



Minutes  
 City of Sacramento  
 Housing Code Advisory and Appeals Board  
 Historic City Hall 915 I Street, 2<sup>nd</sup> Floor – Hearing Room

December 9, 2009 – 5:30 P.M.

**AGENDA**

**Call to Order – 5:30 p.m. Meeting adjourned at 8:15 pm**

**Roll Call**

**K. McKinley-Absent/Excused**

**Notice & Order Appeals**

Item #	Council District	Case #	Address	Owner
1	3	07-036771	429 40 <sup>th</sup> St	JAMES O'ROURKE
Property Owner Mr. O'Rourke was present to oppose the notice and order. He presented his case that there are some violations that were manufactured and false, however, he did admit to the fact that violations exist and that he hired a contractor to fix them. He then started to contest service, which was a non-issue since he appealed the N&O. The Board then advised him that if his real issue was with the money that he would need to accept the N&O, especially since he admitted to having violations, and then contest the fees at the lien hearing. He agreed.				

**Housing & Dangerous Buildings Case Cost Recovery - Contested**

Item	Summary	Appeal	Council District	Case/Inspector	Address/Invoice	Owner
2			4	H050023272/ BO COSLEY	1420 47 <sup>TH</sup> AV/ CEDCHC02382 (\$1822.45)	KHAN M CHINN
Appellant Khan M Chinn appeared at the hearing. After hearing his appeal and BI K. Caluya's presentation the Board unanimously voted to uphold the staff recommendation.						
3		<b>X</b>	5	08-000601/ KYLE CALUYA	4224 8 <sup>TH</sup> AV/ CEDCHC02528(\$285)	ESKINDER TADDESE
Appellant Mr. Taddese did not appear at the hearing. After hearing his appeal and BI K. Caluya's presentation the Board unanimously voted to uphold the staff recommendation.						
4		<b>X</b>	5	H060005828/ RICHARD LEIKER	2978 26TH AV/ CEDCHC02200(\$2255.00)	MICHAEL/KATHY GOBBI & SCOTT HEASTING
Appellant Mr. Gobbi appeared at the hearing. After hearing his appeal and BI R. Leiker's presentation the Board unanimously voted to uphold the staff recommendation.						
5		<b>X</b>	5	H060005828/ RICHARD LEIKER	2978 26TH AV/ CEDCHC02201(\$1728)	MICHAEL/KATHY GOBBI & SCOTT HEASTING
Appellant Mr. Gobbi appeared at the hearing. After hearing his appeal and BI R. Leiker's presentation the Board unanimously voted to uphold the staff recommendation.						
6	<b>X</b>	<b>X</b>	5	H060005828/ RICHARD LEIKER	2978 26TH AV/ CEDCHC02202(\$1067.82)	MICHAEL/KATHY GOBBI & SCOTT HEASTING
Appellant Mr. Gobbi appeared at the hearing. After hearing his appeal and BI R. Leiker's presentation the Board unanimously voted to uphold the staff recommendation.						
7		<b>X</b>	5	H060005828/ RICHARD LEIKER	2978 26TH AV/ CEDCHC02203(\$12811.06)	MICHAEL/KATHY GOBBI & SCOTT HEASTING
Appellant Mr. Gobbi appeared at the hearing. After hearing his appeal and BI R. Leiker's presentation the Board unanimously voted to uphold amended staff recommendation and the invoice will be reduced to \$0.00.						

8		X	5	08-089450/ BILL HUTCHEON	2978 26TH AV/ CEDCVP00019(\$1783)	MICHAEL/KATHY GOBBI & SCOTT HEASTING
Appellant Mr. Gobbi appeared at the hearing. After hearing his appeal and SCEO B. Hutcheon's presentation, the Board unanimously voted to reduce the invoice to \$600.00.						
9		X	5	09-008070/ BILL HUTCHEON	3318 V ST/ CEDCVP00027(\$1571)	BERGH, IRENE T & OWEN
Appellant Mr. Bergh appeared before the Board. After hearing his appeal and SCEO B. Hutcheon's presentation, the Board unanimously voted to reduce the invoice to \$524.00						
<b>Housing &amp; Dangerous Buildings Case Cost Recovery - Uncontested</b>						
<b>For items 14 – 90, 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>						
Item	APN	Council District	Case/Inspector	Address/Invoice	Owner	
<b>Fritz motioned and Mohr seconded, all blanket items (from item 10-74) were approved and upheld by the Board.</b>						
10	013-0292-032-0000	5	08-091267/ RICHARD LEIKER	3633 7TH AV/ CEDCHC02515(\$200)	3633 7TH AVE LAND TRUST	
11	019-0073-015-0000	5	07-033742/ CHARLIE SHERMAN	2550 19TH AV/ CEDCHC02494(\$120.31)	KEITH HOERLER/STEVE KOPP	
12	052-0103-001-0000	8	08-003473/ SCOTT ENSOR	7643 23RD ST/ CEDCHC02495(\$1453.31)	NICHOLAS GALABOV	
13	052-0103-001-0000	8	08-003473/ SCOTT ENSOR	7643 23RD ST/ CEDCHC02496(\$721.6)	NICHOLAS GALABOV	
14	022-0081-006-0000	5	07-043333/ DON VERGA	3250 24TH AV/ CEDCHC02415(\$1353)	SUPERIOR INVS	
15	022-0081-006-0000	5	07-043333/ DON VERGA	3250 24TH AV/ CEDCHC02416(\$2748)	SUPERIOR INVS	
16	041-0025-016-0000	5	09-010235/ RICHARD LEIKER	2840 53RD AV/ CEDCHC02533(\$403.31)	RAGHU N SAMI/SUNILA SARUP	
17	061-0061-039-0000	6	09-031847/ KIM HAGEN	4300 82ND ST AKA 4200 82ND ST/ CEDCHC02531(\$440.6)	82ND/ALPING PARTNERSHIP	
18	040-0132-006-0000	6	09-031379/ ANDY CHAVEZ	7571 BELLINI WY/ CEDCHC02420(\$185)	JUAN VELASCO	
19	021-0352-008-0000	6	08-100453/ DON VERGA	4500 BRADFORD DR/ CEDCHC02419(\$1541.05)	ROBERT G WALLACE	
20	007-0165-011-0000	3	H010031193/ DON MARCHESCHI	2627 CAPITOL AV/ CEDCHC02410(\$80)	DAVID L COTTLE/MICHAEL B CARROLL	
21	007-0165-011-0000	3	H010031193/ DON MARCHESCHI	2627 CAPITOL AV/ CEDCHC02411(\$575.12)	DAVID L COTTLE/MICHAEL B CARROLL	
22	007-0165-011-0000	3	H010031193/ DON MARCHESCHI	2627 CAPITOL AV/ CEDCHC02417(\$60)	DAVID L COTTLE/MICHAEL B CARROLL	
23	250-0260-014-0000	2	07-048768/ LEONARD DUCLOS	760 CARROLL/ CEDCHC02422(\$85)	HORAN INVESTMENT CO	
24	052-0200-014-0000	8	09-037422/ JOSH PINO	8021 CAVALIER WY/ CEDCHC02428(\$100)	MOHAMMAD EBRAHIMI	
25	052-0200-014-0000	8	09-037422/ JOSH PINO	8021 CAVALIER WY/ CEDCHC02429(\$811.18)	MOHAMMAD EBRAHIMI	
26	048-0106-017-0000	8	09-037789/ JOHN VANELLA	7529 COSGROVE AV/ CEDCHC02424(\$85)	DARREN L ARBET FAMILY TRUST	
27	048-0106-017-0000	8	09-037789/ JOHN VANELLA	7529 COSGROVE AV/ CEDCHC02425(\$438)	DARREN L ARBET FAMILY TRUST	

28	251-0323-001-0000	2	09-003086/ MAURICE SCHRANZ	3250 DEL MAR WY/ CEDCHC02432(\$1233)	ROBERT ROBINSON
29	275-0166-012-0000	2	08-096140/ CHAD GARBER	1201 DEL PASO BL/ CEDCHC02431(\$185)	1201 DP PROPS LLC
30	275-0166-012-0000	2	09-034046/ LEONARD DUCLOS	1201 DEL PASO BL/ CEDCHC02434(\$576)	1201 DP PROPS LLC
31	275-0166-012-0000	2	09-034046/ LEONARD DUCLOS	1201 DEL PASO BL/ CEDCHC02435(\$85)	1201 DP PROPS LLC
32	252-0281-034-0000	3	07-050834/ DAVID SALINOVICH	3550 DEL PASO BL/ CEDCHC02405(\$478.36)	SHARON A SAVA
33	002-0125-026-0000	3	08-013527/ DON VERGA	1401 E ST/ CEDCHC02517(\$1803.31)	MORNINGSTAR REDEVELOPMENT LLC
34	251-0081-007-0000	2	08-010304/ MAURICE SCHRANZ	3825 ELM ST/ CEDCHC02519(\$185)	ANDREW LONG
35	038-0111-022-0000	6	09-010744/ DONNA BARTON	6101 FRANCINE DR/ CEDCHC02479(\$205.31)	FIEY W SAEPHAN
36	266-0311-029-0000	3	08-088534/ LEONARD DUCLOS	1621 FRIENZA AV/ CEDCHC02464(\$1233)	CHERYL D WATSON
37	048-0052-006-0000	8	08-015734/ SCOTT ENSOR	7431 HENRIETTA DR/ CEDCHC02466(\$1253.32)	THAI, TUAN & NHO HOAI
38	251-0212-022-0000	2	08-088083/ LEONARD DUCLOS	3301 HIGH ST/ CEDCHC02441(\$1148)	ASAP PROPS LLC
39	238-0072-015-0000	2	07-052064/ MAURICE SCHRANZ	319 KELLEY CT/ CEDCHC02480(\$438.9)	LINDA HAN
40	048-0115-012-0000	8	08-006683/ SCOTT ENSOR	2113 KIRK WY/ CEDCHC02471(\$1333)	CHAN DANG WAI WAH
41	048-0115-012-0000	8	08-006683/ SCOTT ENSOR	2113 KIRK WY/ CEDCHC02472(\$354)	CHAN DANG WAI WAH
42	119-0300-017-0000	7	08-004108/ BO COSLEY	7967 LA CORUNA DR/ CEDCHC02467(\$1353.31)	WHEELER, HOSEA L
43	265-0324-014-0000	2	09-010703/ JAMES HARRISON	2521 LEXINGTON ST/ CEDCHC02481(\$735)	BAHAEDDIN TABARSI
44	265-0324-014-0000	2	09-010703/ JAMES HARRISON	2521 LEXINGTON ST/ CEDCHC02482(\$1928.4)	BAHAEDDIN TABARSI
45	052-0230-071-0000	8	08-006310/ ANDY CHAVEZ	7884 MANORSIDE DR/ CEDCHC02488(\$1333)	DEUTSCHE BANK
46	052-0230-071-0000	8	08-006310/ ANDY CHAVEZ	7884 MANORSIDE DR/ CEDCHC02489(\$2912.15)	DEUTSCHE BANK
47	048-0185-032-0000	8	09-001045/ BO COSLEY	2200 MATSON DR/ CEDCHC02483(\$185)	JJW ASSOCIATES INC
48	048-0185-032-0000	8	09-001045/ BO COSLEY	2200 MATSON DR/ CEDCHC02484(\$1390)	JJW ASSOCIATES INC
49	250-0341-003-0000	2	08-006696/ ELIA KENTERA	185 MOREY AV/ CEDCHC02458(\$1233)	LAND INVESTMENT GROUP LLC
50	250-0341-003-0000	2	08-006696/ ELIA KENTERA	185 MOREY AV/ CEDCHC02459(\$4133.12)	LAND INVESTMENT GROUP LLC
51	250-0341-003-0000	2	08-006696/ ELIA KENTERA	185 MOREY AV/ CEDCHC02460(\$784)	LAND INVESTMENT GROUP LLC
52	251-0172-019-0000	2	07-040363/ LEONARD DUCLOS	1331 NOGALES ST/ CEDCHC02392(\$1283.5)	IGNATIUS O NNAEMEKA
53	252-0031-010-0000	2	08-005874/ MAURICE SCHRANZ	2144 NORTH AV/ CEDCHC02452(\$100)	KARLIN C LYNCH
54	263-0122-018-0000	2	08-093895/ MAURICE SCHRANZ	2721 NORWOOD AV/ CEDCHC02453(\$120.31)	PHANOM MEUANGHANE
55	007-0253-015-0000	3	08-088868/ DON MARCHESCHI	2215 O ST/ CEDCHC02505(\$1268.31)	STELMACH DARIUS
56	263-0142-025-0000	2	07-056292/ LEONARD DUCLOS	2756 OAKMONT ST/ CEDCHC02485(\$1588.2)	NAVARRO JOSE & JUANA
57	263-0142-025-0000	2	07-056292/ LEONARD DUCLOS	2756 OAKMONT ST/ CEDCHC02486(\$1790.83)	NAVARRO JOSE & JUANA

58	263-0142-025-0000	2	07-056292/ LEONARD DUCLOS	2756 OAKMONT ST/ CEDCHC02487(\$198.95)	NAVARRO JOSE & JUANA
59	263-0054-011-0000	2	08-090351/ MAURICE SCHRANZ	190 REDONDO AV/ CEDCHC02462(\$185)	JOE V & CONSUELO G ORTIZ
60	265-0241-019-0000	2	08-008240/ LEONARD DUCLOS	2615 RIO LINDA BL/ CEDCHC02468(\$1689)	DO DON
61	265-0241-019-0000	2	08-008240/ LEONARD DUCLOS	2615 RIO LINDA BL/ CEDCHC02469(\$942.39)	DO DON
62	265-0241-019-0000	2	08-008240/ LEONARD DUCLOS	2615 RIO LINDA BL/ CEDCHC02470(\$1715.2)	DO DON
63	237-0192-018-0000	2	07-048137/ MAURICE SCHRANZ	4131 RIO LINDA BL/ CEDCHC02524(\$888.67)	YUSUF S DORMISHEV
64	014-0184-015-0000	5	07-041832/ DON VERGA	3216 SANTA CRUZ/ CEDCHC02499(\$1433)	RIVER CITY R E INVS LLC
65	014-0184-015-0000	5	07-041832/ DON VERGA	3216 SANTA CRUZ/ CEDCHC02500(\$345.6)	RIVER CITY R E INVS LLC
66	014-0184-015-0000	5	07-041832/ DON VERGA	3216 SANTA CRUZ/ CEDCHC02501(\$3056.82)	RIVER CITY R E INVS LLC
67	250-0200-045-0000	2	08-011221/ LEONARD DUCLOS	3489 TAYLOR ST/ CEDCHC02521(\$2005.66)	GOOD SAMARITAN CHURCH JESUS CHRIST
68	049-0221-008-0000	8	09-011247/ DONNA BARTON	7570 TWILIGHT DR/ CEDCHC02506(\$185)	MY NGUYEN
69	252-0281-032-0000	2	08-011734/ MAURICE SCHRANZ	2106 VERANO ST/ CEDCHC02509(\$100)	ANDREW LONG
70	277-0231-018-0000	3	09-004871/ MAURICE SCHRANZ	1926 WATERFORD RD/ CEDCHC02512(\$1107.91)	MARY C WONG
71	277-0231-018-0000	3	09-004871/ MAURICE SCHRANZ	1926 WATERFORD RD/ CEDCHC02513(\$1233)	MARY C WONG
72	010-0255-010-0000	5	08-013096/ CHAD GARBER	3161 Y ST/ CEDCHC02522(\$205.31)	MICHAEL ARTHUR ROBINSON
73	237-0174-004-0000	2	07-041055/ LEONARD DUCLOS	1516 YOUNGS AV/ CEDCHC02400(\$1665.2)	STEVE MAKI
74	237-0174-004-0000	2	07-041055/ LEONARD DUCLOS	1516 YOUNGS AV/ CEDCHC02401(\$100)	STEVE MAKI

## Staff Reports

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

### 75. Code Enforcement Operations Management Monthly Report (Oral)

- a) RHIP (Rental Housing Inspection Program) Update
  - i. ROC reported the only progress is regarding the delinquent fees process and that they are still trying to figure out how the items will be liened.
- b) Notice & Orders Appeals
  - i. 3 pending for January
- c) City Staff Changes
  - i. Nothing pending.
- d) Flowchart showing City procedures
  - i. Still pending.
- e) 2010 Calendar
  - i. So far for the members present Jan-Mar are ok dates to attend.
  - ii. Jan. 27<sup>th</sup> is the special meeting to be held for training of Board members.
  - iii. Re-election of officers will take place at the 1/27 meeting rather than the 1/13 meeting.
  - iv. Agenda items for Jan. 27<sup>th</sup> meeting are as follows:
    - 1. Financial conflicts of interest
    - 2. Common law bias and due process-quazi judicial
    - 3. Brown Act issues

4. Service
5. Sub. And procedures requirements for Housing
6. N&O appeals

Location: Citywide

Recommendation: Review and Comment.

Contact Ron O' Connor 916-808-8183

**Public Comment – Matters Not on the Agenda**  
**Board Member's Comments, Questions, Ideas, and Announcements**  
**Adjournment**

It was brought up at this meeting that the Board members would like a list of their terms. The Secretary will send the list our prior to the January 13, 2010 meeting.