being pulled and rescheduled for 5/13/09. This will allow Mr. Vega to work w/his insurance company to settle as well as to obtain an adult interpreter to bring with him.		Fritz:	McKinley: <b>X</b>	Gaudreau: McKinley:
4		<b>X</b>	4	07-055401/ BO COSLEY	1800 ARICA WY/ CEDCHC01065(\$1233)	JOHN LOURDIS
Inspector Presenting: Bo Cosley Appellant: John Lourdis		Outcome: Staff Recommendation was upheld		Fritz: <b>X</b>	McKinley: <b>X</b>	Gaudreau: <b>X</b> McKinley: <b>X</b>
5		<b>X</b>	2	07-039030/ KIM HAGEN	3125 CALLECITA ST/ CEDCHC00999(\$1817)	JANIS STONE TRUST 1999
Inspector Presenting:		Outcome: This item is being pulled and rescheduled to 3/11 due to Ms. Stone being ill.		Fritz:	McKinley: <b>X</b>	Gaudreau: McKinley:
Appellant:				Handy: Absent		
6	265-0222-003-0000		2	07-048366/ GENE CALUYA	2808 DEL PASO BL/ CEDCHC01061(\$1726.66)	CHERYL A PINCOMBE
7	265-0222-003-0000		2	07-048366/ GENE CALUYA	2808 DEL PASO BL/ CEDCHC01062(\$1233)	CHERYL A PINCOMBE
Inspector Presenting: Leonard Duclos/Josh Pino		Outcome: Staff Recommendation was upheld		Fritz: <b>X</b>	McKinley: <b>X</b>	Gaudreau: <b>X</b> McKinley: <b>X</b>
Appellant: Cheryl Pincombe				Handy: Absent		

8	<b>X</b>	<b>X</b>	3	07-037085/ JEREMIAH ZILLIG	3181 HOWE AV/ CEDCHC00858(\$768)	RAOUL/EVE ORTIZ
9		<b>X</b>	3	07-037085/ LEONARD DUCLOS	3181 HOWE AV/ CEDCHC00859(\$3147)	RAOUL/EVE ORTIZ
Inspector Presenting:		Outcome:		Fritz: <b>X</b>		Gaudreau: <b>X</b>
Jeremiah Zillig Appellant:		Staff Recommendation was upheld for item 8 and for item 9 an ammended staff recommendation was upheld, cutting the total cost from 3147 to 1418		McKinley: <b>X</b>	Handy: Absent	McKinley: <b>X</b>
Raoul Ortiz						

### STAFF RECOMMENDATIONS FOR LIEN

City Staff recommends that a special assessment lien in the amounts noted by each agenda item be levied against the property known as physical address and/or parcel number (APN) as noted within each agenda item.

Item	APN	Council District	Case / Inspector	Address/Invoice	Owner
<b>BLANKET DECISION FOR ITEMS 7-32</b>					
Motion	Mohr Gaudreaux McKinley Handy	Fritz	AYE:	FRITZ GAUDREAU MCKINLEY HANDY	MOHR
2nd	Mohr Gaudreaux McKinley Handy	Fritz	NO:	FRITZ GAUDREAU MCKINLEY HANDY	MOHR
10	009-0171-012-0000	4	H030027645/ DAVID SALINOVICH	2214 4TH ST/ CEDCHC01084(\$760)	ANNE M/JOSEPH R MIRANDA
11	013-0283-015-0000	5	07-048036/ TAMMY BROWNING	3269 8TH AVE/ CEDCHC01103(\$250)	JUAN M/LUISA RUIZ
12	027-0105-009-0000	6	06-011339/ CHARLIE SHERMAN	6050 35TH AV/ CEDCHC01092(\$1233)	PAUL J CALHOUN TRUST
13	048-0222-017-0000	8	06-011334/ DON MARCHESCHI	7522 ADDISON WY/ CEDCHC01067(\$1177.80)	ROGIE L GOLSTON
14	251-0321-010-0000	2	H050037446/ KIM HAGEN	3251 DEL MAR WY/ CEDCHC01064(\$1330)	GERMAN VILLASENOR
15	275-0096-002-0000	2	08-005012/ ELIA KENTERA	2010 DEL PASO BL/ CEDCHC01053(\$678)	THE LE'S FAMILY LIMITED PARTNERSHIP
16	275-0096-002-0000	2	08-005012/ ELIA KENTERA	2010 DEL PASO BL/ CEDCHC01054(\$1233)	THE LE'S FAMILY LIMITED PARTNERSHIP
17	275-0044-018-0000	4	07-047473/ MAURICE SCHRANZ	2213 DEL PASO BL/ CEDCHC01055(\$1333)	FULLERTON COMMUNITY BANK
18	265-0210-037-0000	2	08-015176/ MAURICE SCHRANZ	2753 DEL PASO BL/ CEDCHC01059(\$1133)	J/E REAL ESTATE INVESTORS LLC
19	265-0210-038-0000	2	08-094000/ ELIA KENTERA	2757 DEL PASO BL/ CEDCHC01060(\$107.80)	TUAN TRAN
20	275-0103-001-0000	2	07-050523/ JAMES HARRISON	730 DIXIEANNE AV/ CEDCHC01051(\$185)	WELLS FARGO BANK

21	019-0024-007-0000	5	HSG9900018/ DON MARCHESCHI	3748 EAST PACIFIC AVE/ CEDCHC01071(\$200)	JESUS J DELOSSANTOS
22	031-0430-005-0000	7	08-015979/ BO COSLEY	7210 GREENHAVEN DR/ CEDCHC01072(\$1133)	FLORIN 5 DEVELOPERS LABELLA FAMILY TRUST
23	119-0260-047-0000	8	08-015035/ TAMMY BROWNING	19 ICARUS CT/ CEDCHC01073(\$207.80)	JAMES R KAPICKA
24	048-0073-002-0000	8	08-089345/ TAMMY BROWNING	1787 MATSON DR/ CEDCHC01074(\$185)	BANK OF NY TRUST
25	250-0440-035-0000	2	07-046316/ GENE CALUYA	202 MCDANIEL CIR/ CEDCHC00568(\$1362)	PAULA LAINEZ
26	047-0122-011-0000	8	07-052840/ TAMMY BROWNING	2073 NEWPORT AV/ CEDCHC01075(\$85)	XINQUN/WEIQUING YAN CHEN
27	047-0122-011-0000	8	07-052840/ TAMMY BROWNING	2073 NEWPORT AV/ CEDCHC01076(\$948)	XINQUN/WEIQUING YAN CHEN
28	237-0120-071-0000	2	08-009902/ MAURICE SCHRANZ	601 REGGINALD WY/ CEDCHC01077(\$85)	PING/CHEN LI GU
29	031-0380-038-0000	7	07-027514/ ANDY CHAVEZ	322 RIVERGATE WY/ HCE080155(\$869.80)	JEFFREY Y HIRATSUKA
30	119-0325-001-0000	7	08-002910/ TAMMY BROWNING	4550 SAN SEBASTIAN/ CEDCHC01105(\$185)	WELLS FARGO BANK
31	225-1200-047-0000	1	06-014042/ MAURICE SCHRANZ	4165 WINDSONG ST/ CEDCHC00106(\$107.80)	GEORGE F/SILVIA LANDERS
32	027-0071-032-0000	6	08-016416/ KENNETH SALISBURY	5661 WILKINSON ST/ CEDCHC01083(\$185)	EDEKI OSUMAH/ESKINDER TADDESE

### Staff Reports

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

33. Discussion of Rental Housing Inspection Program and its Impact on the HCAAB. (Oral)  
Location: Citywide  
Recommendation: Review and Comment  
**Result:**  
**Mr. Ron O'Connor reported that currently the RHIP program is slow going and that there has been some difficulty in getting the landlords registered. Not only that but overall the inspections are going slow as well.**
34. Discussion of Number of Notice and Order appeals Received for Housing and Dangerous Buildings and its Impact on the HCAAB. (Oral)  
Location: Citywide  
Recommendation: Review and Comment  
**Result:**  
**As a result of #33 there is no predicted impact at this point**

35. Discussion of information that can be provided to appellants that have issues with their title companies. (Oral)  
Location: Citywide  
Recommendation: Come up with a document that can be shared with appellants and/or come up with a standard speech that can be read to the appellant.  
Contact Ron O' Connor 916-808-8183

**Result:**

**Mike Sparks will take this matter under consideration and report back at the next hearing.**

36. Update on 7612 50<sup>th</sup> Ave 07-033205 (continued from 1/14/09 HCAAB meeting). (Oral)  
Location: Citywide  
Recommendation: Review and Comment

**Result:**

**This matter will not be coming before the Board again after all, the insurance company paid the majority of what was outstanding, leaving a fee of \$335 for Mr. Virender, for which he set up a payment plan as of 2/11/09.**

**Public Comment – Matters Not on the Agenda**

None

**Board Member Comments, Questions, Ideas, and Announcements**

**Mr. Selby Mohr asked about the status of the letter to the Mayor. It was advised that yes, the letter was successfully delivered, however, a response has not been received.**

**Adjournment**