



REPORT TO COUNCIL

City of Sacramento

18

915 I Street, Sacramento, CA 95814-2671
www. CityofSacramento.org

CONSENT
June 13, 2006

Honorable Mayor and
Members of the City Council

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

Location/Council District: Citywide

Recommendation:

Adopt a Resolution placing liens on the properties for unpaid fees and penalties and transmit the unpaid costs to the Sacramento County Auditor/Controller as special assessments against the properties.

Contact: Ron O'Connor, Code Enforcement Manager
Presenter: Ron O'Connor
Department: Code Enforcement
Organization No: 4651

Summary:

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 Titles 8.96 and 8.100 of the Sacramento City Code.

Committee/Commission Action: None

Background Information:

Prior to the assessment of fees and penalties, each property owner was issued the appropriate legal notices, as set forth in Titles 8.96 and 8.100, and was afforded an opportunity to appear before the Housing Code Advisory and Appeals Board (HCAAB) and/or an appointed third-party examiner. Subsequent to the hearing, a "Decision of HCAAB or 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 HCAAB or 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, Chapter 8.100 Article XVI 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 Titles 8.96 and 8.100, 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.

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.

Environmental Considerations:

The proposed resolution will not have any adverse environmental impact.

Policy Considerations:


Conducting the lien hearing is in accordance with Sacramento City Code Titles 8.96 and 8.100. All property owners listed in the attachment were afforded an opportunity to appear before an impartial hearing examiner or hearing board 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.

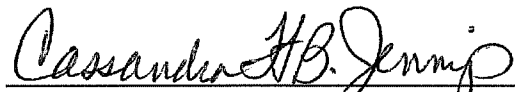
Emerging Small Business Development (ESBD):

Not Applicable

Respectfully Submitted by:


MAX B. FERNANDEZ
Director, Code Enforcement Department

Approved by:


CASSANDRA JENNINGS
Assistant City Manager

Recommendation Approved:

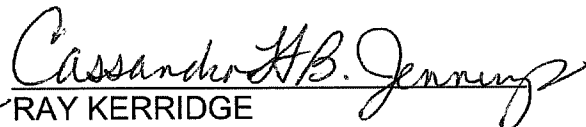

RAY KERRIDGE
City Manager

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

RESOLUTION NO.

Adopted by the Sacramento City Council

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, Chapter 8.96.320 and 8.04.110 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, Chapter 8.96.320 and 8.04.110; 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:

- 1. The reasonable penalties in the aggregate amount not to exceed \$41,253.83 for paid fees and penalties is the sum set forth on Exhibit A incorporated into this Resolution. This amount may be reduced as staff determines necessary.
- 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.
- 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.

4. Such lien also constitutes a personal obligation against the owner of the property.
5. The City Clerk shall transmit a certified copy of this Resolution to the Sacramento County Auditor/Controller.

Table of Contents:

Exhibit A: Case Fees & Penalties (2 pages)

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

June 13, 2006
Exhibit A

Line #	Parcel Number	Case Number	Property Address	Property Owner	Amount Due	Invoice Number	Council District	County ID
1	011-0131-004-0000	E050031060	4825 T St	Gleona A, Kent D & Margaret L. Howard	\$5,965.00	NS060153	6	0206
2	014-0102-008-0000	V050023938	3946 3rd Av	Lucy Wheeler	\$875.00	NS060163	5	0206
3	014-0122-019-0000	C050030355	4235 4th Av	Larry Williams	\$875.00	NS060145	5	0206
4	014-0161-003-0000	C050031221	4220 4th Av	Will E Williams Separate Property Trust	\$875.00	NS060143	5	0206
5	014-0183-015-0000	C050040098	3210 40th St	Loretta Ezeife	\$185.00	NS060162	5	0206
6	021-0191-008-0000	C050038503	5040 Bradford Dr	Stephen D. Adams	\$875.00	NS060135	6	0206
7	025-0055-008-0000	C050030530	5628 Harold Wy	Magdalena C. Lopez	\$875.00	NS060155	4	0206
8	025-0231-015-0000	C040039343	5926 Franklin Bl	Chad E & Christopher N Jensen	\$5,215.00	NSV060001	6	0206
9	030-0422-042-0000	C0200033607	598 Rivercrest	Harvey R & Selma Zall	\$67.50	NS040025	2	0206
10	030-0530-009-0000	C040023811	6880 Antigua Wy	Jack E & Susan M. Melger	\$4,000.00	CEAP060009	7	0206
11	030-0530-009-0000	C040023811	6880 Antigua Wy	Jack E & Susan M. Melger	\$1,150.00	NS060172	7	0206
12	035-0163-016-0000	C050033339	2330 Turnesa Av	Bhisham Devi & Benesh Mal Devi	\$825.00	NS060136	5	0206
13	040-0052-001-0000	C040033524	6437 75th St	Sang T. Voong	\$1,050.00	NS060027	6	0206
14	047-0154-017-0000	C050029080	2336 66th Ave	Learnelino E. Toki	\$875.00	NS060073	8	0206
15	047-0174-025-0000	V040035121	1624 65 th Ave	Guadalupe Samudio	\$1,165.00	NS050264	2	0206
16	048-0043-010-0000	C050041845	7418 Candlewood Wy	Patrick A. Tittle	\$875.00	NS060158	8	0206
17	048-0242-029-0000	C050034833	7462 Winkley Wy	Beatrice Alva Bruno	\$185.00	NS060101	8	0206
18	049-0131-042-0000	C050037429	2514 Meadow Wood Wy	Spencer H. Davis	\$185.00	NS060090	8	0206
19	050-0461-020-0000	C050010653	7530 Titan Parkway	Guadalupe Correa	\$993.83	NS060072	8	0206
20	052-0085-013-0000	C050019522	7649 Manorcrest Wy	Siale Hola	\$875.00	NS060150	8	0206
21	053-0035-005-0000	C050008815	2401 Kim Av	Vinesh Nand	\$875.00	NS060156	8	0206
22	053-0063-024-0000	C050035619	7689 Detroit	Water G McMillin Trust	\$875.00	NS060133	8	0206
23	053-0134-007-0000	C050038129	7787 Laramore Wy	Patrick Glenn & Sandra Laughner	\$185.00	NS060089	8	0206

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June 13, 2006
Exhibit A

24	119-0250-049-0000	C050032848	7840 Deerglen Wy	Roger K & Donna C Dike	\$875.00	NS060134	7	0206
25	250-0093-020-0000	C050035774	713 Morey Ave	Juan Hernandez/Consuelo A. Ramirez	\$875.00	NS060087	2	0206
26	250-0260-014-0000	C050016607	760 Carroll Av	Sheryl's LLC	\$185.00	NS060132	2	0206
27	252-0230-018-0000	C050031244	3541 Del Paso Bl	James E II & Andriane Rosemond	\$937.50	NS060139	3	0206
28	266-0251-010-0000	C050007822	2841 Connie Dr	Troy D Whitton	\$8,460.00	NS060152	3	0206

TOTAL TO BE LIENED:

\$41,253.83