



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

September 14, 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, McKinley, Christoffersen were 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	8	10-029784/ RICHARD LEIKER	2305 EXPEDITION WY/ CEDCHC05163(\$1600)	DEQUAN LU
2	X	X	8	10-029784/ RICHARD LEIKER	2305 EXPEDITION WY/ CEDCHC05164(\$394)	DEQUAN LU
<p>BI R.Leiker presented for City Staff and Dequan Lu (the property owner) and his son, Wei Lu (interpreter), appeared to appeal. City staff recommended the full amount of \$1600 for Item #1, and \$394 for Item #2 to be liened, however, after hearing both sides of testimony, the Board moved to reduce Item #1 to the amount of \$200 and confirm the staff recommendation for Item #2. Moved by Fritz, seconded by McKinley, carried unanimously 3-0 for both items</p>						
3		X	5	10-003053/ CHARLES SHERMAN	4601 FRANKLIN BL/ CEDCHC04717(\$1600)	ALVARO ASCENCIO
<p>BI C. Sherman presented for City Staff and Alvaro Ascencio (the property owner) and Gabriel Vivas (attorney) 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 Christoffersen, seconded by McKinley, carried unanimously 3-0</p>						
4	X	X	8	11-005836/ RICHARD LEIKER	5821 JACINTO AVE/ CEDCHC05414(\$438)	LORI ANN CLARK
5		X	8	11-005836/ RICHARD LEIKER	5821 JACINTO AVE/ CEDCHC05415(\$100)	LORI ANN CLARK
<p>BI R. Leiker presented for City Staff and Lori Ann Clark (the property owner) appeared to appeal. City Staff recommended the full amount of \$438 for Item #4 and \$100 for Item #5 to be liened. After hearing both sides of testimony, the Board approved staff recommendation. Moved by Fritz, seconded by Christoffersen, carried unanimously 3-0</p>						
<h3>Housing & Dangerous Buildings Case Cost Recovery - Uncontested</h3>						

For items 6 – 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 6-9, 11-66 all had good service and went uncontested.
These items are read in as a blanket.
Moved by McKinley, seconded by Fritz
3 Ayes/Unanimous: Motion passed

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
6	014-0195-013-0000	5	08-094487/ RANDY STRATTON	4469 7TH AVE/ CEDCHC05495(\$100)	FRANCISCO A. ARMENTA/MARIA E. CERVANTES
7	014-0195-013-0000	5	08-094487/ RANDY STRATTON	4469 7TH AVE/ CEDCHC05496(\$1840.40)	FRANCISCO A. ARMENTA/MARIA E. CERVANTES
8	020-0131-056-0000	5	08-008425/ RANDY STRATTON	3641 18TH AVE/ CEDCHC05473(\$7680)	DEUTSCHE BANK NATIONAL TRUST C
9	020-0131-056-0000	5	08-008425/ RANDY STRATTON	3641 18TH AVE/ CEDCHC05474(\$100)	DEUTSCHE BANK NATIONAL TRUST C
10	010-0241-028-0000	4	10-009315/ CHARLES SHERMAN	2413 27TH ST/ CEDCHC05328(\$2250)	LYNDA BACKMAN HELM REV TRUST/ETAL
Late Appeal-Item Rescheduled to 10/12/11					
11	025-0162-009-0000	5	10-013148/ CHAD GARBER	2751 34TH AVE/ CEDCHC05329(\$1600)	JUAN P. COLMENARES
12	013-0141-012-0000	5	H040029989/ CHARLES SHERMAN	2956 34TH ST/ CEDCHC05475(\$376)	PAMELA LAURA ROBERTSON
13	020-0131-044-0000	5	08-100488/ CHAD GARBER	4216 38TH ST/ CEDCHC05307(\$2187.19)	NEMANI SARASAU
14	020-0131-044-0000	5	08-100488/ CHAD GARBER	4216 38TH ST/ CEDCHC05308(\$100)	NEMANI SARASAU
15	014-0221-012-0000	5	10-011036/ CHAD GARBER	3400 44TH ST/ CEDCHC05362(\$1700)	WILLIAM THOMAS
16	010-0377-009-0000	5	10-010456/ JOHN VANELLA	3445 4TH AVE/ CEDCHC05339(\$3041.20)	GORDON J. DUFF
17	010-0377-009-0000	5	10-010456/ JOHN VANELLA	3445 4TH AVE/ CEDCHC05330(\$16000)	GORDON J. DUFF
18	040-0096-011-0000	6	10-010332/ RANDY STRATTON	7812 51ST AVE/ CEDCHC05478(\$1861.20)	BANK OF NEW YORK
19	040-0096-011-0000	6	10-010332/ RANDY STRATTON	7812 51ST AVE/ CEDCHC05479(\$1800)	BANK OF NEW YORK
20	035-0325-010-0000	5	10-011272/ DONNA BARTON	2151 60TH AVE/ CEDCHC05346(\$200)	CHAD NOVICK
21	015-0081-006-0000	6	09-049061/ CHAD GARBER	3048 63RD ST/ CEDCHC05503(\$1700)	KD HOMEBUYERS
22	023-0261-014-0000	6	10-011344/ CHAD GARBER	5540 ALCOTT DR/ CEDCHC05324(\$1600)	NEAL A. JOHNSON
23	263-0051-020-0000	2	07-051731/ LEONARD DUCLOS	147 ARCADE BL/ CEDCHC05476(\$1958.93)	MERNA KINNEY
24	263-0202-012-0000	2	07-039589/ DAVID SALINOVICH	2577 BEAUMONT ST/ CEDCHC05492(\$392.20)	WILLIAM H. BRAND III
25	119-0430-049-0000	7	10-010280/ DONNA BARTON	6 BENOIT CT/ CEDCHC05311(\$1056.38)	GLORIA R. GARCIA/VINCE S. GARCIA
26	119-0430-049-0000	7	10-010280/ DONNA BARTON	6 BENOIT CT/ CEDCHC05312(\$200)	GLORIA R. GARCIA/VINCE S. GARCIA
27	010-0331-009-0000	4	06-019840/ BO COSLEY	1832 BEVERLY WY/ CEDCHC05483(\$624)	DAVID V. SMITH

28	003-0075-007-0000	3	11-000719/ DAVID SALINOVICH	2018 C ST/ CEDCHC05304(\$200)	ANSELMO /SAHRRIAN CHAIDEZ/SALVADO R J. MENDEZ
29	040-0240-020-0000	6	10-011255/ CHARLES SHERMAN	9 CARTHAGE CT/ CEDCHC05326(\$1600)	MONICA NAVEARRO
30	225-2530-070-0000	1	10-010695/ LEONARD DUCLOS	390 DNIEPER RIVER WY/ CEDCHC05314(\$1600)	MEEGEN MURRAY/JEFF TROUPE
31	225-2530-070-0000	1	10-010695/ LEONARD DUCLOS	390 DNIEPER RIVER WY/ CEDCHC05315(\$256)	MEEGEN MURRAY/JEFF TROUPE
32	238-0091-005-0000	2	10-013500/ DAVID SALINOVICH	301 DOOLITTLE ST/ CEDCHC05343(\$1790)	AMARJEET K. SINGH/BALBIR SINGH
33	275-0011-002-0000	2	11-000731/ LINDA DOUGLAS	12 EL CAMINO AVE/ CEDCVP00044(\$1500)	JORDAN S CHANGE
34	038-0121-032-0000	6	10-014057/ CHAD GARBER	21 EMERALD CT/ CEDCHC05316(\$1600)	ERNEST FISHER/LASHAUND A FISHER
35	038-0121-032-0000	6	10-014057/ CHAD GARBER	21 EMERALD CT/ CEDCHC05317(\$864.70)	ERNEST FISHER/LASHAUND A FISHER
36	277-0271-020-0000	3	11-008497/ DON MARCHESCHI	1821 EXPOSITION BL/ CEDCHC05397(\$1000)	REX/JOAN MOORE 1995 IRREVOCABLE TRUST/ET
37	277-0271-020-0000	3	11-008497/ DON MARCHESCHI	1821 EXPOSITION BL/ CEDCHC05398(\$252.40)	REX/JOAN MOORE 1995 IRREVOCABLE TRUST/ET
38	049-0187-003-0000	8	10-010778/ BO COSLEY	7397 FLORES WY/ CEDCHC05320(\$376.20)	CREATE WEALTH REAL ESTATE INCORPORATED
39	049-0187-003-0000	8	10-010778/ BO COSLEY	7397 FLORES WY/ CEDCHC05321(\$1600)	CREATE WEALTH REAL ESTATE INCORPORATED
40	049-0187-003-0000	8	10-010778/ BO COSLEY	7397 FLORES WY/ CEDCHC05322(\$1669.68)	CREATE WEALTH REAL ESTATE INCORPORATED
41	250-0210-039-0000	2	10-005530/ DAVID SALINOVICH	611 FORD RD/ CEDCHC05318(\$1600)	JOANNE C. CASTELLO
42	035-0034-001-0000	4	11-008995/ JOSH PINO	5800 FREEPORT BL/ CEDCHC05406(\$100)	FOODMAKER INC. DBA JACK IN THE BOX
43	035-0034-001-0000	4	11-008995/ JOSH PINO	5800 FREEPORT BL/ CEDCHC05407(\$746.80)	FOODMAKER INC. DBA JACK IN THE BOX
44	265-0302-016-0000	2	10-008804/ DAVID SALINOVICH	1029 FRIENZA AVE/ CEDCHC05319(\$1600)	CONSUELO M. JONES
45	027-0011-001-0000	6	10-015267/ CHARLES SHERMAN	5440 FRUITRIDGE RD/ CEDCHC05363(\$1600)	FANNIE MAE REMIC TRUST
46	027-0011-001-0000	6	10-015267/ CHARLES SHERMAN	5440 FRUITRIDGE RD/ CEDCHC05364(\$1060.40)	FANNIE MAE REMIC TRUST
47	036-0042-005-0000	5	09-035747/ RICHARD LEIKER	6216 HERMOSA ST/ CEDCHC05352(\$1600)	SUGHRAN B. CHOUDRY
48	036-0042-005-0000	5	09-035747/ RICHARD LEIKER	6216 HERMOSA ST/ CEDCHC05353(\$629.59)	SUGHRAN B. CHOUDRY
49	079-0320-014-0000	6	09-032664/ CHARLES SHERMAN	8397 JACKSON RD/ CEDCHC05333(\$100)	P&SS LLC
50	052-0139-022-0000	8	09-035706/ DONNA BARTON	1624 JANRICK AVE/ CEDCHC05368(\$3473.70)	MARTHA ZAMUDIO
51	052-0139-022-0000	8	09-035706/ DONNA BARTON	1624 JANRICK AVE/ CEDCHC05369(\$100)	MARTHA ZAMUDIO

52	266-0153-034-0000	3	11-005753/ RICHARD LEIKER	1938 MARCONI AVE/ CEDCHC05487(\$100)	ROBERT ROBINSON
53	266-0153-034-0000	3	11-005753/ RICHARD LEIKER	1938 MARCONI AVE/ CEDCHC05488(\$513.90)	ROBERT ROBINSON
54	035-0034-007-0000	4	10-008335/ DONNA BARTON	5837 MCLAREN AVE/ CEDCHC05309(\$200)	DONALD E. & MABEL D. ALLEN
55	035-0221-006-0000	5	11-008338/ BO COSLEY	6786 MIDDLECOFF WY/ CEDCHC05489(\$1000)	MANUEL B. SAENZ JR.
56	035-0221-006-0000	5	11-008338/ BO COSLEY	6786 MIDDLECOFF WY/ CEDCHC05490(\$750)	MANUEL B. SAENZ JR.
57	002-0020-010-0000	1	10-006000/ DONNA BARTON	1405 N. B ST/ CEDCHC05350(\$750)	THERESA M. AGENO REV TRUST/ETAL C/O KEITH R. MALECH
58	252-0022-031-0000	2	10-003929/ DON MARCHESCHI	3909 NATOMA WY/ CEDCHC05370(\$1600)	LARRY A. CHRIST
59	252-0022-031-0000	2	10-003929/ DON MARCHESCHI	3909 NATOMA WY/ CEDCHC05371(\$2588.80)	LARRY A. CHRIST
60	238-0072-004-0000	2	09-049536/ LEONARD DUCLOS	220 NIMITZ ST/ CEDCHC05373(\$1600)	ADILIO CERON
61	019-0123-014-0000	5	09-034077/ JOHN VANELLA	2571 PHYLLIS AVE/ CEDCHC05471(\$198.95)	GUADALUPE MADRIGAL/RAMON MADRIGAL
62	019-0123-014-0000	5	09-034077/ JOHN VANELLA	2571 PHYLLIS AVE/ CEDCHC05472(\$1500)	GUADALUPE MADRIGAL/RAMON MADRIGAL
63	252-0181-002-0000	2	10-010688/ DAVID SALINOVICH	3641 PINNELL ST/ CEDCHC05358(\$1035.59)	AIDA M. KIMES/ROBERT L. KIMES
64	252-0181-002-0000	2	10-010688/ DAVID SALINOVICH	3641 PINNELL ST/ CEDCHC05359(\$1600)	AIDA M. KIMES/ROBERT L. KIMES
65	117-0035-010-0000	7	10-014456/ DONNA BARTON	6491 WEATHERFORD WY/ CEDCHC05356(\$491.59)	JOHN L. CANTY
66	117-0035-010-0000	7	10-014456/ DONNA BARTON	6491 WEATHERFORD WY/ CEDCHC05357(\$200)	JOHN L. CANTY

Staff Reports

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

67. Code Enforcement Operations Management Monthly Report (Oral)

Location: Citywide

Recommendation: Review and Comment – Status report on the Rental Housing Inspection Program; notice & orders appeals; City staff changes; and staff recommendation reports.

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

Action: Ron O'Connor updated the board on the workload of the Rental Housing Program. He also noted that all the appeals for this program have mostly been heard by the Hearing Examiners and may not come before the Board. Chair Fritz asked for this item to be pulled off of future agendas and added as needed.

68. Status Update On the Demolition Order from the June 8th 2011 HCAAB Meeting concerning 1901 Pebblewood, case #08-009511 (Oral)

Location: Citywide

Recommendation: Receive and File

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

Action: Ron O' Connor updated the board on the current status of this property and the new owners involved. Mr. McKinley asked staff about the memo given out at the last meeting and whether the attorney will be at a future meeting. Staff stated that the attorney will not be present and the case is closed.

Public Comment – Matters Not on the Agenda

None.

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

None.

Adjournment – 6:45 PM