



# Minutes City of Sacramento Housing Code Advisory and Appeals Board

## **BOARD MEMBERS**

Eric Fritz-Chair

Kevin McKinley, Vice Chair  
Michael Avery

Melisa Gaudreau

Kyla Powell

## **CITY STAFF**

*Ron O' Connor, Director of Operations*

*Stacey Chatman, Secretary*

*Jennifer Matsumoto, Secretary*

*Lan Wang, Senior Deputy City Attorney*

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

*July 11, 2012 – 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- All board 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 June 13, 2012**

**Location:** (Citywide)

**Recommendation:** Approve Board minutes for June 13, 2012.

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

**Action:** Moved by Gaudreau, second by McKinley, motion carried 5-0

## 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
2		<b>X</b>	5	10-029778/ RICHARD LEIKER	3556 22ND AV AKA 4704 36 <sup>TH</sup> ST/ CEDCHC05878(\$1600)	BRENDA USHER
3	<b>X</b>	<b>X</b>	5	10-029778/ RICHARD LEIKER	3556 22ND AV AKA 4704 36 <sup>TH</sup> ST/ CEDCHC05879(\$1740.20)	BRENDA USHER
<p><b>BI R. Leiker presented for City Staff and the appellant, Brenda Usher, failed to appear in person. City Staff presented their outline and case summary and the Board reviewed the submitted appeal from Brenda Usher. Upon review of all submitted evidence Fritz motioned to uphold staff recommendation for Item #2, Powell seconded the motion and it was passed unanimously. Fritz motioned to uphold staff recommendation for Item #3, Powell seconded the motion and it was passed unanimously.</b></p>						
4		<b>X</b>	1	09-010707/ LEONARD DUCLOS	2920 ADVANTAGE WY/ CEDCHC06609(\$1400)	KOBRA PROPERTIES
5		<b>X</b>	1	09-010706/ LEONARD DUCLOS	2940 ADVANTAGE WY/ CEDCHC06608(\$1400)	KOBRA PROPERTIES
6		<b>X</b>	1	09-010705/ LEONARD DUCLOS	2960 ADVANTAGE WY/ CEDCHC06607(\$1400)	KOBRA PROPERTIES
7		<b>X</b>	1	09-010554/ LEONARD DUCLOS	2980 ADVANTAGE WY/ CEDCHC06610(\$1400)	KOBRA PROPERTIES
8		<b>X</b>	1	09-010739/ LEONARD DUCLOS	2951 BENEFIT WY/ CEDCHC06720(\$1500)	KOBRA PROPERTIES

9		<b>X</b>	1	09-010573/ LEONARD DUCLOS	2971 BENEFIT WY/ CEDCHC06722(\$1400)	KOBRA PROPERTIES
<p><b>BI L. Duclos presented for City Staff and Abe Alizadeh represented Kobra Properties. After hearing evidence from both parties a motion was made by Avery to cut all notice and order costs in half, Gaudreau seconded the motion.</b></p> <p style="text-align: center;"><b>Each item was voted 3-2 motion carried as follows:</b></p> <p style="text-align: center;"><b>Item #4 Reduce total cost to \$700.00</b></p> <p style="text-align: center;"><b>Item #5 Reduce total cost to \$700.00</b></p> <p style="text-align: center;"><b>Item #6 Reduce total cost to \$700.00</b></p> <p style="text-align: center;"><b>Item #7 Reduce total cost to \$700.00</b></p> <p style="text-align: center;"><b>Item #8 Reduce total cost to \$800.00</b></p> <p style="text-align: center;"><b>Item #9 Reduce total cost to \$700.00</b></p>						
10	<b>X</b>	<b>X</b>	7	09-045337/ ANDY CHAVEZ	4037 FAWN CR/ CEDCHC06932(\$648.84)	MOHAMMAD SIDDIQUE
<p><b>BI A. Chavez presented the City side and property owner Mohammad Siddique appeared in person before the Board. After hearing evidence from both parties a motion was made by Avery to adopt the staff recommendation. The motion was seconded by McKinley and passed unanimously.</b></p>						
11		<b>X</b>	4	09-044735/ ANDY CHAVEZ	1742 LARKIN WY/ CEDCHC06752(\$100)	JUBENAL R. GONZALEZ
<p><b>BI A. Chavez presented the City side and property owner Jubenal Gonzalez failed to appear in person before the Board. After hearing evidence from the City and considering the written appeal submitted by Mr. Gonzalez, a motion was made by Fritz to adopt the staff recommendation. Motion was seconded by McKinley and passed unanimously.</b></p>						
12		<b>X</b>	2	11-009369/ JIM RIORDAN	629 LEE DR/ CEDCHC06755(\$1600)	LUY CAO NGUYEN/ MY DUNG THI BUI
<p><b>BI J. Riordan presented the City side and the property owners Luy Cao and Nghi Nguyen appeared before the Board. It was deemed after the City presented their side and the owners were given opportunity to speak, that there was an issue with language fluency. Given this board member McKinley motioned to continue this matter to a future date in order to allow the City and the owners time to communicate to determine what the property owners really want. This was seconded by Avery and the motion passed unanimously.</b></p>						
13		<b>X</b>	5	11-015095/ KIM HAGEN	5081 MASCOT AV/ CEDCHC06921(\$1600)	BUCKLEY REAL ESTATE INC
<p><b>BI K. Hagen presented the City side and the property owner Sean Buckley with Buckley Real Estate appeared before the Board. After hearing testimony from both sides Fritz motioned for a reduced staff recommendation of \$900.00, motion was seconded by Avery and passed unanimously.</b></p>						
<b>Housing &amp; Dangerous Buildings Case Cost Recovery - Uncontested</b>						
<p><b>For items 14-17 and 19-54, 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 14-17 and 19-54 all had good service and went uncontested. Those items are read in as a blanket. Moved by McKinley, seconded by Fritz, motion carried 5-0. Motion passed.</b></p>						
Item	APN	Council District	Case/Inspector	Address/Invoice	Owner	
14	010-0377-009-0000	5	10-010456/ JOHN VANELLA	3445 4TH AV/ CEDCHC07032(\$271.19)	GORDON/JAMIE DUFF	
15	006-0296-018-0000	4	11-031323/ MAURICE SCHRANZ	1731 17TH ST/ CEDCHC07005(\$100)	ORCHARD SUPPLY CO OF SACTO	
16	020-0131-055-0000	5	H030022628/ RICHARD LEIKER	3645 18TH AV/ CEDCHC06944(\$482.80)	DONALD W. MARCROFT	
17	022-0091-011-0000	5	11-015888/ ANDY CHAVEZ	3514 24TH AV/ CEDCHC07011(\$1600)	GREGORY C. WALKER	
18	007-0343-022-0000	4	11-014507/ CHAD GARBER	1625 28TH ST/ CEDCHC07010(\$1600)	WEST COAST FINANCIAL LLC	
<b>**Paid in full**</b>						
19	019-0181-028-0000	5	07-048664/ BO COSLEY	5390 28TH ST/ CEDCHC07020(\$298)	RICHARD J. HERNANDEZ	
20	019-0181-028-0000	5	07-048664/ BO COSLEY	5390 28TH ST/ CEDCHC07024(\$100)	RICHARD J. HERNANDEZ	
21	004-0162-026-0000	3	11-011585/ DON MARCHESCHI	355 34TH ST/ CEDCHC07008(\$1600)	LINDA A. SIEGRIST	

22	020-0131-044-0000	5	08-100488/ RICHARD LEIKER	4216 38TH ST/ CEDCHC06969(\$100)	NEMANI SARASAU
23	020-0071-012-0000	5	11-017569/ CHARLES SHERMAN	4020 39TH ST/ CEDCHC06943(\$1600)	AMAR PATEL
24	020-0071-012-0000	5	11-017569/ CHARLES SHERMAN	4020 39TH ST/ CEDCHC06945(\$662)	AMAR PATEL
25	020-0071-012-0000	5	11-017569/ CHARLES SHERMAN	4020 39TH ST/ CEDCHC06952(\$436)	AMAR PATEL
26	024-0423-001-0000	5	12-004823/ RANDY STRATTON	1284 43RD AV/ CEDCHC07017(\$376)	SANDRA W GUTIERREZ
27	014-0291-011-0000	5	11-015564/ CHARLES SHERMAN	3724 47TH ST/ CEDCHC06958(\$353.59)	ELAINE L WILLIAMS
28	014-0291-011-0000	5	11-015564/ CHARLES SHERMAN	3724 47TH ST/ CEDCHC07012(\$1500)	ELAINE L WILLIAMS
29	014-0291-011-0000	5	11-015564/ CHARLES SHERMAN	3724 47TH ST/ CEDCHC07013(\$358)	ELAINE L WILLIAMS
30	275-0112-009-0000	2	12-002981/ MAURICE SCHRANZ	2103 BARSTOW ST/ CEDCHC07027(\$370)	SANTIAGO J NAPOLES
31	265-0210-037-0000	2	10-019797/ DAVID SALINOVICH	2753 DEL PASO BL/ CEDCHC06962(\$215.59)	J/E REAL ESTATE INVS LLC
32	031-0290-006-0000	7	09-039243/ BO COSLEY	224 DELTA OAKS WY/ CEDCHC06954(\$170)	BARRY HUI
33	031-0290-006-0000	7	09-039243/ BO COSLEY	224 DELTA OAKS WY/ CEDCHC06955(\$1780)	BARRY HUI
34	035-0334-007-0000	5	12-001912/ DONNA BARTON	7071 DEMARET DR/ CEDCHC06959(\$371.20)	GRILEY KATHERINA Y/PAUL
35	275-0084-023-0000	2	H050032727/ DAVID SALINOVICH	1524 EL MONTE AV/ CEDCHC06970(\$574)	EARL L./JAMES L. MORTON/ BERNICE V. MATLOCK
36	275-0084-023-0000	2	H050032727/ DAVID SALINOVICH	1524 EL MONTE AV/ CEDCHC06971(\$624)	EARL L./JAMES L. MORTON/ BERNICE V. MATLOCK
37	275-0084-023-0000	2	H050032727/ DAVID SALINOVICH	1524 EL MONTE AV/ CEDCHC06972 (\$10,052.40)	EARL L./JAMES L. MORTON/ BERNICE V. MATLOCK
38	049-0281-002-0003	8	11-028258/ RICHARD LEIKER	7320 FRANKLIN BL #3/ CEDCHC06949(\$100)	NORM BRARDSLEEP
39	049-0281-002-0003	8	11-028258/ RICHARD LEIKER	7320 FRANKLIN BL #3/ CEDCHC06950(\$514)	NORM BRARDSLEEP
40	266-0271-005-0000	2	H030038519/ CHAD GARBER	1681 GLENROSE AV #A/ CEDCHC07026(\$520)	MICHAEL H. VAN DAGENS
41	007-0043-009-0000	4	11-024665/ DON MARCHESCHI	2826 H ST/ CEDCHC07002(\$100)	VUJADIN JOVIC
42	266-0170-010-0000	2	09-041620/ CHAD GARBER	2108 JULIESE AV/ CEDCHC06976(\$100)	CHARLOTTE M./ MICHAEL SEMERIA
43	265-0072-028-0000	2	12-004137/ MAURICE SCHRANZ	3042 RIO LINDA BL/ CEDCHC06956(\$215.59)	RICK RODRIGUEZ
44	265-0072-028-0000	2	12-004137/ MAURICE SCHRANZ	3042 RIO LINDA BL/ CEDCHC06957(\$298)	RICK RODRIGUEZ
45	014-0202-010-0000	5	12-000229/ CHARLES SHERMAN	3342 SAN CARLOS WY/ CEDCHC07019(\$1127.20)	BANK OF AMERICA
46	014-0202-010-0000	5	12-000229/ CHARLES SHERMAN	3342 SAN CARLOS WY/ CEDCHC07022(\$1600)	BANK OF AMERICA
47	263-0241-017-0000	2	08-004019/ DAVID SALINOVICH	635 SANTIAGO AV/ CEDCHC06968(\$200)	INDYMAC VENTURES LLC
48	118-0195-006-0000	8	12-005775/ DONNA BARTON	5526 SEYFERTH WY/ CEDCHC07021(\$298)	ROBERT H VAEA
49	053-0094-017-0000	7	10-009018/ ANDY CHAVEZ	7809 SHRADER CR/ CEDCHC07004(\$100)	EDGAR M. TOVAR

50	035-0033-009-0000	5	11-028305/ CHAD GARBER	1566 STERLING ST/ CEDCHC07015(\$1600)	CLAUDEAN BROWNLEE REVOC TRUST C/O HAROLD BROWNLEE JR.
51	262-0051-006-0000	3	11-001240/ MAURICE SCHRANZ	635 TENAYA AV/ CEDCHC06993(\$1600)	GABRIEL LOPEZ
52	078-0032-027-0000	6	09-038800/ RICHARD LEIKER	16 WATERGLEN CR/ CEDCHC06967(\$468)	PACIFIC COAST VENTURES LLC
53	262-0233-012-0000	3	09-049171/ DAVID SALINOVICH	809 W EL CAMINO AV/ CEDCHC06977(\$100)	MABEL E. WASHINGTON
54	019-0052-036-0000	5	11-024311/ RANDY STRATTON	2454 WILMINGTON AV/ CEDCHC06960(\$1134.40)	BERND SOLLFELNER & JENNIFER SMITH

### Staff Reports

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

**None.**

### Public Comment – Matters Not on the Agenda

### Board Member’s Comments, Questions, Ideas, and Announcements

Adjournment- 7:43 pm