



Minutes City of Sacramento Housing Code Advisory and Appeals Board

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

May 13, 2009 – 5:30 P.M. - 6:49 P.M.

Call to Order – 5:30 p.m.

Roll Call

Public Hearings

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

Notice & Order Appeals

Item #	Council District	Case #	Address	Owner
1	1	08-095695	2809 AMERICAN AV	JOAN JENSEN
<p>Upon the appellant coming up to speak (Elena Padilla, granddaughter of the deceased owner) the Board concluded that she did not have any legal and/or financial interest in the property and would therefore not be allowed to appeal. The Board actually voted to continue this appeal indefinitely until an official owner was declared after the probate is completed.</p>				

Special Assessment Liens

Housing & Dangerous Buildings Case Fees Invoices

Item	Summary	Appeal	Council District	Case / Inspector	Address/Invoice	Owner
2		X	5	06-006476/ KYLE CALUYA	3491 24TH AVE/ CEDCHC01297(\$804)	CAL SAFE LLC
<p>The appellant did not appear before the Board, the Chair read into the record the written appeal, it was discussed with the Building Inspector and it was decided to uphold the ammended staff recommendation of \$492.</p>						
3		X	5	08-010534/ DON MARCHESCHI	3927 FRANKLIN BL/ CEDCHC01425(\$1233)	LA MONICA LAWRENCE/MARIA
<p>The appellant did not appear before the Board, the Chair read into the record the written appeal, it was discussed with the Building Inspector and it was decided to uphold the ammended staff recomendation of \$1589 (due to the notice and order fee for a triplex).</p>						
4		X	2	06-020510/KIM HAGEN	226 SANTIAGO AV/ CEDCHC01330(\$100)	SHEWKALI RAJKUMAR
<p>The appellant did not appear before the Board, the Chair read into the record his version of the written appeal, it was discussed with the Building Inspector and it was decided to uphold the staff recomendation of \$100.</p>						

STAFF RECOMMENDATIONS FOR LIEN

City Staff recommends that a special assessment lien in the amounts noted by each agenda item be levied against the property known as physical address and/or parcel number (APN) as noted within each agenda item.

Item	APN	Council District	Case / Inspector	Address/Invoice	Owner
5	010-0384-006-0000	5	07-036430/ KYLE CALUYA	3634 2ND AV/ CEDCHC01445(\$1476)	FEDERAL HOME LOAN MORTGAGE CORP
6	010-0384-006-0000	5	07-036430/ KYLE CALUYA	3634 2ND AV/ CEDCHC01446(\$1253)	FEDERAL HOME LOAN MORTGAGE CORP

7	013-0394-001-0000	5	07-031650/ KYLE CALUYA	3530 10TH AV/ CEDCHC01433(\$1582.09)	FEDERAL NATIONAL MORTGAGE ASSOC
8	013-0394-001-0000	5	07-031650/ KYLE CALUYA	3530 10TH AV/ CEDCHC01434(\$2445.60)	FEDERAL NATIONAL MORTGAGE ASSOC
9	015-0182-011-0000	5	07-038215/ CHARLIE SHERMAN	4900 10TH AV/ CEDCHC01432(\$1249.19)	HUGO SANDOVAL JR
10	019-0073-015-0000	5	07-033742/ KYLE CALUYA	2550 19TH AV/ CEDCHC01394(\$1233)	KEITH HOERLER/STEVE KOPP
11	019-0073-015-0000	5	07-033742/ KYLE CALUYA	2550 19TH AV/ CEDCHC01395(\$216)	KEITH HOERLER/STEVE KOPP
12	010-0025-004-0000	4	H040025419/ JEREMIAH ZILLIG	1816 21ST ST/ CEDCHC01354(\$312)	KENNY M/PAMELA V CARLTON
13	019-0191-071-0000	5	06-023705/ DON MARCHESCHI	2870 26TH AV/ CEDCHC01393(\$1349.19)	PETE GARCIA JR
14	049-0234-007-0000	8	08-090448/ BILL HUTCHEON	7579 29TH ST/ CEDCVP00014(\$101.18)	IVAN/MARETTA LEE
15	036-0106-029-0000	5	06-023800/ SCOTT ENSOR	2429 51ST AV/ CEDCHC01460(\$1155)	OPPER E/MARY LEE THURMAN
16	036-0106-029-0000	5	06-023800/ SCOTT ENSOR	2429 51ST AV/ CEDCHC01461(\$642)	OPPER E/MARY LEE THURMAN
17	023-0221-003-0000	5	06-018320/ CHARLIE SHERMAN	5320 55TH ST/ CEDCHC01364(\$1249.19)	ROBIN MARK DUARTE/JENNIFER M POWELL
18	023-0084-003-0000	6	08-014010/ CHARLIE SHERMAN	4830 76TH ST/ CEDCHC01367(\$185)	JOHN/CANDY RISTE
19	265-0163-001-0000	2	07-043341/ MAURICE SCHRANZ	950 ALAMOS AV/ CEDCHC01416(\$3468.48)	TEUNIS P SALIE
20	263-0030-016-0000	2	08-014402/ KIM HAGEN	575 ARCADE BL/ CEDCHC01355(\$85)	FRED T/TOMASA P CANTU
21	274-0092-003-0000	1	07-042233/ BRIAN RAMSEY	1130 ASUZA ST/ CEDCHC01418(\$1249.19)	KAREN E PEBLEY
22	035-0062-013-0000	4	06-004540/ SCOTT ENSOR	1411 ATHERTON ST/ CEDCHC01457(\$126.70)	YA WU LI
23	035-0062-013-0000	4	06-004540/ SCOTT ENSOR	1411 ATHERTON ST/ CEDCHC01458(\$353.59)	YA WU LI
24	275-0104-021-0000	2	06-018874/ MAURICE SCHRANZ	0 CAMBRIDGE ST/ CEDCHC01370(\$100)	WENDY LANSDON
25	117-0182-011-0000	8	07-036706/ BO COSLEY	7825 COTTON LN/ CEDCHC01039(\$1449.19)	GREGORY & CAROLYN JOHNSON
26	117-0182-011-0000	8	07-036706/ BO COSLEY	7825 COTTON LN/ CEDCHC01040(\$2106)	GREGORY & CAROLYN JOHNSON
27	237-0500-039-0000	2	08-096456/ KIM HAGEN	842 CROSSWIND/ CEDCHC01408(\$1233)	JAGDISH/VEENA CHAND
28	237-0500-039-0000	2	08-096456/ KIM HAGEN	842 CROSSWIND/ CEDCHC01409(\$334)	JAGDISH/VEENA CHAND

29	252-0281-034-0000	3	07-050834/ KIM HAGEN	3550 DEL PASO BL/ CEDCHC01417(\$1438.19)	SHARON A SAVA
30	252-0281-034-0000	3	07-050834/ KIM HAGEN	3550 DEL PASO BL/ CEDCHC01419(\$5327.84)	SHARON A SAVA
31	275-0103-027-0000	2	07-050521/ JAMES HARRISON	722 DIXIEANNE AV/ CEDCHC01046(\$185)	DEUTSCHE BANK
32	023-0265-026-0000	6	07-031912/ RICHARD V LEIKER	5401 EMERSON/ CEDCHC01412(\$1233)	KELVIN JOHNSON
33	265-0321-023-0000	2	07-032759/ MAURICE SCHRANZ	2587 ERICKSON ST/ CEDCHC01391(\$1803)	CARMEN/MIGUEL CARRILLO
34	251-0063-011-0000	2	07-051526/ ELIA KENTERA	1049 GRAND AV/ CEDCHC01396(\$1551.70)	ELWOOD VICTOR.LILA O/BURTON FAMILY TRUST/ETAL
35	251-0063-011-0000	2	07-051526/ ELIA KENTERA	1049 GRAND AV/ CEDCHC01397(\$624)	ELWOOD VICTOR.LILA O/BURTON FAMILY TRUST/ETAL
36	048-0061-020-0000	8	H030011782/ BO COSLEY	7466 HENRIETTA DR/ CEDCHC01426(\$409.80)	DONALD W MARCROFT
37	048-0061-020-0000	8	H030011782/ BO COSLEY	7466 HENRIETTA DR/ CEDCHC01428(\$2712.67)	DONALD W MARCROFT
38	252-0261-028-0000	3	07-049743/ ELIA KENTERA	3321 IVY ST/ CEDCHC01410(\$1394.40)	GRACE MARIE BENNETTS
39	252-0261-028-0000	3	07-049743/ ELIA KENTERA	3321 IVY ST/ CEDCHC01411(\$1233)	GRACE MARIE BENNETTS
40	265-0372-032-0000	3	07-054454/ MAURICE SCHRANZ	3100 JUDAH ST/ CEDCHC01456(\$1233)	CLAUDIA GAIL WOOLSEY
41	015-0293-019-0000	6	07-040370/ JOSH PINO	3841 KROY WY/ CEDCHC01439(\$1475)	WALLACE L HOPKINS SR
42	015-0293-019-0000	6	07-040370/ JOSH PINO	3841 KROY WY/ CEDCHC01440(\$1164)	WALLACE L HOPKINS SR
43	201-0750-016-0000	1	08-010674/ BRIAN RAMSEY	5971 MEEKS WY/ CEDCHC01387(\$101.19)	WACHOVIA BANK
44	201-0750-016-0000	1	08-010674/ BRIAN RAMSEY	5971 MEEKS WY/ CEDCHC01388(\$330)	WACHOVIA BANK
45	251-0172-019-0000	2	07-040363/ GENE CALUYA	1331 NOGALES ST/ CEDCHC01403(\$1249.19)	NNAEMEKA O IGNATIUS
46	251-0172-019-0000	2	07-040363/ GENE CALUYA	1331 NOGALES ST/ CEDCHC01404(\$364)	NNAEMEKA O IGNATIUS
47	252-0041-006-0000	2	H060006679/ MAURICE SCHRANZ	2340 NORTH AV/ CEDCHC01465(\$185)	MICHAEL L/TIFFANY MADRID
48	263-0141-013-0000	2	06-023235/ KIM HAGEN	2769 OAKMONT ST/ CEDCHC01390(\$100)	THE FISH RANCH TRUST
49	251-0171-012-0000	2	07-026624/ MAURICE SCHRANZ	3525 OSMER LN/ CEDCHC01435(\$4003.56)	LASALLE BANK-NATIONAL ASSOCIATION TR
50	251-0171-012-0000	2	07-026624/ MAURICE SCHRANZ	3525 OSMER LN/ CEDCHC01436(\$1405)	LASALLE BANK-NATIONAL ASSOCIATION TR

51	226-0370-005-0000	2	06-026129/ KIM HAGEN	108 PINEDALE AV/ CEDCHC01398(\$1447.68)	RICHARD B MACDONNELL SR
52	226-0370-005-0000	2	06-026129/ KIM HAGEN	108 PINEDALE AV/ CEDCHC01399(\$8895.34)	RICHARD B MACDONNELL SR
53	251-0143-001-0000	2	08-100289/ BO COSLEY	1100 ROANOKE AV/ CEDCHC01467(\$503.18)	ALLEN MONIQUE
54	049-0470-076-0000	8	07-047961/ KENNETH SALISBURY	3930 SEQUOIA/ CEDCHC01381(\$185)	NGUYEN LOAN PHUONGTHI
55	049-0470-076-0000	8	07-047961/ KENNETH SALISBURY	3930 SEQUOIA/ CEDCHC01382(\$312)	NGUYEN LOAN PHUONGTHI
56	117-0202-005-0000	8	07-054946/ BO COSLEY	7808 SHASTA AVE/ CEDCHC01442(\$3798.59)	JESUS M/SUSAN S VENTURA
57	117-0202-005-0000	8	07-054946/ BO COSLEY	7808 SHASTA AVE/ CEDCHC01443(\$1233)	JESUS M/SUSAN S VENTURA
58	265-0222-022-0000	2	06-021933/ GENE CALUYA	2915 TAFT ST/ CEDCHC01441(\$1323)	COUNTRYWIDE BANK
59	022-0032-007-0000	5	08-006409/ CHAD GARBER	4860 WARWICK AV/ CEDCHC01373(\$1249.18)	RICK/SUNNY STRATTON

Staff Reports

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

60. Discussion of Rental Housing Inspection Program and its Impact on the HCAAB. (Oral)

Location: Citywide

Recommendation: Review and Comment

Randy Stratton represented this item and advised that thus far 2000 invoices had been sent out and of those 50 had to be sent out with the intent to lien. They had utilized a deadline that has already passed, meaning no appeals, thus no impact on the HCAAB to this point.

Going forward however, there are 20,000 invoices to send out. They should be sent out in waves quarterly or every 6 months. The goal is to record the liens in August to the County.

As a result from around 2500 inspections thus far there have been 2 Notice and Orders.

61. Discussion of Number of Notice and Order appeals Received for Housing and Dangerous Buildings and its Impact on the HCAAB. (Oral)

Location: Citywide

Recommendation: Review and Comment

See item #60

62. Discussion of information that can be provided to appellants that have issues with title companies. (Oral)

Location: Citywide

Recommendation: Come up with a document that can be shared with appellants and/or come up with a standard speech that can be read to the appellant.

Contact Ron O' Connor 916-808-8183

CA-Mike Sparks advised that the Board should continue with their current practices regarding this issue. There is a memo that Mike will prepare and distribute to the Board regarding this matter.

63. Discussion of City Staff Hearing outlines. (Oral)
Location: Citywide
Recommendation: Review, Comment and provide recommendation to Ron O' Connor to communicate back to Housing and Dangerous Buildings staff.

BI Kyle Caluya and BI Charles Sherman presented their version of a hearing outline to the Board, the Board commented on it and gave feedback, the two Building Inspectors will come back with a finalized version as well as Randy Stratton will be providing a flowchart to indicate a high level overview of the Inspection and enforcement process for Housing and Dangerous Buildings. The outline will be presented to Ron O' Connor and the City Attorney for Housing and Dangerous Buildings before bringing back to the hearing.

64. Discussion of City Staff changes. (Oral)
Location: Citywide
Recommendation: Review and Comment.
The new case fees were distributed as information only.

Public Comment – Matters Not on the Agenda

Board Member Comments, Questions, Ideas, and Announcements

Fritz brought up the fact that due to his reappointment he has been asked to take the Ethics training again despite the fact that he had just completed it under his prior term within this calendar year. CA Mike Sparks will be following up on this item and getting back to Fritz with an answer.

It was discussed that two of the Board members cannot make the June 10th hearing, therefore, we will reschedule to the 24th of June. This has been cleared with all Board members and City Staff and new notifications have already been sent to the public.

Adjournment