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Legislative Body Housing Code Advisory and Appeals Board

Posting Type Meeting Agenda

Posting Location 915 I Street Sacramento, CA 95814

Meeting Date & Time 02/12/14 @ 5:30 PM

The document noted above was posted at the time and date displayed in the signature box below.

Signature **Katia Ligaiviu**
Digitally signed by Katia Ligaiviu
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Sacramento, ou=Office of the City Clerk,
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Agenda City of Sacramento Housing Code Advisory and Appeals Board

BOARD MEMBERS

Eric Fritz-Chair

Kevin McKinley, Vice Chair

Melisa Gaudreau

Kyla Powell

Vacant

CITY STAFF

Ron O' Connor, Director of Operations

Holly Bava, Secretary

Lan Wang, Senior Deputy City Attorney

*Historic City Hall
915 I Street, 2nd Floor – Hearing Room*

February 12, 2014 – 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 at the Community Development Department (10 cents per page).

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.

AGENDA

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

Call to Order

Roll Call

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 January 8, 2014

Location: (Citywide)

Recommendation: Approve Board minutes for January 8, 2014.

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

Public Hearings

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

Public Hearing

Housing & Dangerous Buildings Case Cost Recovery - Contested

| Item | Summary | Appeal | Council District | Case/Inspector | Address/Invoice | Owner |
|------|----------|----------|------------------|--------------------------------|--|---|
| 2 | X | X | 5 | 13-017040/ RICHARD LEIKER | 4100 11 TH AV/ CEDCHB01542 (\$757) | LEROY LARRY LIVING TRUST |
| 3 | | X | 5 | 13-017040/ RICHARD LEIKER | 4100 11 TH AV/ CEDCHC09003 (\$119) | LEROY LARRY LIVING TRUST |
| 4 | | X | 5 | 13-009434/ JOHN VANELLA | 3447 21 ST AV/ CEDCHC09022 (\$1,519) | PACCO PROPERTIES LP |
| 5 | | X | 2 | 12-019322/ MAURICE SCHRANZ | 3313 BRANCH ST AKA 3307/ CEDCHC08252 (\$1,619) | EQUITY TRUST CO CDN IRA, EQUITY TRUST CO CDN ROTH IRA & RONNIE L. HUTTON |
| 6 | | X | 2 | 13-012843/ DAVID SALINOVICH | 1822 DEL PASO BL/ CEDCHC08920 (\$1,619) | JEFFREY E. RICKS |
| 7 | | X | 2 | 13-000323/ DAVID SALINOVICH | 1131 FRIENZA AV/ CEDCHC08474 (\$1,619) | GARSHA WILLIAMS |
| 8 | | X | 8 | 13-011095/ ANDY CHAVEZ | 75 HERMES CIR/ CEDCHC09023 (\$1,619) | JAMES A. DANE, TRUSTEE/DANE REVOCABLE TRUST |
| 9 | | X | 2 | 12-016104/ DAVID SALINOVICH | 324 SOUTH AV/ CEDCHC08904 (\$1,419) | MUNI R. & ARUNA D. KUMAR |

Housing & Dangerous Buildings Case Cost Recovery - Uncontested

For items 10 – 44

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.

| Item | APN | Council District | Case/Inspector | Address/Invoice | Owner |
|------|-------------------|------------------|-------------------------------|-------------------------------------|-----------------|
| 10 | 009-0062-004-0000 | 4 | 13-015006/ MAURICE SCHRANZ | 1901 6TH ST/ CEDCHC09031 (\$200) | ADAM BUI |
| 11 | 014-0171-009-0000 | 5 | 12-008955/ RICHARD LEIKER | 3889 7TH AV/ CEDCHB01562 (\$312) | J/J CAPITAL LLC |

| | | | | | |
|----|-------------------|---|-------------------------------|--|---|
| 12 | 014-0195-013-0000 | 5 | 08-094487/ JOHN VANELLA | 4469 7TH AV/ CEDCHB01577 (\$1,051.20) | FRANCISCO A ARMENTA/MARIA E CERVANTES |
| 13 | 020-0132-009-0000 | 5 | 12-003628/ RICHARD LEIKER | 3704 18TH AV/ CEDCHB01650 (\$205.60) | BERNARD AJIE MURPHY |
| 14 | 023-0031-014-0000 | 5 | 13-010148/ BO COSLEY | 5523 22ND AV/ CEDCHB01643 (\$680.42) | ROBERT & MARIBE GALEHER |
| 15 | 022-0023-012-0000 | 5 | 13-009714/ JOHN VANELLA | 3743 23RD AV/ CEDCHC09027 (\$100) | FEDERAL NATL MTG ASSN |
| 16 | 053-0035-002-0000 | 8 | 13-001896/ RICHARD LEIKER | 7645 24TH ST/ CEDCHB01671 (\$840) | JP MORGAN CHASE BANK |
| 17 | 023-0192-005-0000 | 6 | 13-014756/ RICHARD LEIKER | 7800 25TH AV/ CEDCHC09097 (\$200) | PAMELA LY |
| 18 | 049-0254-003-0000 | 8 | 13-017598/ DONNA BARTON | 7429 29TH ST/ CEDCHB01574 (\$619.60) | FAITH A MALCOLM |
| 19 | 020-0023-032-0000 | 5 | 12-012329/ JOHN VANELLA | 3742 36TH ST/ CEDCHB01571 (\$300) | EQUITY TRUST CO CUSTODIAN FBO RAYMOND C WHEELER IRA & CUSTODIAN FBO MAHALAXMI RAI IRA |
| 20 | 036-0122-023-0000 | 5 | 12-006657/ ANDY CHAVEZ | 2425 52ND AV/ CEDCHB01561 (\$376.20) | YING & XOU CHANG |
| 21 | 036-0122-023-0000 | 5 | 12-006657/ ANDY CHAVEZ | 2425 52ND AV/ CEDCHB01570 (\$312) | YING & XOU CHANG |
| 22 | 023-0184-005-0000 | 6 | 13-011561/ DONNA BARTON | 5020 76TH ST/ CEDCHC09095 (\$200) | DENNIS & MY- DREAM HORSLEY |
| 23 | 040-0133-008-0000 | 6 | 12-018065/ DONNA BARTON | 7608 BELLINI WY/ CEDCHB01569 (\$943.44) | BRANESSA KUNITZ |
| 24 | 021-0251-061-0000 | 6 | 13-000967/ DONNA BARTON | 6792 BENDER CT/ CEDCHB01651 (\$330) | LOIS J SMITH |
| 25 | 251-0072-016-0000 | 2 | 12-027953/ CHAD GARBER | 3808 CLAY ST/ CEDCHB01558 (\$1,080) | YASUKO T CROOK |
| 26 | 226-0122-035-0000 | 2 | 13-018608/ CHAD GARBER | 5130 COPPERSMITH AV/ CEDCHB01552 (\$205.60) | SARATOGA FUND II LLC |
| 27 | 263-0242-019-0000 | 2 | 12-011779/ MAURICE SCHRANZ | 671 EL CAMINO AV/ CEDCHB01564 (\$436) | RSB PROPS 2 LP |
| 28 | 275-0014-006-0000 | 2 | 12-029065/ LARRY ECCLESTON | 128 EL CAMINO AV/ CEDCHB01673 (\$288) | MANMOHAN SINGH |
| 29 | 250-0091-009-0000 | 2 | 11-011309/ CHAD GARBER | 632 GRAND AV/ CEDCHC09085 (\$100) | BARRY B EKKAPHANH |
| 30 | 117-0830-016-0000 | 7 | 13-021313/ RICHARD LEIKER | 6356 LOCHINVAR WY/ CEDCHB01653 (\$205.60) | HUANG XING SHAO |
| 31 | 251-0211-010-0000 | 2 | 13-017080/ MAURICE SCHRANZ | 1207 LOS ROBLES BL/ CEDCHC09081 (\$100) | ROBERT J MARTINEZ |
| 32 | 251-0211-010-0000 | 2 | 13-017080/ MAURICE SCHRANZ | 1207 LOS ROBLES BL/ CEDCHB01645 (\$498) | ROBERT J MARTINEZ |
| 33 | 020-0071-026-0000 | 5 | 13-020795/ JOHN VANELLA | 3951 MARTIN LUTHER KING JR BL/ CEDCHB01572 (\$366) | CHRISTOPHER L CARTER |
| 34 | 201-1010-002-0000 | 1 | 13-017214/ CHAD GARBER | 3401 MAS AMILOS WY/ CEDCHB01573 (\$205.60) | FEDERAL NATIONAL MORTGAGE ASSN |
| 35 | 035-0074-009-0000 | 5 | H020002363/ BO COSLEY | 6125 MCLAREN AV/ CEDCHB01575 (\$834) | ARLEE TURNER |
| 36 | 263-0142-025-0000 | 2 | 07-056292/ LEONARD DUCLOS | 2756 OAKMONT ST/ CEDCHB01559 (\$1,380) | JOSE & JUANA NAVARRO |
| 37 | 263-0142-025-0000 | 2 | 07-056292/ LEONARD DUCLOS | 2756 OAKMONT ST/ CEDCHB01674 (\$288) | JOSE & JUANA NAVARRO |
| 38 | 251-0152-038-0000 | 2 | 13-019630/ MAURICE SCHRANZ | 3530 RIO LINDA BLVD/ CEDCHB01657 (\$295.60) | JP MORGAN CHASE BANK |

| | | | | | |
|----|-------------------|---|-------------------------------|--|--|
| 39 | 263-0222-008-0000 | 2 | 13-018072/ LARRY ECCLESTON | 258 SANTIAGO AV/ CEDCHB01567 (\$843) | WELLS FARGO BANK, NA C/O JP MORGAN CHASE BANK, NA |
| 40 | 250-0200-045-0000 | 2 | 08-011221/ LEONARD DUCLOS | 3489 TAYLOR ST/ CEDCHB01560 (\$260) | GOOD SAMARITAN CHURCH JESUS CHRIST |
| 41 | 250-0200-045-0000 | 2 | 08-011221/ LEONARD DUCLOS | 3489 TAYLOR ST/ CEDCHB01670 (\$2,640) | GOOD SAMARITAN CHURCH JESUS CHRIST |
| 42 | 117-0280-038-0000 | 7 | 13-019861/ BO COSLEY | 7988 VALLEY GREEN DR/ CEDCHB01556 (\$612) | BIMLA NARAYAN |
| 43 | 023-0073-025-0000 | 6 | 12-012680/ ANDY CHAVEZ | 4901 WHITTIER DR/ CEDCHC09032 (\$100) | SACRAMENTO AFFORDABLE HOUSING ORG |
| 44 | 019-0052-036-0000 | 5 | 11-024311/ RICHARD LEIKER | 2454 WILMINGTON AV/ CEDCHB01649 (\$288) | JENNIFER SMITH & BERND SOLLFELNER |

Staff Reports

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

45. **Election of Chair and Vice Chair for 2014 (Oral)**
Location: Citywide
Recommendation: Elect Chair and Vice Chair for 2014
Contact: Ron O'Connor, Operations Manager, 916-808-8183
46. **Notice of Possible Future Meeting Cancellation (Oral)**
Location: Citywide
Recommendation: Review & Comment
Contact: Ron O'Connor, Operations Manager, 916-808-8183

Public Comment – Matters Not on the Agenda

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

Adjournment