



Minutes City of Sacramento Housing Code Advisory and Appeals Board

BOARD MEMBERS

Eric Fritz-Chair

Kevin McKinley, Vice Chair
Michael Avery

Melisa Gaudreau

Kyla Powell

CITY STAFF

Elia Kentera, Supervising Building Inspector

Leah Castro, Secretary

Jennifer Matsumoto, Secretary

Lan Wang, Senior Deputy City Attorney

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

June 13, 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 except McKinley and Avery.

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 May 9, 2012

Location: (Citywide)

Recommendation: Approve Board minutes for May 9, 2012.

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

Action: Moved by Gaudreau, second by Powell, motion carried 3-0

Public Hearings

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

Public Hearing

Notice & Order Appeals

Item #	Council District	Case #	Address	Owner
No Items Scheduled				

Housing & Dangerous Buildings Case Cost Recovery - Contested

Item	Summary	Appeal	Council District	Case/Inspector	Address/Invoice	Owner
2		X	5	09-049100/ CHAD GARBER	4040 32 ND ST/ CEDCHC06863(\$1400)	EUGENE E./JANIE W. WALLS
** Waived due to administrative error**						
3		X	5	11-019473/ CHAD GARBER	2632 52ND AV/ CEDCHC06535(\$1600)	MARDEVEA BURRESS
4	X	X	5	11-019473/ CHAD GARBER	2632 52ND AV/ CEDCHC06536(\$1736)	MARDEVEA BURRESS
<p>BI C.Garber presented for City Staff and the appellant, David Chavez, the attorney representing the beneficiary, appeared to testify. City Staff presented their case and recommended the full amount be liened for items #3 and #4. After hearing testimony, the Board moved to uphold the full amount of \$1600 for Item #3, Moved by Fritz, seconded by Gaudreau, and carried 3-0. The Board moved to uphold the full amount of \$1736 for Item #4, Moved by Fritz, seconded by Gaudreau, and carried 3-0.</p>						
5		X	2	09-045261/ DAVID SALINOVICH	1319 CANNON ST/ CEDCHC06726(\$100)	VINESH PRASAD / SUSHEILA WAITI
<p>BI D.Salinovich presented for City Staff and the appellant, Dinesh Kumar, agent for the property owner, did not appear to testify. City Staff presented a brief summary of the case and recommended the full amount to be liened. The Board moved to uphold the full amount of \$100, Moved by Gaudreau, seconded by Powell, and carried 3-0.</p>						
6		X	4	08-094554/ DON MARCHESCHI	1224 E ST/ CEDCHC06734(\$100)	1224 E STREET LLC

Supervising BI E.Kentera presented for City Staff and the appellant, Mark Smith, did not appear to testify. City Staff presented an amended staff recommendation to reduce the fee to \$0. The Board moved to approve the amended staff recommendation, Moved by Gaudreau, seconded by Powell, and carried 3-0.

7		X	4	11-010378/ MAURICE SCHRANZ	2716 F ST/ CEDCHC06573(\$1652)	JEFFREY SLOAN/ ANITA MARTINEZ
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BI M.Schranz presented for City Staff and the appellant, Samantha Brady, property manager appeared to testify. City Staff presented their case and recommended the full amount to be liened. After hearing testimony, the Board moved to remove the \$1552 Notice & Order charge and uphold the \$100 termination fee. Moved by Fritz, seconded by Gaudreau, and carried 3-0.

8		X	3	11-026580/ DAVID SALINOVICH	344 POTOMAC AV/ CEDCHC06928(\$1500)	GREGORY ESTRADA
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BI D.Salinovich presented for City Staff and the appellant, Gregory Estrada, appeared to testify. City Staff presented their case and recommended the full amount to be liened. After hearing testimony, the Board moved to reduce the fee to \$0. Moved by Fritz, seconded by Gaudreau, and carried 3-0.

Housing & Dangerous Buildings Case Cost Recovery – Uncontested

For items 9 – 95, 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 9-65, 67-73, 76-95 all had good service and went uncontested. Those items are read in as a blanket. Moved by Gaudreau, seconded by Powell, and carried 3-0. Motion passed.

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
9	014-0113-026-0000	5	10-010463/ CHAD GARBER	4018 2 ND AV/ CEDCHC06824(\$353.59)	TEMPLE DEVELOPMENT CO
10	010-0371-006-0000	5	12-001761/ JIM RIORDAN	3222 2ND AV/ CEDCHC06891(\$392.40)	LEONARD F BORELLO
11	013-0351-023-0000	5	09-037834/ JOHN VANELLA	3717 9TH AV/ CEDCHC06861(\$720)	BANK OF AMERICA
12	014-0244-011-0000	5	11-019792/ BO COSLEY	4080 11TH AV/ CEDCHC06840(\$200)	LAWRENCE C MENARD JR C/O ARLINDA MENARD
13	009-0252-010-0000	4	11-021219/ JOHN VANELLA	2422 13TH ST/ CEDCHC06841(\$402)	STEPHANIE/ WILLIAMS TAYLOR
14	009-0252-010-0000	4	11-021219/ JOHN VANELLA	2422 13TH ST/ CEDCHC06842(\$100)	STEPHANIE/ WILLIAMS TAYLOR
15	021-0033-015-0000	5	12-000587/ JOHN VANELLA	5312 15TH AV/ CEDCHC06832(\$436)	KNIGHTSWOOD LLC
16	018-0011-035-0000	5	12-002293/ CHARLES SHERMAN	2065 15TH AV #12/ CEDCHC06773(\$511.20)	T&J LEGACY LLC
17	020-0214-030-0000	5	08-005629/ JOHN VANELLA	3701 21ST AV/ CEDCHC06838(\$1828)	LOUISE BOSTON (ESTATE OF)
18	020-0271-015-0000	5	10-008917/ CHARLES SHERMAN	3515 22ND AV/ CEDCHC06879(\$1600)	CHANECKA SLATER TRUST/ THOMAS R. DAVIS C/O MONEY BROKERS
19	052-0094-003-0000	8	09-043369/ DONNA BARTON	7613 23RD ST/ CEDCHC06859(\$285.89)	JULIE / GEORGE W. BARNES JR C/O JONATHAN IVES
20	052-0094-003-0000	8	09-043369/ DONNA BARTON	7613 23RD ST/ CEDCHC06860(\$1064.80)	JULIE / GEORGE W. BARNES JR C/O JONATHAN IVES
21	007-0026-013-0000	4	11-005179/ JOSH PINO	916 24TH ST/ CEDCHC06877(\$540)	ROBERT WELLS VIZZARD 1997 REVOCABLE TRUST
22	003-0096-001-0000	4	11-025860/ MAURICE SCHRANZ	313 26 TH ST AKA 315/ CEDCHC06904(\$200)	WELLS FARGO BANK TRUST
23	003-0096-001-0000	4	11-025860/ MAURICE SCHRANZ	313 26 TH ST AKA 315/ CEDCHC06905(\$256)	WELLS FARGO BANK TRUST

24	010-0305-021-0000	5	11-023957/ CHAD GARBER	2630 32ND ST/ CEDCHC06916(\$100)	IRA SERVS TRUST COMPANY
25	025-0173-017-0000	5	10-005333/ JOHN VANELLA	3250 34TH AV/ CEDCHC06831(\$574)	MARY ROWE / ROVONIA ROWE
26	013-0394-016-0000	5	10-018434/ JOHN VANELLA	3525 35th Str/ CEDCHC06797(\$100)	DOROTHY VAUGHAN
27	013-0394-016-0000	5	10-018434/ JOHN VANELLA	3525 35th Str/ CEDCHC06798(\$438)	DOROTHY VAUGHAN
28	010-0323-021-0000	5	10-022805/ CHARLES SHERMAN	2535 36TH ST/ CEDCHC06895(\$100)	AZIZ U. REHMAN
29	014-0184-021-0000	5	08-090828/ RICHARD LEIKER	3031 40TH ST/ CEDCHC06865(\$688.40)	GORDON LANE
30	014-0183-006-0000	5	09-047003/ CHARLES SHERMAN	3038 40TH ST/ CEDCHC06866(\$1600)	GORDON LANE
31	014-0183-006-0000	5	09-047003/ CHARLES SHERMAN	3038 40TH ST/ CEDCHC06867(\$886.38)	GORDON LANE
32	014-0221-010-0000	5	09-041864/ CHARLES SHERMAN	3340 44TH ST/ CEDCHC06825(\$312)	GORDON LANE
33	014-0284-007-0000	5	10-028200/ CHAD GARBER	3836 45TH ST/ CEDCHC06871(\$298)	CYSEWSKI RICHARD J/TRISA N
34	014-0284-007-0000	5	10-028200/ CHAD GARBER	3836 45TH ST/ CEDCHC06872(\$100)	CYSEWSKI RICHARD J/TRISA N
35	014-0291-011-0000	5	11-015564/ CHARLES SHERMAN	3724 47TH ST/ CEDCHC06826(\$436)	ELAINE L WILLIAMS
36	040-0095-010-0000	6	06-008393/ JOHN VANELLA	7806 50TH AV/ CEDCHC06827(\$312)	ROSIE L. KETCHUM / GLADYS SMITH
37	021-0041-028-0000	5	12-002647/ BO COSLEY	4015 55TH ST/ CEDCHC06794(\$438)	GUILLOIN FAMILY TRUST
38	021-0041-028-0000	5	12-002647/ BO COSLEY	4015 55TH ST/ CEDCHC07097(\$100)	GUILLOIN FAMILY TRUST
39	021-0131-002-0000	5	11-030450/ LEONARD DUCLOS	4108 56TH ST/ CEDCHC06850(\$100)	A/W SPECIAL SERVICES C/O DIXIE J. EDMAN
40	021-0291-003-0000	5	10-021941/ RICHARD LEIKER	4590 58TH ST/ CEDCHC06771(\$364)	RICHARD L. OLDHAM ETAL
41	047-0243-019-0000	8	11-022893/ ANDY CHAVEZ	1871 68TH AV/ CEDCHC06772(\$100)	AMERICAN INV MANAGEMENT SERVS LLC
42	040-0052-010-0000	6	11-026341/ CHARLES SHERMAN	6401 75TH ST/ CEDCHC06910(\$376)	CAO, CHAU & MAI NGUYEN
43	265-0163-005-0000	2	12-000625/ JOSH PINO	990 ALAMOS AV/ CEDCHC06527(\$392.40)	JOHN HANSON
44	265-0163-005-0000	2	12-000625/ JOSH PINO	990 ALAMOS AV/ CEDCHC06855(\$100)	JOHN HANSON
45	266-0202-005-0000	2	09-039501/ MAURICE SCHRANZ	1730 AUBURN BLVD/ CEDCHC06839(\$75)	BAHRAM BADIE
46	265-0241-033-0000	2	11-012383/ KIM HAGEN	2640 BEAUMONT ST/ CEDCHC06333(\$970.40)	CHRISTOPHER HERAS
47	119-0430-049-0000	7	10-010280/ DONNA BARTON	6 BENOIT CT/ CEDCHC06808(\$252.40)	GARCIA VINCE S SR/GLORIA R
48	010-0331-009-0000	4	06-019840/ BO COSLEY	1832 BEVERLY WY/ CEDCHC06809(\$247.50)	DAVID V. SMITH
49	010-0331-009-0000	4	06-019840/ BO COSLEY	1832 BEVERLY WY/ CEDCHC06810(\$624)	DAVID V. SMITH
50	119-0400-025-0000	7	11-003807/ JOHN VANELLA	4248 CHINQUAPIN WY/ CEDCHC06812(\$1920.40)	BANK OF AMERICA
51	265-0122-010-0000	2	11-030502/ LEONARD DUCLOS	2969 CLAY ST/ CEDCHC06907(\$974.80)	JAYANTIBAHI K PATEL
52	023-0082-010-0000	6	09-010618/ RANDY STRATTON	4950 CONCORD RD/ CEDCHC06908(\$312)	PHYLLIS STEWART (ESTATE OF)
53	049-0440-008-0000	8	12-003205/ DONNA BARTON	22 DE FER CIR/ CEDCHC06888(\$519.19)	CHAU N NGUYEN

54	265-0210-037-0000	2	10-019797/ DAVID SALINOVICH	2753 DEL PASO BLVD/ CEDCHC06912(\$436)	J/E REAL ESTATE INVS LLC
55	035-0334-007-0000	5	12-001912/ DONNA BARTON	7071 DEMARET DR/ CEDCHC06736(\$468.40)	GRILEY KATHERINA Y/PAUL
56	035-0334-007-0000	5	12-001912/ DONNA BARTON	7071 DEMARET DR/ CEDCHC06738(\$353.59)	GRILEY KATHERINA Y/PAUL
57	117-0533-022-0000	7	11-015273/ ANDY CHAVEZ	19 DEMPSTER CT/ CEDCHC06893(\$200)	ANGEL RALPH GUTIERREZ
58	117-0533-022-0000	7	11-015273/ ANDY CHAVEZ	19 DEMPSTER CT/ CEDCHC06894(\$702.79)	ANGEL RALPH GUTIERREZ
59	275-0053-027-0000	2	09-032672/ BILL HUTCHEON	729 DIXIEANNE AV/ CEDCVP00057(\$2530)	IYASERE BLESSING
60	275-0053-027-0000	2	09-035289/ LEONARD DUCLOS	729 DIXIEANNE AV/ CEDCHC06556(\$2626)	IYASERE BLESSING
61	275-0053-027-0000	2	09-035289/ LEONARD DUCLOS	729 DIXIEANNE AV/ CEDCHC06557(\$390.40)	IYASERE BLESSING
62	275-0053-027-0000	2	09-035289/ LEONARD DUCLOS	729 DIXIEANNE AV/ CEDCHC06558(\$2798.98)	IYASERE BLESSING
63	266-0082-035-0000	2	10-003310/ CHAD GARBER	2001 EDISON AV/ CEDCHC06909(\$739.10)	SHUAI WANG
64	038-0121-032-0000	6	10-014057/ RICHARD LEIKER	21 EMERALD CREEK CT/ CEDCHC06765(\$508)	ERNEST FISHER / LASHAUNDA FISHER
65	038-0121-032-0000	6	10-014057/ RICHARD LEIKER	21 EMERALD CREEK CT/ CEDCHC06766(\$100)	ERNEST FISHER / LASHAUNDA FISHER
66	119-0354-012-0000	7	09-045337/ BO COSLEY	4037 FAWN CR/ CEDCHC06932(\$648.84)	MOHAMMAD SIDDIQUE
** Late appeal, rescheduled to 7/11/12**					
67	049-0187-003-0000	8	10-010778/ BO COSLEY	7397 FLORES WY/ CEDCHC06815(\$358.20)	CREATE WEALTH REAL ESTATE INC
68	047-0013-004-0000	8	11-030203/ BO COSLEY	2440 FLORIN RD STE F/ CEDCHC06813(\$404.40)	DANIEL NG / GRACE YIP
69	047-0013-004-0000	8	11-030203/ BO COSLEY	2440 FLORIN RD STE F/ CEDCHC06814(\$100)	DANIEL NG / GRACE YIP
70	022-0151-024-0000	5	10-022150/ RANDY STRATTON	5127 FRANKLIN BL/ CEDCHC05811(\$3850.80)	BAYVIEW LN SERVICING LLC
71	052-0139-022-0000	8	09-035706/ DONNA BARTON	1624 JANRICK AV/ CEDCHC06889(\$298)	MARTHA ZAMUDIO
72	018-0013-019-0000	5	11-019002/ CHAD GARBER	4109 LOTUS AV/ CEDCHC06847(\$200)	VIRGINIA J. PESTAL- MEDER
73	022-0102-013-0000	5	11-015095/ KIM HAGEN	5081 MASCOT AV/ CEDCHC06921(\$1600)	BUCKLEY REAL ESTATE INC
74	225-004-0093-0000	4	11-023059/ JOHN VANELLA	4700 NATOMAS BL/ CEDCHC06845(\$540)	SCI PK PLC FUND, 1-35 (KOHL'S)
75	225-004-0093-0000	4	11-023059/ JOHN VANELLA	4700 NATOMAS BL/ CEDCHC06846(\$100)	SCI PK PLC FUND, 1-35 (KOHL'S)
Paid in full					
76	007-0253-015-0000	4	08-088868/ DON MARCHESCHI	2215 O ST/ CEDCHC06792(\$586.38)	UNIVCORP PROPERTIES INC
77	007-0245-015-0000	4	11-010543/ DAVID SALINOVICH	2019 O ST/ CEDCHC06897(\$200)	ANTIGUA CANTINA/GRILL INC
78	049-0412-033-0000	8	10-016888/ DONNA BARTON	7338 PATERO CR/ CEDCHC06929(\$100)	BANK OF NEW YORK MELLON C/O RECONTRUST CO
79	049-0412-033-0000	8	10-016888/ DONNA BARTON	7338 PATERO CR/ CEDCHC06930(\$1199.20)	BANK OF NEW YORK MELLON C/O RECONTRUST CO
80	052-0045-005-0000	8	11-024270/ RANDY STRATTON	2264 PIERRE AV/ CEDCHC06890(\$606.40)	TUAN TRAN
81	252-0181-002-0000	2	10-010688/ DAVID SALINOVICH	3641 PINELL ST/ CEDCHC06791(\$100)	FEDERAL NATL MTG ASSOCIATION

82	252-0074-003-0000	2	11-000005/ CHAD GARBER	3837 PINELL ST/ CEDCHC06818(\$1224)	DENNIS A. RONGO
83	050-0510-068-0000	8	12-002607/ BO COSLEY	46 SAINT MARIE CIR/ CEDCHC06793(\$298)	BURK PROPERTIES LLC
84	014-0212-016-0000	5	11-015123/ BO COSLEY	3417 SANTA CRUZ WY/ CEDCHC06925(\$1600)	WIDE EQUITY HOME REMODELING LLC
85	014-0212-016-0000	5	11-015123/ BO COSLEY	3417 SANTA CRUZ WY/ CEDCHC06937(\$222.39)	WIDE EQUITY HOME REMODELING LLC
86	263-0241-017-0000	2	08-004019/ DAVID SALINOVICH	635 SANTIAGO AV/ CEDCHC06819(\$936)	INDYMAC VENTURES LLC C/O ALISA ASHIKYA
87	226-0043-010-0000	1	10-011147/ LEONARD DUCLOS	721 SOTNIP RD/ CEDCHC06770(\$1400)	MARIA MONTEON
88	238-0092-022-0000	2	10-007462/ LEONARD DUCLOS	406 STILLWELL CT/ CEDCHC06785(\$1116.79)	N VEST N REAL ESTATE SERVICES
89	238-0092-022-0000	2	10-007462/ LEONARD DUCLOS	406 STILLWELL CT/ CEDCHC06787(\$1600)	N VEST N REAL ESTATE SERVICES
90	020-0052-008-0000	5	10-005964/ RICHARD LEIKER	4008 TEMPLE AV/ CEDCHC06790(\$100)	ROBERT THATCHER /JENNIFER ROCCO
91	263-0172-019-0000	2	09-043669/ CHAD GARBER	2634 TRACTION AV/ CEDCHC06783(\$511.60)	ANDREW LONG
92	263-0172-019-0000	2	09-043669/ CHAD GARBER	2634 TRACTION AV/ CEDCHC06784(\$100)	ANDREW LONG
93	226-0044-003-0000	1	10-019430/ DON MARCHESCHI	4920 TUNIS RD/ CEDCHC06806(\$370)	RALPH ZABALA
94	117-0035-010-0000	7	10-014456/ DONNA BARTON	6491 WEATHERFORD WY/ CEDCHC06931(\$1237.97)	JOHN L. CANTY
95	031-0750-004-0000	7	11-024716/ DONNA BARTON	7407 WINDBRIDGE DR/ CEDCHC06767(\$200)	JACQUELYN A. & KUUMBA T. MILLS

Staff Reports

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

None

Public Comment – Matters Not on the Agenda

None

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

None

Adjournment – 6:30 PM