



Minutes City of Sacramento Housing Code Advisory and Appeals Board

BOARD MEMBERS

Eric Fritz-Chair Kevin McKinley, Vice Chair Melisa Gaudreau
Michael Avery Kyla Powell

CITY STAFF

Ron O' Connor, Operations Manager
Leah Castro, Secretary
Jennifer Matsumoto, Secretary
Lan Wang, Senior Deputy City Attorney

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

April 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 March 14, 2012

Location: (Citywide)

Recommendation: Approve Board minutes for March 14, 2012.

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

Action: Moved by Gaudreau, seconded by Fritz, and carried 5-0 to approve minutes.

Public Hearings

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

Public Hearing

Notice & Order Appeals

Item #	Council District	Case #	Address	Owner
2	6	12-000059	4723 9 TH AV	ADRIAN P. CEA/MARIA R.
BI R. Leiker appeared for City Staff and Adrian Cea Jr. appeared to testify for his parents, property owners Adrian and Maria Cea. The appellants retracted their appeal, upholding the Notice & Order.				
3	2	07-032565	400 BERTHOUD ST	FERNANDO MERCADO
BI L. Duclos appeared for City Staff and property owner Bertha Mercado and daughter Jessica Mercado appeared to testify. Their designer Anatole Hulewsky also appeared to testify. The appellants retracted their appeal, upholding the Notice & Order.				

Housing & Dangerous Buildings Case Cost Recovery - Contested

Item	Summary	Appeal	Council District	Case/Inspector	Address/Invoice	Owner
4		X	6	11-000649/ DONNA BARTON	5017 9TH AV/ CEDCHC05894(\$200)	KELLY LINDQUIST
Pulled from agenda, per request of applicant						
5	X	X	7	11-031061/ JOSH PINO	8 FLORENCE CT/ CEDCHC06381(\$298)	RICHARD D TAYLOR REVOCABLE TRUST
Waived by City Staff						
6		X	2	11-019685/ DON MARCHESCHI	425 LAMPASAS AV/ CEDCHC06404(\$1600)	DOROTHY/EARL E. MARCUSSEN
BI D. Marcheschi presented for City Staff and Ronald Marcussen, son of deceased property owners, appeared to testify. City Staff presented an amended staff recommendation to reduce the total to \$700. After hearing testimony, the Board moved to reduce the total amount to \$200. Moved by Fritz, seconded by Avery, and carried 5-0.						
7		X	3	11-005339/ MAURICE SCHRANZ	2309 THELMA AV/ CEDCHC06245(\$1600)	CHARLES MONTUE
8		X	3	11-005371/ MAURICE SCHRANZ	2317 THELMA AV/ CEDCHC06357(\$1600)	CHARLES MONTUE

BI M.Schranz presented for City Staff and Genelle Montue, administrator to the estate of her deceased father, appeared to testify. City Staff recommended the full amount to be liened for both items #7 and #8. After hearing testimony and modified staff recommendation, the Board moved to reduce the total amount of Item #7 to \$500. Moved by Fritz, seconded by Gaudreau, and carried 5-0. The Board moved to reduce the total amount of Item #8 to \$500. Moved by Fritz, seconded by Powell, and carried 5-0.

Housing & Dangerous Buildings Case Cost Recovery - Uncontested

For items 9 – 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.

Items 9-28, 31-32, 34-69, 71 all had good service and went uncontested. Those items are read in as a blanket. Moved by McKinley, seconded by Gaudreau, and carried 5-0. Motion Passed.

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
9	010-0385-005-0000	5	11-000019/ ANDY CHAVEZ	3630 3RD AV/ CEDCHC06485(\$100)	CHRISTIAN MCFADDEN
10	014-0093-010-0000	5	11-014846/ CHAD GARBER	3864 3rd AV/ CEDCHC06461 (\$200)	QUANTUM COMMUNITY DEVELOPMENT CORP
11	014-0093-010-0000	5	11-014846/ CHAD GARBER	3864 3rd AV/ CEDCHC06462(\$758.26)	QUANTUM COMMUNITY DEVELOPMENT CORP
12	013-0301-039-0000	5	11-019600/ JOHN VANELLA	3801 6TH AV/ CEDCHC06388(\$100)	CARY WILLIAM / ANGELO NUNEZ
13	014-0212-003-0000	5	11-016078/ JOHN VANELLA	4060 8TH AV/ CEDCHC06453(\$1232.26)	MARIE BLISH
14	014-0273-015-0000	5	11-024739/ JOHN VANELLA	4231 13th Av/ CEDCHC06463(\$1600)	JACKSON, BRIAN
15	021-0022-004-0000	5	10-026319/ RANDY STRATTON	5030 14TH AV/ CEDCHC06431(\$400.39)	LAURA H BENNETT
16	020-0216-015-0000	5	10-010021/ CHARLES SHERMAN	3746 19TH AV/ CEDCHC06411(\$1,600)	GORDON LANE
17	020-0214-030-0000	5	11-003080/ RICHARD LEIKER	3801 21st AV/ CEDCHC06454(\$996.80)	BRADFORD / EVELYN KENNEDY LIVING TRUST
18	020-0214-030-0000	5	08-005629/ JOHN VANELLA	3701 21ST AV/ CEDCHC06470(\$640)	LOUISE BOSTON (ESTATE OF) C/O CANDY BOSTON
19	010-0025-004-0000	5	08-005629/ JOHN VANELLA	3701 21ST AV/ CEDCHC06471(\$8,160)	LOUISE BOSTON (ESTATE OF) C/O CANDY BOSTON
20	010-0025-004-0000	4	11-020439/ LEONARD DUCLOS	1816 21ST ST/ CEDCHC06419(\$100)	KENNY M. CARLTON / PAMELA V CARLTON
21	053-0036-003-0000	4	11-020439/ LEONARD DUCLOS	1816 21ST ST/ CEDCHC06420(\$456)	KENNY M. CARLTON / PAMELA V CARLTON
22	007-0263-012-0000	8	08-007624/ ANDY CHAVEZ	7673 24TH ST/ CEDCHC06422(\$100)	BUI VINCE/TINA NGUYEN
23	049-0187-001-0000	4	11-014625/ KIM HAGEN	1416 26TH ST/ CEDCHC06414(\$100)	BERNADETTE MCKEON
24	049-0187-001-0000	8	11-016060/ CHAD GARBER	7504 29th St/ CEDCHC06465(\$1,600)	OWENS, STOCKTON S. & ELIZABETH L.
25	027-0082-020-0000	8	11-016060/ CHAD GARBER	7504 29th St/ CEDCHC06466(\$572)	OWENS, STOCKTON S. & ELIZABETH L.
26	027-0082-020-0000	6	11-023996/ JOHN VANELLA	8009 33rd AV/ CEDCHC06457(\$1,600)	WOODSON, ARNATHER, EST OF
27	025-0173-004-0000	6	11-023996/ JOHN VANELLA	8009 33rd AV/ CEDCHC06458(\$2594.84)	WOODSON, ARNATHER, EST OF
28	013-0393-019-0000	5	08-007513/ CHAD GARBER	3000 34TH AV/ CEDCHC06423(\$965.60)	ANNA RIVERA (EST OF)

29	013-0393-019-0000	5	11-016368/ JOHN VANELLA	3617 34th St/ CEDCHC06459(\$1600)	34TH ST TRUST
30	020-0071-012-0000	5	11-016368/ JOHN VANELLA	3617 34th St/ CEDCHC06460(\$1412)	34TH ST TRUST
Received late appeal, rescheduled to 5/09/12					
31	014-0193-021-0000	5	11-017569/ CHARLES SHERMAN	4020 39th St/ CEDCHC06448(\$1600)	PATEL, AMAR
32	014-0221-009-0000	5	06-005390/ CHARLES SHERMAN	3241 44TH ST/ CEDCHC06424(\$2311.19)	LANE GORDON
33	014-0221-009-0000	5	11-015905/ CHAD GARBER	3338 44TH ST/ CEDCHC06427(\$200)	BLD SYLVAN INVS INCORPORATED
Paid in full					
34	021-0023-044-0000	5	11-015905/ CHAD GARBER	3338 44TH ST/ CEDCHC06428(\$724)	BLD SYLVAN INVS INCORPORATED
35	021-0023-044-0000	5	11-024726/ RANDY STRATTON	4032 50TH ST/ CEDCHC06437(\$370)	DANTE ALLEN AND RHONDA L ALLEN
36	021-0023-044-0000	5	11-024726/ RANDY STRATTON	4032 50TH ST/ CEDCHC06467(\$1600)	DANTE ALLEN AND RHONDA L ALLEN
37	040-0052-007-0000	5	11-024726/ RANDY STRATTON	4032 50TH ST/ CEDCHC06468(\$658)	DANTE ALLEN AND RHONDA L ALLEN
38	040-0052-007-0000	6	11-026343/ CHARLES SHERMAN	6413 75TH ST/ CEDCHC06442(\$1600)	BANK OF NEW YORK MELLON
39	040-0052-010-0000	6	11-026343/ CHARLES SHERMAN	6413 75TH ST/ CEDCHC06443(\$1289.20)	BANK OF NEW YORK MELLON
40	040-0052-010-0000	6	11-026341/ CHARLES SHERMAN	6401 75TH ST/ CEDCHC06446(\$1600)	CAO, CHAU & MAI NGUYEN
41	263-0092-013-0000	6	11-026341/ CHARLES SHERMAN	6401 75TH ST/ CEDCHC06447(\$643.10)	CAO, CHAU & MAI NGUYEN
42	263-0092-013-0000	2	11-025861/ KIM HAGEN	700 ACACIA AV/ CEDCHC06472(\$589.99)	MATTHEW MILTON SR
43	251-0043-003-0000	2	11-025861/ KIM HAGEN	700 ACACIA AV/ CEDCHC06473(\$1600)	MATTHEW MILTON SR
44	263-0202-012-0000	2	09-043818/ LEONARD DUCLOS	3945 BALSAM ST/ CEDCHC06474(\$450.40)	CASEY, DEBORAH & MONTGOMERY
45	263-0202-012-0000	2	07-039589/ DAVID SALINOVICH	2577 BEAUMONT ST CEDCHC06441(\$448)	WILLIAM HARLAND BRAND III
46	238-0220-023-0000	2	07-039589/ DAVID SALINOVICH	2577 BEAUMONT ST CEDCHC06492(\$370)	WILLIAM H. BRAND III
47	119-0430-049-0000	2	11-028800/ LEONARD DUCLOS	4630 BELOIT DR/ CEDCHC06393(\$100)	CMMP LLC/PETER/ STACY DANIELS
48	275-0101-012-0000	7	10-010280/ DONNA BARTON	6 BENOIT CT/ CEDCHC06382(\$1098.62)	GLORIA R. GARCIA / VINCE S. GARCIA
49	117-0410-047-0000	2	10-016068/ DAVID SALINOVICH	645 CALVADOS AV/ CEDCHC06432(\$390.40)	U S BANK
50	117-0410-047-0000	7	11-018672/ CHAD GARBER	6359 EHRHARDT AV/ CEDCHC06395(\$100)	JOHN PERRAS/ NAJALA M. PERRAS
51	062-0090-014-0000	7	11-018672/ CHAD GARBER	6359 EHRHARDT AV/ CEDCHC06396(\$510)	JOHN PERRAS/ NAJALA M. PERRAS
52	062-0090-014-0000	6	10-026298/ JOHN VANELLA	5711 FLORIN PERKINS RD/CEDCHC06486(\$100)	FONTAINE/BEAN INC.
53	225-1630-042-0000	6	10-026298/ JOHN VANELLA	5711 FLORIN PERKINS RD/CEDCHC06487(\$298)	FONTAINE/BEAN INC.
54	225-1630-042-0000	1	11-028786/ LEONARD DUCLOS	480 FORASTERA CIR/ CEDCHC06482(\$100)	KHALSA DHANNA S
55	117-0064-023-0000	1	11-028786/ LEONARD DUCLOS	480 FORASTERA CIR/ CEDCHC06488(\$100)	DHANNA S. KHALSA
56	117-0035-010-0000	8	10-026928/ BEN ROLISON	8003 GRANDSTAFF DR/ CEDCVP00053(\$1600)	KOCH, JAMES & YVONNE
57	117-0035-010-0000	7	09-052449/ CHAD GARBER	6450 HITCHCOCK WY/ CEDCHC06480(\$100)	JOHN L. CANTY

58	117-0104-025-0000	7	09-052449/ CHAD GARBER	6450 HITCHCOCK WY/ CEDCHC06481(\$384)	JOHN L. CANTY
59	007-0111-015-0000	7	10-001126/ ANDY CHAVEZ	6000 HOLLYHURST AV/ CEDCHC06445(\$412)	AVENDANO MAYRA MEMBRENO/PEDRO
60	251-0251-021-0000	4	11-008179/ LEONARD DUCLOS	2719 K ST/ CEDCHC06403(\$100)	EASTERN STAR HALL ASSN
61	250-0026-025-0000	2	09-037411/ DAVID SALINOVICH	3325 MAY ST/ CEDCHC06425(\$200)	MARY KIETSATHIT
62	250-0026-025-0000	2	10-013958/ DAVID SALINOVICH	60 MORRISON AV/ CEDCHC06478(\$200)	EDNA BELGARDE (EST OF)
63	252-0042-004-0000	2	10-013958/ DAVID SALINOVICH	60 MORRISON AV/ CEDCHC06479(\$872)	EDNA BELGARDE (EST OF)
64	263-0131-027-0000	2	10-007604/ DAVID SALINOVICH	2420 NORTH AV/ CEDCHC06409(\$1400)	IGNACIO ANGUIANO
65	019-0123-014-0000	2	10-002535/ DAVID SALINOVICH	2700 NORWOOD WY/ CEDCHC06433(\$298)	GALAXY LENDING
66	049-0064-017-0000	5	09-034077/ JOHN VANELLA	2571 PHYLLIS AV/ CEDCHC06383(\$738.86)	GUADALUPE / RAMON MADRIGAL
67	018-0131-020-0000	8	11-022918/ BO COSLEY	7586 SAN FELICE CIR/ CEDCHC06444(\$430)	EDWARD L. / RUBY J. TIBBETS (EST OF)
68	250-0191-009-0000	5	11-005725/ RICHARD LEIKER	2161 SHIELAH WY/ CEDCHC06436(\$1700)	KD HOMEBUYERS
69	023-0291-002-0000	2	H030001636/ LARRY ECCLESTON	356 SILVER EAGLE RD/ CEDCHC06426(\$100)	VIRGINIA GARCIA (ESTATE OF) C/O JUNIOR GARCIA
70	275-0015-016-0000	6	10-001008/ CHARLES SHERMAN	5408 STANDISH RD/ CEDCHC06438(\$100)	FEDERAL NATIONAL MORTGAGE ASSOC
Paid in full					
71	010-0385-005-0000	2	10-015889/ MAURICE SCHRANZ	189 STANFORD AV/ CEDCHC06475(\$100)	KIRBY A. SMITH

Staff Reports

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

72. Report Back on Permit Process and Expirations (Oral)

Recommendation: Receive and File- Report back from City Staff on permit process and expirations.

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

Action: City Staff Ron O'Connor provided an update to the Board, and after speaking to the Building Official, the permit counter staff will work on making the permit inspections and expirations clear to the customers when they come in for a permit.

73. Frequency of Board Meetings (Oral)

Recommendation: Receive and Comment- Discussion of the frequency of the HCAAB board meetings.

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

Action: The Board discussed the possibility of a second meeting a month if necessary. Based on the full agenda at the last hearing, the Board was concerned with the amount of appeals scheduled on the agenda. City Staff suggested that if possible, cost recovery appeals could be rescheduled so that the total appeals did not exceed 10 appeals.

Public Comment – Matters Not on the Agenda

None.

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

- Board member Avery asked about the items that were pulled from the agenda and the reasons they were pulled. He also asked if the Notice and Order appeal withdrawals could have been taken care of before the hearing. City Staff explained and also stated that it is usually not known in advance that an item will be pulled.

Adjournment – 7:20 PM