



Minutes  
 City of Sacramento  
 Housing Code Advisory and Appeals Board

Historic City Hall 915 I Street, 2<sup>nd</sup> Floor – Hearing Room

October 13, 2010 – 5:30 P.M.

Call to Order @ 5:29 pm – Meeting adjourned at 6:00 pm

**Roll Call**

All board members were present, Ms. Gaudreau arrived at 5:34 pm.  
 City Attorney (CA) Lan Wang stepped in for CA Mike Sparks

Public Hearings

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

**Notice & Order Appeals**

Item #	Council District	Case #	Address	Owner
NO APPEALS				

**Housing & Dangerous Buildings Case Cost Recovery - Contested**

Item	Summary	Appeal	Council District	Case/Inspector	Address/Invoice	Owner
1		<b>X</b>	5	09-051901/ RICHARD V LEIKER	3524 7TH AV/ CEDCHC03962(\$1600)	SAWHNEY PROPERTIES LLC
<p>P/O Dinesh Sawhney of Sawhney Properties LLC failed to appear before the HCAAB, however, his property manager Jack A. Mills (with IPM) appeared. BI R. Leiker presented for the City.</p> <p>Mr. Mills explained that the property owner had another property management company in charge at the time of the violation and nothing was done until Mr. Mills and his management team came on board.</p> <p style="text-align: center;"><b>With that the Board ruled to uphold staff recommendation.</b></p> <p style="text-align: center;"><b>Motion made by Mohr, seconded by Avery.</b></p> <p>Gaudreau abstained from the vote due to the fact that she was a little late and didn't feel as if she could judge fairly on the case.</p>						

**Housing & Dangerous Buildings Case Cost Recovery - Uncontested**

<p><b>For items 2 – 34, 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.</b></p> <p>Since there was no appeal to consider and all owners were given the proper notice and time to appeal, the Board voted unanimously to uphold staff recommendations (uphold the liens in the amounts noted on each line, associated with each property).</p> <p style="text-align: center;"><b>(Fritz motioned and Mohr seconded)</b></p>						
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Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
2	013-0051-016-0000	5	H060006847/ CHARLIE SHERMAN	2858 2ND AV/ CEDCHC02044(\$3249.00)	DARNNS MTG LLC
3	013-0292-028-0000	5	06-009238/ DON VERGA	3650 6TH AV/ CEDCHC04013(\$100)	AUNDRE DANNA SPECIALE

4	014-0172-026-0000	5	10-005261/ CHAD GARBER	3931 7TH AV/ CEDCHC03963(\$227.95)	ROBERT J TOBOL
5	014-0172-026-0000	5	10-005261/ CHAD GARBER	3931 7TH AV/ CEDCHC03964(\$382.38)	ROBERT J TOBOL
6	014-0221-004-0000	5	10-005556/ DON VERGA	4330 8TH AV/ CEDCHC03966(\$227.95)	JESSICA ARLEENE GOMEZ
7	021-0365-019-0000	6	10-000861/ DONNA BARTON	7800 20TH AV/ CEDCHC04014(\$300.00)	HORAN INV COMPANY
8	020-0271-013-0000	5	10-002878/ CHARLIE SHERMAN	3521 22ND AV/ CEDCHC03989(\$1600)	GOMES, HAROLD & JOAN
9	053-0035-002-0000	8	09-000180/ TOM KERVIN	7645 24TH ST/ CEDCHC04033(\$1500)	CAL SAFE LLC
10	016-0243-022-0000	4	08-089841/ BO COSLEY	1131 28TH AV/ CEDCHC04034(\$355.95)	STEPHENSON, KENNETH BRIAN/TIFFANY JOY
11	016-0243-022-0000	4	08-089841/ BO COSLEY	1131 28TH AV/ CEDCHC04035(\$100)	STEPHENSON, KENNETH BRIAN/TIFFANY JOY
12	036-0155-004-0000	5	10-008039/ CHAD GARBER	6714 30TH ST/ CEDCHC04008(\$200)	ALEX KRIVOZUS
13	020-0023-017-0000	5	09-044647/ DON VERGA	3816 36TH ST/ CEDCHC03982(\$691.60)	GORDON/ELSIE ROTH LIVING TRUST
14	020-0023-017-0000	5	09-044647/ DON VERGA	3816 36TH ST/ CEDCHC03983(\$1400)	GORDON/ELSIE ROTH LIVING TRUST
15	020-0213-002-0000	5	06-010249/ KYLE CALUYA	4401 36TH ST/ CEDCHC02905(\$1607.95)	DEUTSCHE BANK
16	020-0213-002-0000	5	06-010249/ KYLE CALUYA	4401 36TH ST/ CEDCHC02908(\$3324)	DEUTSCHE BANK
17	036-0112-022-0000	5	09-041685/ TOM KERVIN	2710 50TH AV/ CEDCHC04018(\$1073.78)	XI YING WU/ZHENG FEI XU
18	036-0112-022-0000	5	09-041685/ TOM KERVIN	2710 50TH AV/ CEDCHC04019(\$1600)	XI YING WU/ZHENG FEI XU
19	021-0033-035-0000	5	09-047896/ RICHARD V LEIKER	4019 54TH ST/ CEDCHC03990(\$1627.95)	BOWEN, GLEN W
20	010-0331-009-0000	4	06-019840/ BO COSLEY	1832 BEVERLY WY/ CEDCHC03987(\$226.91)	DAVID V SMITH
21	010-0331-009-0000	4	06-019840/ BO COSLEY	1832 BEVERLY WY/ CEDCHC03988(\$312.00)	DAVID V SMITH
22	225-1000-032-0000	1	10-000971/ MAURICE SCHRANZ	1550 BREWERTON DR/ CEDCHC04024(\$200)	FRED/MARTHA ARELLANO
23	117-0460-007-0000	7	10-009084/ DONNA BARTON	1 ELSTER CT/ CEDCHC04028(\$200)	KONG VANG/IA YANG
24	263-0010-023-0000	2	08-092901/ MAURICE SCHRANZ	312 FAIRBANKS AV/ CEDCHC03968(\$119.26)	GALINA GNATYK
25	252-0081-024-0000	2	09-049013/ DAVID SALINOVICH	2012 HARRIS AV/ CEDCHC04032(\$227.95)	ABDUSAMAD ESA/SEADA YUSUF
26	019-0123-014-0000	5	09-034077/ DONNA BARTON	2571 PHYLLIS AV/ CEDCHC03954(\$227.95)	GUADALUPE/RAMO N MADRIGAL
27	019-0123-014-0000	5	09-034077/ DONNA BARTON	2571 PHYLLIS AV/ CEDCHC03955(\$198.95)	GUADALUPE/RAMO N MADRIGAL
28	226-0370-005-0000	2	06-026129/ LEONARD DUCLOS	108 PINEDALE AV/ CEDCHC04012(\$1050)	RICHARD MACDONNEL SR
29	014-0193-014-0000	5	09-044428/ DON VERGA	3208 SAN DIEGO WY/ CEDCHC04003(\$1600.00)	CAL SAFE LLC
30	014-0193-014-0000	5	09-044428/ DON VERGA	3208 SAN DIEGO WY/ CEDCHC04004(\$514.00)	CAL SAFE LLC
31	275-0016-009-0000	2	09-050347/ LEONARD DUCLOS	166 STANFORD WY/ CEDCHC03995(\$1600)	JOAQUIN ALATORRE/JOSEFIN A ALCAZAR

32	117-1380-055-0000	8	10-007198/ DONNA BARTON	7534 WHITMORE ST/ CEDCHC03996(\$200)	ANTONIO/KORI SANTOS
33	237-0174-004-0000	2	07-041055/ DON VERGA	1516 YOUNGS AV/ CEDCHC04022(\$280)	S360 PROPERTIES LLC
34	237-0174-004-0000	2	07-041055/ DON VERGA	1516 YOUNGS AV/ CEDCHC04023(\$100)	S360 PROPERTIES LLC

### Staff Reports

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

35. Code Enforcement Operations Management Monthly Report (Oral)  
 Location: Citywide  
 Recommendation: Review and Comment – status report on the Rental Housing Inspection Program; notice & orders appeals; City staff changes; and, standard language for staff recommendations in staff reports.  
 Contact Randy Stratton 916-808-6497

*Randy Stratton was absent for this meeting, SBI P. Melanson stood in as acting chief of Housing & Dangerous Buildings. Since Mr. Stratton was absent there was nothing to report.*

*The move to Richards announced, that it would be November 8<sup>th</sup> that everyone would be in the building.*

36. Code Enforcement Customer Relations (Oral)  
 Location: Citywide  
 Recommendation: Review and Comment – City staff will provide an overview of customer interaction throughout the housing case process, including the lien process.  
 Contact Randy Stratton 916-808-6497

*Due to Randy Stratton’s absence, this item is on hold as well.*

### Public Comment – Matters Not on the Agenda Board Member’s Comments, Questions, Ideas, and Announcements

*Mr. Avery wanted to ensure to point out that he received a letter from the Rental Housing Inspection Program (RHIP) stating that he owed the annual inspection fee and that it was due by a certain date. He stated he didn’t want to be late so went down to Revenue with no papers, etc. They attempted to look up his information and he wasn’t showing in the system as owing anything. He wanted to make sure that this was brought to the City’s attention seeing as it was confusing and misleading and he feels that he was misled. First receiving a notice and then being told he doesn’t owe anything. City staff asked if he had an invoice or a letter, he said he wasn’t sure. They explained that if he wasn’t invoiced yet for the fee it wouldn’t show up in the revenue system and that notification letters are different from the actual invoice.*

*Avery feels like he can identify with the customers, having a difficult experience with the City and not being advised correctly. He stated that it makes him wonder why we don’t do anything to assist customers like this who come in and say they have no idea why they are there, etc. Avery then asked for a customer satisfaction report for the Code Enforcement department. City staff explained to him that there is only something available regarding the public counter, he said he didn’t care, he wanted a report.*

*Mr. Avery then brought up a question regarding the fact that last month we had RHIP cost recovery fees and not this month. City staff explained we will only see those fees once a year unless otherwise directed.*

*Everyone agreed their schedules were clear for November and December.*

**Adjournment**