



Minutes  
 City of Sacramento  
 Housing Code Advisory and Appeals Board

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

*September 8, 2010 – 5:30 P.M.*

**Call to Order @ 5:30 pm – Meeting adjourned at 8:00 pm**

**Roll Call**

Board member McKinley was absent (excused). Mohr, Fritz, Avery and Gaudreau were all present and on time.

**Public Hearings**

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

**AGENDA**

All items listed are heard and acted upon by the Housing Code Advisory and Appeals Board unless otherwise noted.

**Notice & Order Appeals**

Item #	Council District	Case #	Address	Owner
1	5	10-010403	2513 27TH ST	ANTONIO/SARA GARNICA
<p>P/O Antonio/Sara Garnica failed to appear before the HCAAB, BI R. Leiker presented for the City.            Mr. &amp; Mrs. Garnica did not write anything on their appeal form.            Board member Avery asked if the person who turned it in really knew that they were turning it in a blank form and what that meant. I advised him that the cashier sat him down and that he understood what he was turning in and that he was called and advised to fill something out and send it in prior to the hearing and/or bring it in, we also got good service on the hearing notice but yet still received nothing and the owner did not appear. After deliberating the Board voted.  <b>With that the Board ruled unanimously to uphold staff recommendation.</b>  <b>Motion made by Mohr, seconded by Avery</b></p>				
2	5	10-003737	3865 BROADWAY	NANCY HAZELL
<p>P/O William and Nancy Hazell appeared before the HCAAB, BI R. Leiker presented for the City.            Mr. Hazell is the one who spoke and testified that he doesn't understand why they are in violation. BI Leiker explained the violations and the Board questioned him and he admitted to the fact that work was done on the property with no permit being pulled. First he contested it stating that it was the bank that should be responsible, even though he owned the property at the time the work was done and it was done under his direction, but then he expressed concern with the fact that the times BI Leiker has been out that the violation list has changed. The Board offered to give him time to fix the items and pay for the permit (120 days) but Mr. Hazell refused to take the deal. At the end prior to voting Chief of HDB R. Stratton stated that we will pull the item so that Mr. &amp; Mrs. Hazell can work with Ops manager R. O' Connor and a new building inspector and if it comes back to it it will be brought before the Board.            So this matter was officially pulled and not voted on and may be rescheduled.</p>				

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

Item	Summary	Appeal	Council District	Case/Inspector	Address/Invoice	Owner
3		X	6	10-002502/ RICHARD V LEIKER	4931 BRADFORD DR/ CEDCHC03773(\$1600)	FAIRHAVEN LLC
<p>P/O Robert Andre (owner of Fairhaven LLC) appeared before the HCAAB, BI R. Leiker presented for the City. Mr. Andre contested that the main issue was the fact that the tenant took too long to negotiate with and get moved out of the house in order to do the repairs. It was established that the case was in RHIP for 6 to 7 months and that the owner actually had that long to repair the property prior to being issued the notice and order. After further deliberation the Board voted.</p> <p><b>With that the Board ruled unanimously to uphold staff recommendation.</b></p> <p><b>Motion made by Mohr, seconded by Avery</b></p>						
4	X	X	3	07-050834/ ANDY CHAVEZ	3550 DEL PASO BL/ CEDCHC03695(\$569.76)	SHARON A SAVA
5	X	X	3	07-050834/ ANDY CHAVEZ	3550 DEL PASO BL/ CEDCHC03696(\$376)	SHARON A SAVA
6		X	3	07-050834/ DAVID SALINOVICH	3550 DEL PASO BL/ CEDCHC03697(\$100)	SHARON A SAVA
<p>P/O Sharon Sava with her contractor Steve Lindsey appeared before the HCAAB and BI A. Chavez presented for the City. Ms. Sava presented the fact that she endured quite a bit of financial hardship and that she was unsure of what to do with the property and that is why the property ended up that way.</p> <p>Item 4 &amp; 5 were hard costs due to securements/fencing on the property and item 6 was a hard cost for the title report, the Board ensured that Ms. Sava understood why she was charged and that the charges were in line with City Council and then the Board voted on each item.</p> <p><b>Item 4: Motion made by Mohr, seconded by Avery</b> <b>The Board passed the motion unanimously.</b></p> <p><b>Item 5: Motion made by Mohr, seconded by Fritz</b> <b>The Board passed the motion unanimously.</b></p> <p><b>Item 6: Motion made by Mohr, seconded by Fritz</b> <b>The Board passed the motion unanimously.</b></p>						
7		X	5	09-032364/ RICHARD V LEIKER	3128 SAN RAFAEL CT/ CEDCHC03739(\$1600)	NITHA A/SURESH C NANDAN
<p>The property manager, Cheryl Colburn, whom appealed failed to appear before the HCAAB, BI R. Leiker presented for the City. Ms. Colburn's written appeal was read and considered by the Board. The statements presented were stating that the issues were due to the fact that the tenant wouldn't get out of the property for them to fix it. The Board discussed with BI Leiker the timing of the case, how long it was open, when the owner was aware and how many property managers they had during the course of the case.</p> <p>After considering all these facts the Board voted.</p> <p><b>With that the Board ruled unanimously to uphold staff recommendation.</b></p> <p><b>Motion made by Mohr, seconded by Avery</b></p>						
8		X	1	10-005661/ RICHARD V LEIKER	4822 WINAMAC DR/ CEDCHC03960(\$100)	LAM MINH T/RU M ZHAO
9	X	X	1	10-005661/ RICHARD V LEIKER	4822 WINAMAC DR/ CEDCHC03961(\$402)	LAM MINH T/RU M ZHAO
<p>P/O Minh Lam did not appear before the HCAAB since he was out of town and agreed to let his written appeal to stand on his behalf. BI R. Leiker presented for the City. Mr. Minh's appeal was read and considered. His statement was that he wanted a refund (since he already paid the invoices) of the administrative fee and the termination, and he argued with the fact the City even came out to board it up and that it's not worth his time/money for what the City did in return. The Board deliberated and voted on each item.</p> <p><b>Item 8: Motion made by Mohr, seconded by Gaudreau</b> <b>The Board passed the motion unanimously.</b></p> <p><b>Item 9: Motion made by Mohr, seconded by Gaudreau</b> <b>The Board passed the motion unanimously.</b></p>						
<b>Housing &amp; Dangerous Buildings Case Cost Recovery - Uncontested</b>						
<p><b>For items 10 – 71, 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>Since there was no appeal to consider and all owners were given the proper notice and time to appeal, the Board voted unanimously to uphold staff recommendations (uphold the liens in the amounts noted on each line, associated with each property).</p> <p style="text-align: center;">(Fritz motioned and Gaudreau seconded)</p>						

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
10	010-0315-008-0000	5	08-016169/ DON VERGA	3460 1ST AV/ CEDCHC02842(\$85)	DOUGLAS/ DOUGLAS INC
11	010-0322-021-0000	5	09-032173/ JOSH PINO	3501 2ND AV/ CEDCHC03735(\$1233)	REHMAN, AZIZ UR & ZAMAN, KHALID
12	006-0073-048-0000	1	10-012938/ KIM HAGEN	1019 2ND ST/ CEDCHC03802(\$420)	MORSE BUILDING LLC
13	013-0351-023-0000	5	09-037834/ CHAD GARBER	3717 9TH AV/ CEDCHC03744(\$1600)	OLIVER JOE LEWIS
14	013-0351-023-0000	5	09-037834/ CHAD GARBER	3717 9TH AV/ CEDCHC03747(\$1888.96)	OLIVER JOE LEWIS
15	013-0351-023-0000	5	09-037834/ CHAD GARBER	3717 9TH AV/ CEDCHC03748(\$312)	OLIVER JOE LEWIS
16	013-0351-023-0000	5	09-037834/ CHAD GARBER	3717 9TH AV/ CEDCHC03749(\$147.47)	OLIVER JOE LEWIS
17	015-0286-011-0000	5	08-093893/ DON VERGA	6201 14TH AV/ CEDCHC03734(\$1600)	ORTIZ, CARMEN S REV TRUST
18	021-0031-011-0000	5	09-035985/ DON VERGA	5225 15TH AV/ CEDCHC03752(\$1973.60)	JOHN ODBERT
19	021-0031-011-0000	5	09-035985/ DON VERGA	5225 15TH AV/ CEDCHC03753(\$436)	JOHN ODBERT
20	021-0031-011-0000	5	09-035985/ DON VERGA	5225 15TH AV/ CEDCHC03754(\$198.95)	JOHN ODBERT
21	020-0054-019-0000	5	09-005706/ DON VERGA	3501 16TH AV AKA 4009 35TH ST/ CEDCHC03736(\$1773.10)	ADELL & LILLIAN BILLBERRY
22	022-0083-002-0000	5	09-037853/ CHARLIE SHERMAN	3460 24TH AV/ CEDCHC03737(\$100)	GRAHAM LEUPP
23	022-0083-002-0000	5	09-037853/ CHARLIE SHERMAN	3460 24TH AV/ CEDCHC03738(\$760)	GRAHAM LEUPP
24	025-0092-005-0000	5	09-032867/ TOM KERVIN	3020 32ND AV/ CEDCHC03745(\$1944.20)	EMS LIMITED PARTNERSHIP
25	025-0092-005-0000	5	09-032867/ TOM KERVIN	3020 32ND AV/ CEDCHC03746(\$1223)	EMS LIMITED PARTNERSHIP
26	022-0021-004-0000	5	09-033425/ CHARLIE SHERMAN	4708 36TH ST/ CEDCHC03757(\$2055)	HOUSING GROUP FUND LLC
27	022-0021-004-0000	5	09-033425/ CHARLIE SHERMAN	4708 36TH ST/ CEDCHC03758(\$2707.90)	HOUSING GROUP FUND LLC
28	027-0211-011-0000	6	09-010202/ CHARLIE SHERMAN	5859 62ND ST/ CEDCHC03951(\$620.39)	JAMIE G TAIT
29	027-0211-011-0000	6	09-010202/ CHARLIE SHERMAN	5859 62ND ST/ CEDCHC03952(\$105)	JAMIE G TAIT
30	252-0191-005-0000	2	09-038915/ DAVID SALINOVICH	3661 ASTORIA ST/ CEDCHC03771(\$300)	EUGENE P/JEAN FANTOZZI
31	052-0220-064-0000	8	10-001274/ RICHARD V LEIKER	1901 BONA VISTA WY/ CEDCHC03764(\$402)	FRANCES TIONGSON
32	052-0220-064-0000	8	10-001274/ RICHARD V LEIKER	1901 BONA VISTA WY/ CEDCHC03765(\$100)	FRANCES TIONGSON
33	048-0045-018-0000	8	09-034751/ BO COSLEY	7489 CARELLA DR/ CEDCHC03775(\$287.04)	KEITH A FESSLER
34	048-0045-018-0000	8	09-034751/ BO COSLEY	7489 CARELLA DR/ CEDCHC03776(\$1685)	KEITH A FESSLER
35	023-0082-010-0000	6	09-010618/ CHARLIE SHERMAN	4950 CONCORD RD/ CEDCHC03716(\$200.50)	BILL D/PHYLLIS L STEWART
36	023-0082-010-0000	6	09-010618/ CHARLIE SHERMAN	4950 CONCORD RD/ CEDCHC03717(\$1054.30)	BILL D/PHYLLIS L STEWART
37	052-0104-004-0000	8	09-047459/ TOM KERVIN	2290 CRAIG AV/ CEDCHC03713(\$200)	MY NGUYEN
38	277-0072-001-0000	2	09-011320/ LEONARD DUCLOS	910 DIXIEANNE AV/ CEDCHC03760(\$1448.26)	BANK OF NY TRUST

39	277-0072-001-0000	2	09-011320/ LEONARD DUCLOS	910 DIXIEANNE AV/ CEDCHC03761(\$100)	BANK OF NY TRUST
40	277-0064-033-0000	3	09-035018/ RICHARD V LEIKER	1944 EL CAMINO AV/ CEDCHC03784(\$1783)	FAYE E STEARNS LIVING TRUST
41	251-0105-031-0000	2	09-038018/ MAURICE SCHRANZ	1228 GRAND AV/ CEDCHC03792(\$1500)	THOMAS PARKER
42	237-0192-004-0000	2	09-010558/ MAURICE SCHRANZ	624 GRANGER AV/ CEDCHC03791(\$1600)	FEDERAL NATIONAL MTG
43	006-0063-003-0000	3	09-044386/ DON MARCHESCHI	1616 H ST/ CEDCHC03793(\$1600)	JAMES WALKER
44	250-0140-050-0000	2	H040018221/ DAVID SALINOVICH	451 HAYES/ CEDCHC03953(\$105)	HENRY SCROGGINS
45	048-0061-020-0000	8	H030011782/ BO COSLEY	7466 HENRIETTA DR/ CEDCHC03949(\$757.84)	DONALD W MARCROFT
46	048-0061-020-0000	8	H030011782/ BO COSLEY	7466 HENRIETTA DR/ CEDCHC03950(\$100)	DONALD W MARCROFT
47	006-0101-010-0000	1	10-000924/ RICHARD V LEIKER	918 J ST/ CEDCHC03796(\$100)	CITY CENTRE PROPERTIES REV TRUST
48	006-0101-010-0000	1	10-000924/ RICHARD V LEIKER	918 J ST/ CEDCHC03797(\$492)	CITY CENTRE PROPERTIES REV TRUST
49	079-0320-014-0000	6	09-032664/ CHARLIE SHERMAN	8397 JACKSON RD/ CEDCHC03807(\$1500)	P&SS LLC
50	052-0139-022-0000	8	09-035706/ DONNA BARTON	1624 JANRICK AV/ CEDCHC03804(\$1956.69)	MARTHA ZAMUDIO
51	052-0139-022-0000	8	09-035706/ DONNA BARTON	1624 JANRICK AV/ CEDCHC03805(\$198.95)	MARTHA ZAMUDIO
52	052-0139-022-0000	8	09-035706/ DONNA BARTON	1624 JANRICK AV/ CEDCHC03806(\$200)	MARTHA ZAMUDIO
53	263-0141-005-0000	2	09-041693/ MAURICE SCHRANZ	648 LAS PALMAS AV/ CEDCHC03800(\$100)	SHALINI KUMAR
54	022-0264-002-0000	5	09-037996/ DON VERGA	5400 LAWRENCE DR/ CEDCHC03808(\$300)	BANK OF AMERICA
55	022-0264-002-0000	5	09-037996/ DON VERGA	5400 LAWRENCE DR/ CEDCHC03809(\$677.99)	BANK OF AMERICA
56	035-0262-010-0000	5	09-038143/ KYLE CALUYA	6960 MIDDLECOFF WY/ CEDCHC03817(\$1389.60)	DEUTSCHE BANK
57	035-0262-010-0000	5	09-038143/ KYLE CALUYA	6960 MIDDLECOFF WY/ CEDCHC03818(\$1750)	DEUTSCHE BANK
58	250-0341-003-0000	2	08-006696/ MAURICE SCHRANZ	185 MOREY AV/ CEDCHC03803(\$104.50)	LAND INVESTMENT GROUP LLC
59	266-0413-017-0000	3	09-032885/ ANDY CHAVEZ	1521 ORLANDO WY (AKA 1523)/ CEDCHC03815(\$1800)	FEDERAL NATIONAL MTG
60	225-0464-002-0000	1	09-044598/ DIA BRADFORD	1580 PEBBLEWOOD DR/ CEDCHC03718(\$200)	US BANK
61	252-0121-009-0000	2	09-048000/ MAURICE SCHRANZ	1815 ROANOKE AV/ CEDCHC03750(\$1412)	WELLS FARGO BANK
62	252-0121-009-0000	2	09-048000/ MAURICE SCHRANZ	1815 ROANOKE AV/ CEDCHC03751(\$1600)	WELLS FARGO BANK
63	225-0835-014-0000	1	09-011109/ DAVID SALINOVICH	1193 SADDLEHORN WY/ CEDCHC03755(\$1538.20)	JODY DUMERTZ
64	225-0835-014-0000	1	09-011109/ DAVID SALINOVICH	1193 SADDLEHORN WY/ CEDCHC03756(\$298)	JODY DUMERTZ
65	117-1370-058-0000	8	09-002159/ DONNA BARTON	8497 TAMBOR WY/ CEDCHC03725(\$2002)	MARILOU G ETRATA
66	117-1370-058-0000	8	09-002159/ DONNA BARTON	8497 TAMBOR WY/ CEDCHC03726(\$117.10)	MARILOU G ETRATA

### Housing & Dangerous Buildings Case Cost Recovery – RHIP Cases (Uncontested)

Item	APN	Council District	Case	Address/Invoice	Owner
67	015-0031-049-0000	6	08-023589	6730 4TH AV/ RIF00018774(\$8064)	VALEO SACRAMENTO LLC
68	263-0163-029-0000	2	08-083255	2671 FAIRFIELD ST/ RIF00024091(\$1400)	GARDEN VILLA APARTMENTS LLC
69	039-0201-007-0000	6	08-076435	5900 RIZA AV/ RIF00025258(\$3640)	GONZALEZ JAIME/GLORIA
70	029-0243-008-0000	4	08-079023	941 43RD AV/ RIF00016315(\$3528)	GONZALEZ GLORIA/JAIME/JAIME M
71	024-0440-011-0000	4	08-020310	6050 S LAND PARK DR/ RIF00015229(\$2520)	GONZALEZ GLORIA/JAIME

### Staff Reports

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

72. 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, standard language for staff recommendations in staff reports.  
 Contact Randy Stratton 916-808-6497

*Randy Stratton reported to the Board that there were no staff changes, and reminded the Board that they were passing the first set of RHIP Liens in this agenda. Ms. Gaudreau asked during the course of the hearing how the owner is notified when they are in the RHIP process that the case will go to regular case of housing and dangerous buildings. During the course of report backs Mr. Stratton answered this question by stating that the letter that goes out to RHIP owners states that if work is not done/satisfactory that fees may be assessed (or something to that effect). Mr. Stratton is supposed to be getting a copy of the letter to bring for the Board to see.*

73. 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

*Due to Mr. McKinley's absence this item will be postponed until the October 13<sup>th</sup> hearing*

### Public Comment – Matters Not on the Agenda

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

### Adjournment