



# 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, 2<sup>nd</sup> Floor – Hearing Room*

February 8, 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 Gaudreau.**

## 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.

**None.**

## Public Hearings

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

### Public Hearing

#### Notice & Order Appeals

Item #	Council District	Case #	Address	Owner
1	2	07-032565	400 BERTHOUD ST	FERNANDO MERCADO
<p><b>BI L.Duclos presented for City Staff and Anatole Hulewsky (designer) appeared with property owner Fernando Mercado and his daughter Jessica Mercado to testify. City Staff recommended the board uphold the Notice &amp; Order. After hearing testimony, the Board voted to continue this item for two months and will be rescheduled to the April 11, 2012 hearing. Moved by Fritz, seconded by Avery, and carried 3-1.</b></p>				

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

Item	Summary	Appeal	Council District	Case/Inspector	Address/Invoice	Owner
2		<b>X</b>	5	11-015887/ KIM HAGEN	3606 24TH AV/ CEDCHC05885(\$1600)	GUADENCIO/ ANITA RIVERA
<p><b>BI K.Hagen presented for City Staff and Anita Rivera (property owner) appeared to appeal. City Staff recommended the full amount of \$1600 to be liened. After hearing testimony, the Board moved to reduce the notice and order fee to \$700, uphold the \$100 for title, and \$100 for termination, for a total of \$900. Moved by Fritz, seconded by Avery, and carried 3-0.</b></p>						
3		<b>X</b>	5	10-005388/ RICHARD LEIKER	2529 49TH AV/ CEDCHC05856(\$1600)	JULIA/RUBEN TORRES
<p><b>BI R.Leiker presented for City Staff and the appellant did not appear to testify. City Staff stated that after the owner submitted their appeal, they set up a payment plan before the hearing. Attorney Wan suggested that the item be rescheduled in case the owner intended to appeal. The Board moved to reschedule this item to the March 14, 2012 hearing. Moved by Fritz, seconded by Powell, and carried 3-0.</b></p>						
4		<b>X</b>	6	11-008246/ RICHARD LEIKER	6772 BENDER COURT/ CEDCHC05796(\$1600)	SVETOMIR KOSANOVIC
<p><b>BI R.Leiker presented for City Staff and Svetomir Kosanovic (property owner) appeared to testify with his attorney Joseph Curren. City Staff recommended the full amount of \$1600 to be liened. After hearing testimony, the Board moved to reduce the Notice &amp; Order fee to \$500, uphold the \$100 for title, and uphold the \$100 for termination, for a total of \$700. Moved by Fritz, seconded by Avery, and carried 3-0.</b></p>						
5		<b>X</b>	4	10-023122/ KIM HAGEN	1115 FRONT ST/ CEDCHC05862(\$2150)	JUDITH P. L KOEHLER
<b>** Fee waived by City Staff **</b>						
6		<b>X</b>	7	11-003839/ RANDY STRATTON	4907 LION GATE WY/ CEDCHC06092(\$1600)	LION GATE WAY LAND TRUST
<p><b>BI R.Stratton presented for City Staff and the appellant did not appear to testify. City Staff recommended that the Board affirm a special assessment for a revised amount of \$652. Moved by Fritz, seconded by Powell, and carried 3-0.</b></p>						

7		X	3	10-022175/ KIM HAGEN	1916 MARCONI CR/ CEDCHC05872(\$1600)	MARTIN GREISGER/ MARILYN ALDRIDGE REVOC LIVING TRUST
<b>**Rescheduled to 3/14/12**</b>						
8		X	5	11-010960/ RICHARD LEIKER	4320 MARTIN LUTHER KING JR BL/ CEDCHC05873(\$1600)	STEPHEN & DEBBIE LEIBROCK
<b>BI R.Leiker presented for City Staff and Stephen Leibrock (property owner) appeared to appeal. City Staff recommended that the Board uphold the full amount of \$1600 to be liened. After hearing testimony, the Board moved to uphold the full amount. Moved by Fritz, seconded by Avery, and carried 3-0.</b>						
9	X	X	8	10-027565/ RANDY STRATTON	7756 TEEKAY WAY/ CEDCHC05898(\$304)	NELSON PHU MAI
10		X	8	10-027565/ RANDY STRATTON	7756 TEEKAY WAY/ CEDCHC05899(\$200)	NELSON PHU MAI
<b>BI R.Stratton presented for City Staff and Nelson Mai (property owner) appeared to appeal. City Staff recommended that the Board uphold the full amount of \$304 for Item #9 and \$200 for Item #10 to be liened. After hearing testimony, the Board moved to confirm the full amount of \$304 for the securement. Moved by Fritz, seconded by Avery, and carried 3-0. The Board moved to confirm the full amount of \$200 for Item #10. Moved by Fritz, seconded by Powell, and carried 3-0.</b>						
<b>Housing &amp; Dangerous Buildings Case Cost Recovery – Uncontested</b>						
<b>For items 11 –22, 24-45, 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>						
<b>Items 11-22, 24-45 all had good service and went uncontested. Those items are read in as a blanket. Moved by Avery, seconded by Powell 3 Ayes/Unanimous: Motion Passed</b>						
Item	APN	Council District	Case/Inspector	Address/Invoice	Owner	
11	015-0113-015-0000	5	11-008044/ JOHN VANELLA	4860 8TH AV/ CEDCHC06103(\$362.26)	LORENZO GUAJARDO	
12	015-0113-015-0000	5	11-008044/ JOHN VANELLA	4860 8TH AV/ CEDCHC06102(\$1600)	LORENZO GUAJARDO	
13	013-0351-023-0000	5	09-037834/ CHAD GARBER	3717 9TH AV/ CEDCHC06086(\$312)	BANK OF AMERICA	
14	013-0351-023-0000	5	09-037834/ CHAD GARBER	3717 9TH AV/ CEDCHC06087(\$556.40)	BANK OF AMERICA	
15	013-0351-023-0000	5	09-037834/ CHAD GARBER	3717 9TH AV/ CEDCHC06088(\$100)	BANK OF AMERICA	
16	022-0014-009-0000	5	10-007585/ RANDY STRATTON	3491 24TH AV/ CEDCHC06128(\$200)	JEFFREY LAMBSON	
17	014-0248-010-0000	5	11-005349/ ANDY CHAVEZ	3549 43RD ST/ CEDCHC06123(\$1600)	PACIFICA SEVENTEEN LLC	
18	014-0248-010-0000	5	11-005349/ ANDY CHAVEZ	3549 43RD ST/ CEDCHC06124(\$1158.40)	PACIFICA SEVENTEEN LLC	
19	004-0092-015-0000	3	10-000713/ LARRY ECCLESTON	114 51ST ST/ CEDCHC06083(\$100)	SWEET HOMES INC	
20	040-0240-056-0000	6	11-000668/ CHARLIE SHERMAN	7433 53RD AV/ CEDCHC06082(\$1600)	DOMINIC HOANG	
21	007-0165-011-0000	3	H010031193/ DON MARCHESCHI	2627 CAPITOL AV/ CEDCHC04885(\$137.75)	ANACLETO GUTIERREZ/BERNADE TTE GUTIERRE	
22	251-0241-005-0000	2	08-088651/ KIM HAGEN	824 CARMELITA AV/ CEDCHC06059(\$100)	SOMPONG SAM SAETANG	
23	048-0123-006-0000	8	11-007728/ DONNA BARTON	7536 COLLINGWOOD ST/ CEDCHC06127(\$200)	ALBERT HERNANDEZ ETAL	
<b>**Received late appeal, rescheduled for 3/14/12**</b>						
24	031-0290-006-0000	7	09-039243/ BO COSLEY	224 DELTA OAKS WY/ CEDCHC06070(\$115.89)	BARRY HUI	

25	275-0084-023-0000	2	H050032727/ DAVID SALINOVICH	1524 EL MONTE AV/ CEDCHC06071(\$624)	EARL & JAMES MORTON/BERNICE MATLOCK
26	275-0084-023-0000	2	H050032727/ DAVID SALINOVICH	1524 EL MONTE AV/ CEDCHC06072(\$3080.26)	EARL & JAMES MORTON/BERNICE MATLOCK
27	275-0084-023-0000	2	H050032727/ DAVID SALINOVICH	1524 EL MONTE AV/ CEDCHC06073(\$574)	EARL & JAMES MORTON/BERNICE MATLOCK
28	275-0084-023-0000	2	H050032727/ DAVID SALINOVICH	1524 EL MONTE AV/ CEDCHC06074(\$100)	EARL & JAMES MORTON/BERNICE MATLOCK
29	020-0202-001-0000	5	11-005278/ RANDY STRATTON	4501 FRANKLIN BL/ CEDCHC06110(\$2150)	TIN LAM
30	250-0063-014-0000	2	07-045272/ DAVID SALINOVICH	581 GRAND AV/ CEDCHC06093(\$100)	CAROLINE PRUITT/ LOU EDNA
31	250-0172-021-0000	2	09-051896/ DAVID SALINOVICH	3431 MABEL ST/ CEDCHC06085(\$100)	BANK OF NY
32	251-0033-001-0000	2	08-015281/ DAVID SALINOVICH	1324 NORTH AV/ CEDCHC06109(\$100)	EL DORADO HOLDING CO
33	263-0131-027-0000	2	10-002535/ DAVID SALINOVICH	2700 NORWOOD AV/ CEDCHC06064(\$100)	GALAXY LENDING
34	263-0142-025-0000	2	07-056292/ LEONARD DUCLOS	2756 OAKMONT ST/ CEDCHC06097(\$760.26)	JOSE & JUANA NAVARRO
35	263-0142-025-0000	2	07-056292/ LEONARD DUCLOS	2756 OAKMONT ST/ CEDCHC06098(\$702.24)	JOSE & JUANA NAVARRO
36	263-0142-025-0000	2	07-056292/ LEONARD DUCLOS	2756 OAKMONT ST/ CEDCHC06099(\$1000)	JOSE/JUANA NAVARRO
37	275-0033-022-0000	2	10-025565/ KIM HAGEN	597 REDWOOD AV/ CEDCHC06062(\$1747.19)	DEWAYNE GRAY
38	275-0033-022-0000	2	10-025565/ KIM HAGEN	597 REDWOOD AV/ CEDCHC06063(\$1700)	DEWAYNE GRAY
39	252-0261-021-0000	3	08-097566/ LARRY ECCLESTON	1672 ROSALIND ST/ CEDCHC06089(\$215.59)	JEFFERY SPELLMAN
40	252-0261-021-0000	3	08-097566/ LARRY ECCLESTON	1672 ROSALIND ST/ CEDCHC06090(\$100)	JEFFERY SPELLMAN
41	250-0200-045-0000	2	08-011221/ LEONARD DUCLOS	3489 TAYLOR ST/ CEDCHC06106(\$650)	GOOD SAMARITAN CHURCH OF JESUS CHRIST
42	250-0200-045-0000	2	08-011221/ LEONARD DUCLOS	3489 TAYLOR ST/ CEDCHC06107(\$456)	GOOD SAMARITAN CHURCH OF JESUS CHRIST
43	250-0200-045-0000	2	08-011221/ LEONARD DUCLOS	3489 TAYLOR ST/ CEDCHC06108(\$298)	GOOD SAMARITAN CHURCH OF JESUS CHRIST
44	050-0461-020-0000	8	08-090694/ ANDY CHAVEZ	7530 TITIAN PKWY/ CEDCHC06113(\$767.88)	FEDERAL HOME LOAN MTG
45	050-0461-020-0000	8	08-090694/ ANDY CHAVEZ	7530 TITIAN PKWY/ CEDCHC06114(\$100)	FEDERAL HOME LOAN MTG

### 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

- Board member Avery asked if there was an update since the last meeting in regards to the permit process and expired permits. Ron O'Connor stated that he has mentioned this to the Building Official and is awaiting his response. Chair Fritz requested that this item be placed on the agenda for the next hearing.
- The Board Secretary informed the Board that future agendas will include an "approval of meeting minutes" item so that the Board can formally review and approve the previous meeting minutes.
- Ron O'Connor informed the Board of a future implementation of a paperless process. He stated that Code Enforcement is currently working on this process and is no longer creating physical files. Chair Fritz requested that all future correspondence get sent to his home email address.

Adjournment – 8:05 PM