



# Minutes City of Sacramento Housing Code Advisory and Appeals Board

*Historic City Hall      915 I Street, 2<sup>nd</sup> Floor – Hearing Room  
February 9, 2011 – 5:30 P.M.*

**Call to Order @ 5:30 pm – Meeting adjourned @ 8:11pm**

## Roll Call

Fritz, McKinley, Avery & Mohr present, Gaudreau absent-excused  
CA M. Sparks was present and Chief of HDB R. Stratton was present

## Public Hearings

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

## Notice & Order Appeals

Item #	Council District	Case #	Address	Owner
1	5	10-008917/ CHARLES SHERMAN	3515 22ND AV	CHANECKA SLATER TRUST, THOMAS DAVIS
<p><b>**This item was taken last at the hearing to ensure the appellant had enough time to appear**</b> Appellant (Property Manager Steve Watson) did not appear to speak before the Board (his written appeal stood for itself). BI C. Sherman presented for the City. Motion to uphold the Notice &amp; Order and provide the standard timelines required for repair/demolish</p> <p style="text-align: center;"><b>Moved by Mohr, seconded by McKinley 4 Aye/0 No-Motion passed</b></p>				
2	1	10-021954/ LEONARD DUCLOS	345 WINTERHAVEN AV	VICTOR REYES
<p>Appellant Victor Reyes (Property Owner) &amp; his attorney (Chris Merrill) appeared before the Board to present his case. BI L. Duclos presented for the City. Motion to uphold the Notice &amp; Order, however, the following stipulations were built in: The owner must file a variance with the local administrator within 30 days. If that variance is approved then he must obtain a permit for work within 60 days and work must be completed within 120 days from the permit issuance date. If the variance is denied, a second appeal will be made within 15 days from the denial notification. If that variance is approved then he must obtain a permit for work within 60 days and work must be completed within 120 days from the permit issuance date the variance is then approved. If the variance is denied then a permit to demolish the structure or raise the foundation by 5 ft. must be made within 30 days and the structure must be completed (either by demolition or foundation elevation) within 120 days from the permit issuance date.</p> <p>During this entire time period of appeals and/or work the structure must remain secured and if the City has to secure the property the property owner is responsible for payment.</p> <p style="text-align: center;"><b>Moved by Mohr, seconded by McKinley 4 Aye/0 No-Motion passed</b></p>				

## Housing & Dangerous Buildings Case Cost Recovery - Contested

Item	Summary	Appeal	Council District	Case/Inspector	Address/Invoice	Owner
3		X	5	10-003314/ RICHARD V LEIKER	3416 12TH AV/ CEDCHC04470(\$1700.00)	JOHN S LOUIE
<p>John Louie (property owner) appeared before the Board. BI C. Sherman presented for the City. Motion to uphold an amended staff recommendation of \$1,000.00 (cutting the N&amp;O in ½ )</p> <p style="text-align: center;"><b>Mohr motioned; Fritz seconded</b> <b>4 Aye-Unanimous-Motion passed</b></p>						
4	X	X	5	10-003314/ RICHARD V LEIKER	3416 12TH AV/ CEDCHC04471(\$1644.80)	JOHN S LOUIE
<p>John Louie (property owner) appeared before the Board. BI C. Sherman presented for the City. Motion to uphold an amended staff recommendation of \$1,370.66 (waiving out the admin fees )</p> <p style="text-align: center;"><b>Mohr motioned; Fritz seconded</b> <b>3 Aye-1 No-Motion passed</b></p>						
5		X	5	10-000004/ RICHARD V LEIKER	3520 21ST AV/ CEDCHC04448(\$1800.00)	ESKINDER TADDESE
<p>Eskinder Taddese (property owner) appeared before the Board. R. Leiker presented for the City. Motion to uphold staff recommendation.</p> <p style="text-align: center;"><b>Mohr motioned; Fritz seconded</b> <b>4 Aye-Unanimous Motion passed</b></p>						
6	X	X	5	10-000004/ RICHARD V LEIKER	3520 21ST AV/ CEDCHC04449(\$3266.40)	ESKINDER TADDESE
<p>Eskinder Taddese (property owner) appeared before the Board. BI R. Leiker presented for the City. Motion to uphold staff recommendation</p> <p style="text-align: center;"><b>Mohr motioned; Fritz seconded</b> <b>4 Aye-Unanimous- Motion passed</b></p>						
7		X	5	10-009513/ CHARLES SHERMAN	4024 33RD ST/ CEDCHC04472(\$1600.00)	AUSTIN MITCHELL/MARTHA PARKER/TRAVIS PARKER
<p>Austin Mitchell (property owner) appeared before the Board. BI C. Sherman presented for the City. Motion to uphold staff recommendation</p> <p style="text-align: center;"><b>Mohr motioned; Avery seconded</b> <b>4 Aye-Unanimous- Motion passed</b></p>						
<b>Housing &amp; Dangerous Buildings Case Cost Recovery - Uncontested</b>						
<p><b>For items 8 – 35, 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.</b></p>						
<p><b>Items 8-19 &amp; 21- 35 all had good service and went uncontested.</b> <b>These items are read in as a blanket.</b> <b>Moved by Fritz, seconded by Mohr</b> <b>4 Ayes/Unanimous: Motion passed</b></p>						
Item	APN	Council District	Case/Inspector	Address/Invoice	Owner	
8	014-0122-019-0000	5	07-049388/ DON VERGA	4235 4TH AV/ CEDCHC04463(\$1433.00)	TRI POINT PROPS LLC	
9	014-0122-019-0000	5	07-049388/ DON VERGA	4235 4TH AV/ CEDCHC04464(\$1042.60)	TRI POINT PROPS LLC	
10	014-0172-026-0000	5	10-018959/ CHAD GARBER	3931 7TH AV/ CEDCHC04465(\$880.00)	M/M CALDWELL 2007 FAMILY TRUST	
11	014-0172-026-0000	5	10-018959/ CHAD GARBER	3931 7TH AV/ CEDCHC04466(\$200.00)	M/M CALDWELL 2007 FAMILY TRUST	

12	015-0251-045-0000	5	06-001102/ CHARLES SHERMAN	5017 13TH AV/ CEDCHC04439(\$324.94)	JAMES WILSON
13	006-0055-010-0000	3	10-019200/ KIM HAGEN	817 14TH ST/ CEDCHC04468(\$384.00)	KITCO HOLDINGS LLC
14	006-0055-010-0000	3	10-019200/ KIM HAGEN	817 14TH ST/ CEDCHC04469(\$100.00)	KITCO HOLDINGS LLC
15	020-0274-001-0000	5	09-047535/ CHARLES SHERMAN	3600 22ND AV/ CEDCHC04270(\$1880.54)	GILDADO PINON/MARIA DIAZ
16	014-0141-039-0000	5	10-015178/ DONNA BARTON	2947 39TH ST/ CEDCHC04473(\$200.00)	FEDERAL NATIONAL MORTGAGE ASSOCIATION
17	021-0111-011-0000	5	08-010720/ DON VERGA	4200 51ST ST AKA 4180/ CEDCHC04474(\$100.00)	SHEPART FAMILY TRUST
18	263-0303-010-0000	2	09-038701/ DAVID SALINOVICH	169 BARTON WY/ CEDCHC04445(\$1700.00)	RAY J CORDANO
19	263-0303-010-0000	2	09-038701/ DAVID SALINOVICH	169 BARTON WY/ CEDCHC04446(\$564.79)	RAY J CORDANO
20	251-0191-028-0000	2	08-013136/ KIM HAGEN	820 BRAE AV/ CEDCHC04437(\$100.00)	US BANK NATL ASSOC
<b>**Pulling so item can be rescheduled**</b>					
21	252-0025-008-0000	2	10-007862/ MAURICE SCHRANZ	3921 DAYTON ST/ CEDCHC04450(\$224.94)	US HOUSING REV LIVING TRUST
22	275-0084-023-0000	2	H050032727/ DAVID SALINOVICH	1524 EL MONTE AV/ CEDCHC04438(\$572.00)	BERNICE V MATLOCK/EARL L MORTON AND JAMES L MORTON
23	263-0141-005-0000	2	10-017769/ BO COSLEY	648 LAS PALMAS AV/ CEDCHC04451(\$100.00)	SHALINI KUMAR
24	263-0141-005-0000	2	10-017769/ BO COSLEY	648 LAS PALMAS AV/ CEDCHC04452(\$298.00)	SHALINI KUMAR
25	252-0014-010-0000	2	09-052160/ KIM HAGEN	3901 LILY ST/ CEDCHC04564(\$1700.00)	MARTIN REYES
26	252-0014-010-0000	2	09-052160/ KIM HAGEN	3901 LILY ST/ CEDCHC04565(\$430.00)	MARTIN REYES
27	049-0540-012-0000	8	10-002950/ DONNA BARTON	3825 LIMESTONE WY/ CEDCHC04455(\$2000)	FANNIE MAE
28	048-0231-013-0000	8	10-007595/ BO COSLEY	84 NEDRA CT/ CEDCHC04458(\$364.00)	CHANDAR CHAUHAN
29	048-0231-013-0000	8	10-007595/ BO COSLEY	84 NEDRA CT/ CEDCHC04459(\$100.00)	CHANDAR CHAUHAN
30	263-0142-025-0000	2	07-056292/ LEONARD DUCLOS	2756 OAKMONT ST/ CEDCHC04443(\$3201.67)	JOSE/JUANA NAVARRO
31	263-0142-025-0000	2	07-056292/ LEONARD DUCLOS	2756 OAKMONT ST/ CEDCHC04444(\$370.00)	JOSE/JUANA NAVARRO
32	225-0464-002-0000	1	10-009350/ DONNA BARTON	1580 PEBBLEWOOD DR/ CEDCHC04460(\$200.00)	US BANK NATL ASSOC
33	265-0201-040-0000	2	07-054700/ LEONARD DUCLOS	2733 RIO LINDA BL/ CEDCHC04440(\$1870.00)	SECRETARY OF HOUSING/URBAN DEVELOPMENT
34	265-0201-040-0000	2	07-054700/ LEONARD DUCLOS	2733 RIO LINDA BL/ CEDCHC04441(\$200.00)	SECRETARY OF HOUSING/URBAN DEVELOPMENT
35	117-0280-028-0000	7	10-016979/ DONNA BARTON	8144 VALLEY GREEN DR/ CEDCHC04456(\$200.00)	CINTYA/DANIEL VARGAS

### Staff Reports

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

36. 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 Randy Stratton 916-808-6497

*. Stratton reported things as status quo*

37. Code Enforcement Customer Relations (Oral)  
Location: Citywide  
Recommendation: Review and Comment – City staff will provide an overview of customer interaction throughout the housing case process, including the lien process.  
Contact Randy Stratton 916-808-6497

*Item is being postponed to March*

38. Select the Chair and Vice-Chair for the year 2011  
Location: Citywide  
Recommendation: Select the Chair and Vice-Chair for the year 2011 who will assume their duties with the first meeting in February.  
Contact: Randy Stratton 916-808-6497

*Since Ms. Gaudreau was absent it was motioned by Mohr, seconded by Fritz to continue voting on Chair and Vice Chair until next month when all affected members are present*

39. Analysis of Appellants  
Location: Citywide  
Recommendation: Review and discuss how the City analyzes the standing of appellants when appeals are received.  
Contact: Randy Stratton 916-808-6497

*Item is being postponed to March (Mr. Stratton did state that inspectors do research the cases and determine eligibility)*

40. Communication between RHIP (Rental Housing Inspection Program) and HDB (Housing and Dangerous Buildings)  
Location: Citywide  
Recommendation: Review and discuss the policy for Community Development in ensuring that each division is communicating to each other.  
Contact: Randy Stratton 916-808-6497

*Item is being postponed to March*

41. Update on Standing for the Roodenburg Case  
Location: Citywide  
Recommendation: Review and Comment – the results of the Mr. Frans Roodenburg's standing in relation to 3817 40<sup>th</sup> St.  
Contact: City Attorney Michael Sparks 916-808-6497

*Item is being postponed to March*

42. Demolition Appeals  
Location: Citywide  
Recommendation: Review and Comment – Review and discuss the new demotion procedure.  
Contact: Randy Stratton 916-808-6497

*Item is being postponed to March. CA Benner will attend and discuss this item*

43. Presentation to Selby Mohr  
Location: Citywide  
Recommendation: Present and discuss service recognition of Chairman Mohr.  
Contact: Ron O' Connor 916-808-8183

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

*None*

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

*None*

**Adjournment**