

RESOLUTION NO. 2019-0199

Adopted by the Sacramento City Council

May 28, 2019

Accepting All Community Development Department Administrative Penalties and All Neighborhood Code Compliance and Vacant Building Case Fees– Findings of Fact for Special Assessments

BACKGROUND

- A. In accordance with Article VIII of Sacramento City Code Chapter 8.04, the department director of the Community Development Department prepared and filed a report of unpaid expenses incurred by the City in abating nuisances pursuant to Sacramento City Code chapter 8.04 and/or unpaid administrative penalties imposed pursuant to Sacramento City Code section 1.28.010 and scheduled a hearing before the delinquency lien hearing officer to consider the report and any protests or objections thereto.
- B. Notice of the time and place of hearing was given in accordance with Section 8.04.390 of the Sacramento City Code.
- C. Upon the day and hour fixed for the hearing, the delinquency lien hearing officer heard and passed on the reports together with any such protests or objections in accordance with Section 8.04.410 of the Sacramento City Code.
- D. The report of the department director was transmitted to the City Clerk, along with any revisions, corrections, or modifications to the report that the delinquency lien hearing officer deemed just. The City Clerk sent the results of the hearing to the objecting owners along with notice of a public hearing to be held by the City Council pursuant to Section 8.04.410 of the Sacramento City Code.
- E. A public hearing was held, and the City Council found that the hearings before the delinquency lien hearing officer were conducted in accordance with applicable City ordinances.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. As more specifically described in Exhibit A to this Resolution – Report of the Department Director – Special Assessments and Exhibit B – Report of the Department Director – Personal Obligations, the Neighborhood Code Compliance and Vacant Building fees in the aggregate amount not-to-exceed \$58,138 and reasonable Neighborhood Code Compliance and Housing and Dangerous Building administrative penalties in the aggregate amount not-to-exceed \$150,792 are the sums set forth by the department director, along with any revisions, corrections, or modifications to the report that the delinquency lien hearing officer deemed just. The amount of penalties may be reduced by staff for any purpose

that serves to facilitate abatement of nuisance conditions upon properties within the City of Sacramento. Such reductions may be accomplished by removing or reducing special assessments imposed by this Resolution.

- Section 2. Pursuant to subsection E of Section 8.04.430 of the Sacramento City Code, the expenses incurred by the City in abating nuisances and penalties imposed for violating the Sacramento City Code detailed in Exhibit A are made a special assessment upon the properties at which the services were rendered.
- Section 3. Pursuant to subsection B of Section 8.04.430 of the Sacramento City Code, the expenses incurred by the City in abating nuisances and penalties imposed for violating the Sacramento City Code detailed in Exhibit B constitute personal obligations against the owners of the respective properties.
- Section 4. Such special assessments shall be collected at the same time and in the same manner as ordinary municipal taxes and shall be subject to the same penalties and procedures as provided for ordinary municipal taxes.

Table of Contents:

- Exhibit A – Report of the Department Director – Special Assessments
- Exhibit B – Report of the Department Director – Personal Obligations

Adopted by the City of Sacramento City Council on May 28, 2019, by the following vote:

Ayes: Members Ashby, Carr, Guerra, Hansen, Harris, Jennings, Schenirer, Warren and Mayor Steinberg

Noes: None

Abstain: None

Absent: None

Attest: **Mindy Cuppy** Digitally signed by Mindy Cuppy
Date: 2019.05.30 17:31:22 -07'00'

Mindy Cuppy, City Clerk

The presence of an electronic signature certifies that the foregoing is a true and correct copy as approved by the Sacramento City Council.

Exhibit A - Report of the Department Director – Special Assessments

May 28, 2019

ITEM NO.	PARCEL NUMBER	CASE NUMBER	PROPERTY ADDRESS	PROPERTY OWNER	FEE AMOUNT DUE	PENALTY AMOUNT DUE	INVOICE NUMBER	CD	COUNTY CODE
1	003-0104-017-0000	13-019862	2823 D ST	CARLOS & VITALINA HERRERA	-	\$2,518	CEDCHA02282	4	0463
2	006-0034-010-0000	18-002469	725 J ST	J STREET REFORMATION	-	\$269	CEDCHA02239	4	0463
3	006-0034-012-0000	18-002448	719 J ST	J STREET REFORMATION	-	\$1,519	CEDCHA02288	4	0463
4	007-0154-014-0000	11-020437	2217 N ST	JOHN TOWNER JR	-	\$769	CEDCHA02253	4	0463
5	009-0054-016-0000	15-020290	421 T ST	DAVID ANDREW SCANLON	-	\$1,019	CEDCHA02242	4	0463
6	009-0054-016-0000	15-020290	421 T ST	DAVID ANDREW SCANLON	-	\$1,019	CEDCHA02283	4	0463
7	010-0094-018-0000	17-010933	2117 20TH ST	LOGICAL FINANCE INC	\$629	-	CEDCVB14527	4	0629
8	010-0094-018-0000	17-010933	2117 20TH ST	LOGICAL FINANCE INC	-	\$2,019	CEDCVB14528	4	0629
9	010-0377-004-0000	18-006869	3424 3RD AV	848 LLC	\$844	-	CEDCNU06944	5	0206
10	014-0195-020-0000	18-014634	4432 6TH AV	AUDREY PAGE	\$324	-	CEDCVB14437	5	0629
11	016-0093-016-0000	18-018337	4320 CONSTANCE LN	KAREN A PENESCHI	\$744	-	CEDCNU06954	4	0206
12	016-0144-013-0000	18-345559	1210 RIDGEWAY DR	STEVEN M FLANAGAN	-	\$1,519	CEDPDA00120	4	0206
13	017-0201-003-0000	17-026555	1721 HARIAN WY	LESTER W WHEALY	\$2,459	-	CEDCVB14457	4	0629
14	017-0201-003-0000	17-026555	1721 HARIAN WY	LESTER W WHEALY	-	\$10,019	CEDCVB14458	4	0629

Exhibit A - Report of the Department Director – Special Assessments

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15	017-0201-009-0000	18-016000	5030 HILLARD ST	CHARLES H/LILLIE A FONG TR	\$744	-	CEDCNU06955	4	0206
16	018-0015-023-0000	18-010850	2133 16TH AV	LOIS M SNYDER, TRUSTEE OF THE LOIS M	\$844	-	CEDCNU06854	5	0206
17	019-0122-004-0000	18-024655	2630 23RD AV	ALEX MASCARENAS REV TRUST	\$744	-	CEDCNU06933	5	0206
18	019-0211-002-0000	18-017546	2640 29TH AV	KAREN RUBI SALAS	\$500	-	CEDCNU06938	5	0206
19	020-0015-026-0000	15-019816	3737 32ND ST	YEN WANG	\$1,544	-	CEDCVB14446	5	0629
20	020-0015-026-0000	15-019816	3737 32ND ST	YEN WANG	-	\$5,019	CEDCVB14447	5	0629
21	020-0072-016-0000	17-006385	3975 39TH ST	KARL JAY LYSINGER	\$629	-	CEDCVB14435	5	0629
22	020-0072-016-0000	17-006385	3975 39TH ST	KARL JAY LYSINGER	-	\$4,019	CEDCVB14436	5	0629
23	020-0203-005-0000	12-021505	3212 19TH AV	ZEE REAL ESTATE INVESTMENTS, INC	-	\$1,019	CDDFWP01032	5	0211
24	020-0203-039-0000	12-021507	0 19TH AV	ZEE REAL ESTATE INVESTMENTS, INC	-	\$1,019	CDDFWP01031	5	0211
25	021-0063-003-0000	18-024831	4100 CABRILLO WY	PATRICIA STINSON	\$744	-	CEDCZO00186	6	0206
26	021-0125-008-0000	16-287603 #2	4145 54TH ST	THE GAYTHER-YANKO FAMILY TRUST	-	\$5,018.99	CEDPDA00109	5	0206
27	021-0125-008-0000	16-287603 #3	4145 54TH ST	THE GAYTHER-YANKO FAMILY TRUST	-	\$7,519	CEDPDA00110	5	0206
28	021-0262-034-0000	18-015562	4403 73RD ST	BUI CHAU	\$744	-	CEDCNU06794	6	0206
29	022-0065-018-0000	14-008300	4901 48TH ST	GEORGIA J ADAMS	-	\$1,019	CEDCHA02240	5	0463
30	023-0164-002-0000	18-020535	5201 63RD ST	GREGORY & RUTH TAYLOR	\$744	-	CEDCZO00183	6	0206
31	025-0136-002-0000	17-028187	5640 NORMAN WY	RONALD MASAYUKI TSUJI	-	\$1,018	CEDCHA02287	5	0463
32	025-0136-002-0000	17-028187	5640 NORMAN WY	RONALD MASAYUKI TSUJI	\$1,544	-	CEDCVB14514	5	0629

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33	025-0136-002-0000	17-028187	5640 NORMAN WY	RONALD MASAYUKI TSUJI	-	\$4,517.99	CEDCVB14515	5	0629
34	031-0182-011-0000	18-020054	7419 GOLDEN OAK WY	LEONARD STUDDIVANT	\$744	-	CEDCNU06953	5	0206
35	031-0191-016-0000	16-003984	7450 MYRTLE VISTA AV	DARLENE M JOHNSON	\$2,554	-	CEDCVB14450	5	0629
36	035-0082-014-0000	18-013763	1452 STODDARD ST	CHARLES ANTHONY ZINNERMAN, TRUSTEE OF THE ALEXANDER ZINNERMAN LIVING TRUST	-	\$1,019	CEDCHA02255	5	0463
37	035-0241-007-0000	18-025950	2186 53RD AV	ROZELLA M BOYCE 2016 REV TRUST	\$744	-	CEDCNU06932	5	0206
38	035-0314-010-0000	18-025826	1940 60TH AV	JENNIFER ANNE WELLSFRY	\$744	-	CEDCNU06867	5	0206
39	036-0192-003-0000	18-014886	177 OTTO CR	FAMA ZIYARMAL	\$744	-	CEDCNU06779	5	0206
40	038-0021-022-0000	18-017573	34 BURKE CT	ROBERT WILLIAM & MARY C Y MARKEL	\$744	-	CEDCNU06948	6	0206
41	038-0071-011-0000	18-007785	6010 POWER INN RD	VO HUU DUC NGUYEN	-	\$1,019	CEDCHA02259	6	0463
42	038-0091-011-0000	16-024768	6124 63RD ST	SOFIA KHAN	-	\$4,019	CEDCHA02284	6	0463
43	040-0171-027-0000	18-021384	6625 RANCHO PICO WY	ROBERT J VANN	\$744	-	CEDCNU06877	6	0206
44	040-0220-010-0000	15-020899	6416 63RD ST	CASEY B CAPEHART	\$1,239	-	CEDCVB14448	6	0629
45	041-0086-028-0000	12-022163	0 SAM AV	ESKINDER TADESSE	-	\$1,269	CDDFWP00997	5	0211
46	041-0086-029-0000	12-022164	0 SAM AV	ESKINDER TADESSE	-	\$1,269	CDDFWP00998	5	0211
47	041-0086-030-0000	12-022165	0 FLORIN RD	ESKINDER TADESSE	-	\$1,269	CDDFWP00996	5	0211
48	041-0086-031-0000	12-022166	0 FLORIN RD	ESKINDER TADESSE	-	\$1,269	CDDFWP00999	5	0211
49	047-0224-012-0000	17-025119	1470 MATHEWS WY	THOMAS WONG	-	\$1,019	CEDCHA02213	8	0463
50	049-0193-001-0000	16-006685	3117 GARDENDALE RD	YEN LING WANG	\$1,239	-	CEDCVB14431	8	0629

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51	049-0193-001-0000	16-006685	3117 GARDENDALE RD	YEN LING WANG	-	\$3,019	CEDCVB14432	8	0629
52	049-0440-046-0000	15-012311	7324 LUTHER DR	ALIANA W KONG & ANDREW O KONG	\$1,219	-	CEDCVB14366	8	0629
53	052-0091-006-0000	18-016110	2299 KENWORTHY WY	2015 3 IH2 BORROWER LP	\$744	-	CEDCNU06793	8	0206
54	052-0113-032-0000	15-023641	1643 ANOKA AV	MAHALIA LAWSON	\$2,249	-	CEDCVB14449	8	0629
55	117-0236-009-0000	18-021376	7931 HANFORD WY	BEULAH JEAN CALHOUN	\$744	-	CEDCNU06930	7	0206
56	117-0350-077-0000	15-019925	6 PIVOT CT	GENARO G RAMOS	-	\$6,019	CEDCHA02278	7	0463
57	117-0620-030-0000	18-015132	8168 ESSEN WY	BARBEE S STRATTON	\$744	-	CEDCNU06792	7	0206
58	118-0042-020-0000	18-025743	15 TILLMAN CR	LISA UNG	\$744	-	CEDCNU06843	8	0206
59	118-0043-015-0000	18-017035	40 TILLMAN CR	2017-1 IH BORROWERS LP	-	\$1,019	CEDCEA01029	8	0206
60	118-0043-015-0000	18-017035	40 TILLMAN CR	2017-1 IH BORROWERS LP	\$169	-	CEDCNU06946	8	0206
61	119-2080-015-0000	18-029095	310 STONE VALLEY CR	RICHARD YUAN & HOLLY ZHU	\$744	-	CEDCNU06941	8	0206
62	215-0280-027-0000	17-025826	1507 MAIN AV	JOGINDER CHUMBER	-	\$1,019	CEDCEA01028	2	0206
63	215-0280-027-0000	17-025826	1507 MAIN AV	JOGINDER CHUMBER	\$1,119	-	CEDCNU06929	2	0206
64	225-0790-014-0000	18-017832	1819 AZURITE WY	JIMENEZ LOUIS/NATALIE CARINA	\$324	-	CEDCVB14438	3	0629
65	225-0833-043-0000	18-020435	3563 RIO ROSA WY	LUIS M DIAZ	\$744	-	CEDCNU06891	3	0206
66	226-0330-010-0000	16-009128	264 DELTA LEAF WY	DONALD A & REBECCA L FRIEL	\$1,639	-	CEDCVB14521	2	0629
67	226-0330-010-0000	16-009128	264 DELTA LEAF WY	DONALD A & REBECCA L FRIEL	-	\$14,019	CEDCVB14522	2	0629
68	237-0081-011-0000	18-002307	1128 GRACE AV	LINDA HOWARD-JAMES	\$324	-	CEDCVB14516	2	0629

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69	237-0265-027-0000	18-025597	352 LAS ANIMAS CR	ANTHONY F LUJAN	\$744	-	CEDCNU06869	2	0206
70	237-0530-060-0000	16-017959	1072 ANDY CR	KEVIN M & LAURA FREEMAN	-	\$2,019	CEDCHA02257	2	0463
71	238-0072-019-0000	17-000780	613 MACARTHUR ST	CAROL MORELAND/RUSSELL FUGETT FAMILY TR	\$934	-	CEDCVB14422	2	0629
72	238-0072-019-0000	17-000780	613 MACARTHUR ST	CAROL MORELAND/RUSSELL FUGETT FAMILY TR	-	\$7,519	CEDCVB14423	2	0629
73	238-0102-063-0000	18-018766	316 ANDERSON CT	ROCKY HUDSON	\$744	-	CEDCNU06841	2	0206
74	250-0283-005-0000	18-007657	199 BUTTERWORTH AV	BARBARA PEYTON TRUST	-	\$1,019	CEDCEA01025	2	0206
75	250-0341-003-0000	14-001626	185 MOREY AV	MOREY ESTATE LLC	-	\$1,519	CDDFWP01034	2	0211
76	250-0440-070-0000	12-026585	12 ROSCOMMON CT	CHARANHJEEV S/KAMALPREET K VIRK	-	\$1,019	CDDFWP01043	2	0211
77	250-0440-071-0000	12-026586	6 ROSCOMMON CT	CHARANHJEEV S/KAMALPREET K VIRK	-	\$1,019	CDDFWP01042	2	0211
78	250-0440-072-0000	12-026587	180 SUGNET WY	CHARANHJEEV S/KAMALPREET K VIRK	-	\$1,019	CDDFWP01041	2	0211
79	250-0440-073-0000	12-026588	190 SUGNET WY	CHARANHJEEV S/KAMALPREET K VIRK	-	\$1,019	CDDFWP01044	2	0211
80	251-0022-001-0000	18-012917	1026 NORTH AV	FLEMBY1 LLC	\$629	-	CEDCVB14537	2	0629
81	251-0022-001-0000	18-012917	1026 NORTH AV	FLEMBY1 LLC	-	\$1,019	CEDCVB14538	2	0629
82	251-0052-026-0000	18-020247	3841 CYPRESS ST	ELLSWORTH RUDY	\$744	-	CEDCNU06876	2	0206
83	251-0053-005-0000	18-008737	3813 BRANCH ST	CAPRICIA BORRERO	\$529	-	CEDCVB14429	2	0629
84	251-0053-005-0000	18-008737	3813 BRANCH ST	CAPRICIA BORRERO	-	\$519	CEDCVB14430	2	0629
85	251-0134-014-0000	16-001105	3600 BRANCH ST	SYLVESTER ECHOLS REV LIVING TRUST	-	\$1,019	CDDFWP01046	2	0211
86	251-0301-039-0000	16-001187	1054 RIVERA DR	GEORGE/THERESE DAWARI FAMILY TRUST	-	\$1,019	CDDFWP01033	2	0211

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87	252-0081-007-0000	18-018861	3829 DAYTON ST	ROBERT M & ISABEL C ECHEVARRIA	\$744	-	CEDCNU06838	2	0206
88	252-0082-037-0000	17-025807	2133 GRAND AV	LORI BARNES	\$744	-	CEDCNU06580	2	0206
89	252-0163-018-0000	18-010983	3608 JASMINE ST	JASMINE TRUST 3608	\$1,119	-	CEDCNU06945	2	0206
90	252-0283-003-0000	17-020129	2125 VERANO ST	IRVEN M MC/BERTHA MC MILLAN	\$629	-	CEDCVB14511	2	0629
91	252-0283-003-0000	17-020129	2125 VERANO ST	IRVEN M MC/BERTHA MC MILLAN	-	\$3,769	CEDCVB14513	2	0629
92	262-0091-002-0000	18-024830	411 POTOMAC AV	CAYETANO R RAMOS & ALMA D PRADO	\$744	-	CEDCNU06864	3	0206
93	262-0112-008-0000	16-026253	304 WISCONSIN AV	ROBERTO PEREZ	\$324	-	CEDCVB14523	3	0629
94	262-0112-008-0000	16-026253	304 WISCONSIN AV	ROBERTO PEREZ	-	\$2,519	CEDCVB14524	3	0629
95	262-0161-001-0000	18-024527	2809 NORTHVIEW DR	VERONICA VERAMENDI	\$744	-	CEDCNU06859	3	0206
96	262-0195-003-0000	17-007101	2725 NORMINGTON DR	CARL HUFFSTUTLER/DANIELLE DENISE PALMER	\$3,392.28	-	CEDCNU06637	3	0206
97	263-0053-015-0000	16-027464	180 LINDLEY DR	NAYOMA B MCCRAY	\$2,649	-	CEDCVB14453	2	0629
98	263-0053-015-0000	16-027464	180 LINDLEY DR	NAYOMA B MCCRAY	-	\$15,019	CEDCVB14454	2	0629
99	263-0131-021-0000	18-012583	451 ELEANOR AV	JOHN KOERNER	\$744	-	CEDCNU06750	2	0206
100	263-0132-006-0000	17-012383	536 LAS PALMAS AV	QURESHI ASIM AZIZ	\$324	-	CEDCVB14433	2	0629
101	263-0204-016-0000	17-014382	715 PLAZA AV	PLAZA AVENUE APARTMENTS, LLC	-	\$1,019	CEDCHA02285	2	0463
102	263-0273-011-0000	18-012189	2968 PONDEROSA LN	PAULINE MELENDEZ	\$1,029	-	CEDCVB14535	2	0629
103	263-0273-011-0000	18-012189	2968 PONDEROSA LN	PAULINE MELENDEZ	-	\$1,019	CEDCVB14536	2	0629
104	265-0030-011-0000	18-025496	3175 CALLECITA ST	ERIC ESTAMPA	\$744	-	CEDCNU06936	2	0206

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105	265-0202-003-0000	18-028514	916 LAS PALMAS AV	SHANE C KNOWD/BRET PIERSON/ASHLEY	\$744	-	CEDCNU06935	2	0206
106	265-0301-007-0000	10-005090	1021 OLIVERA WY	DAVID & LANORA GARIBAY	\$629	-	CEDCVB14363	2	0629
107	265-0301-007-0000	10-005090	1021 OLIVERA WY	DAVID & LANORA GARIBAY	-	\$519	CEDCVB14364	2	0629
108	265-0303-051-0000	13-000323	1131 FRIENZA AV	MICHAEL OSAKPOLOR IYASERE	-	\$1,019	CEDCHA02260	2	0463
109	266-0160-007-0000	18-030182	3035 CONNIE DR	HARBAGH L & SALMA JAGUR	\$744	-	CEDCNU06957	2	0206
110	266-0361-018-0000	18-011952	2560 PRINCETON ST	RICARDO GONZALEZ	\$744	-	CEDCNU06863	2	0206
111	266-0361-018-0000	14-020721	2560 PRINCETON ST	RICARDO GONZALEZ	\$1,944	-	CEDCVB14360	2	0629
112	266-0361-018-0000	14-020721	2560 PRINCETON ST	RICARDO GONZALEZ	-	\$6,019	CEDCVB14362	2	0629
113	274-0232-012-0000	18-002111	2350 NORTHVIEW DR	NORTHVIEW VILLAGE APTS LLC	\$294	-	CEDCNU06947	3	0206
114	275-0153-003-0000	16-017892	2255 BEAUMONT ST	CARLOS & VITALINA HERRERA	-	\$5,019	CEDCHA02289	2	0463
115	275-0153-004-0000	16-016169	2239 BEAUMONT ST	PEINADO & HERRERA AND CARLOS HERRERA	-	\$5,019	CEDCHA02256	2	0463
TOTALS					\$58,137.28	\$148,753.98	GRAND TOTAL \$206,891.26		

Exhibit B – Report of the Department Director – Personal Obligations

May 28, 2019

ITEM NO.	PARCEL NUMBER	CASE NUMBER	PROPERTY ADDRESS	PROPERTY OWNER	FEE AMOUNT DUE	PENALTY AMOUNT DUE	INVOICE NUMBER	CD	COUNTY CODE
1	002-0102-013-0000	12-020585	719 F ST	DHIR CAPITAL INC	-	\$1,019	CDDFWP01035	4	0211
2	022-0024-020-0000	12-021597	3815 24TH AV	ZEE REAL ESTATE INVESTMENTS, INC	-	\$1,019	CDDFWP01003	5	0211
TOTAL						\$2,038.00	GRAND TOTAL \$2,038.00		