



1.13

NEIGHBORHOODS, PLANNING  
AND DEVELOPMENT SERVICES  
DEPARTMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET, SUITE 200  
SACRAMENTO, CA 95814

DEVELOPMENT SERVICES DIVISION

HOUSING AND DANGEROUS  
BUILDINGS INSPECTIONS  
PH 916-264-5404  
FAX 916-264-6833

December 21, 1999

City Council  
Sacramento, California

Honorable Members in Session:

**SUBJECT: CODE ENFORCEMENT CASE FEES AND PENALTIES -- FINDINGS OF FACT FOR SPECIAL ASSESSMENT LIENS**

**LOCATION AND COUNCIL DISTRICT:** Citywide

**STAFF RECOMMENDATION:**

It is recommended that the City Council adopt the attached resolution placing liens on the properties for unpaid fees and penalties and transmit the unpaid costs to the Sacramento County Auditor/Controller as special assessments against the properties.

**CONTACT PERSON:** Robert L. Rose, Chief of Code Enforcement, Neighborhoods, Planning & Development Services Department, 264-5947

**FOR COUNCIL MEETING OF:** January 4, 2000

**SUMMARY:**

Delinquent fees and penalties are brought before the City Council to secure the debt by placing liens on the properties for which the fees and penalties were imposed pursuant to Title 61 of the Sacramento City Code.

**BACKGROUND INFORMATION:**

Prior to the assessment of fees and penalties, each property owner was issued the appropriate legal notices, as set forth in Title 61, and was afforded an opportunity to appear before the Neighborhoods, Planning & Development Services Department Hearing Examiner, an appointed third-party examiner. Subsequent to the hearing, a "Decision of Hearing Examiner" notice was issued and mailed to the property owner. Included in this notice were findings and the specific fees and penalties. The decision of the Hearing Examiner is final and judicial review must be conducted in the manner and time frame set forth in California Code of Civil Procedure §1094.6. Sacramento City Code, Titles 50.09 and 61.05 allow the City Council to order the penalty be made both as a personal obligation and a special assessment against the property.

Each property owner listed on the attachment has received all required notices under Title 61, and has been afforded both an opportunity to appear for an administrative hearing and a special assessment hearing. Each has received a final decision notice. None of the listed owners have paid the fees and penalties.

We submit this resolution to the City Council for declaration of a special assessment.

**FINANCIAL CONSIDERATIONS:**

Lien accruals will be made through County tax collections. The City will also receive partial reimbursement from monies collected by the County based on the "Teeter" legislation agreement with the County. Any money generated from these liens would be included in the approved budget.

**ENVIRONMENTAL CONSIDERATIONS:**

Per Section 15061(b)(3) of the CEQA guidelines, a Notice of Exemption will be filed. The proposed resolution will not have any adverse environmental impact.

**POLICY CONSIDERATIONS:**

Conducting the lien hearing is in accordance with Sacramento City Code Titles 50 and 61. All property owners listed in the attachment were afforded an opportunity to appear before an impartial hearing examiner for the stated violation. Each owner was afforded the additional opportunity to protest the imposition of the fees and penalties at a special assessment hearing.

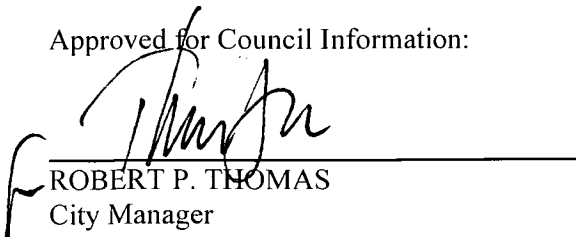
**E/SBD CONSIDERATIONS:**

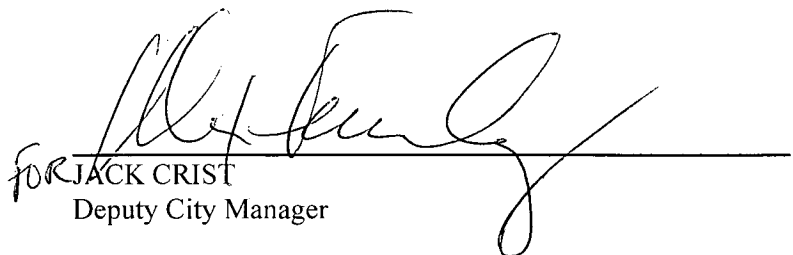
Not applicable.

Respectfully submitted,

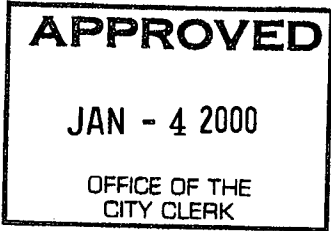
  
\_\_\_\_\_  
MAX FERNANDEZ  
Director, Area 1  
Neighborhoods, Planning & Development Services Dept

Approved for Council Information:

  
\_\_\_\_\_  
ROBERT P. THOMAS  
City Manager

  
\_\_\_\_\_  
FOR JACK CRIST  
Deputy City Manager

Attachment



**AMENDED**

**RESOLUTION NO. 2000-009**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**A RESOLUTION ACCEPTING THE FINDINGS OF FACT OVERRULING PROTESTS AND PLACING LIENS ON PROPERTIES FOR UNPAID ASSESSMENTS AS SHOWN ON ATTACHMENT**

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:**

WHEREAS, heretofore the Neighborhoods, Planning & Development Services Department, Code Enforcement Division, in accordance with Sacramento City Code, Chapters 50.09 and 61.05 did provide a hearing before the appointed third-party Hearing Examiner to consider all protests for unpaid fees and penalties, if any; and

WHEREAS, notice of the time and place of hearing was given in accordance with Sacramento City Code, Chapters 50.09 and 61.05; and

WHEREAS, the Neighborhoods, Planning & Development Services Department, Code Enforcement Division, established by competent evidence before the Hearing Examiner that in each case the unpaid fees and penalties had been imposed in accordance with City Code; and

WHEREAS, the Neighborhoods, Planning & Development Services Department, Code Enforcement Division, established by competent evidence before the Hearing Examiner that in each case the unpaid fees and penalties are due; and

WHEREAS, the City Council has found the unpaid fees and penalties to be a reasonable cost.

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

1. That, the reasonable penalties in the aggregate amount of \$48,513.32 for unpaid fees and penalties is the sum set forth on the attachment incorporated into this resolution.
2. That, as provided in Section 38773.5 of the California Government Code, the City of Sacramento is entitled to and hereby attaches special assessment liens upon the described properties upon recordation in the office of the County Recorder of the County of Sacramento.

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

3. That, such liens shall constitute a special assessment against the properties at which the services were rendered, and shall be collectible at the same time and in the same manner as secured property taxes are collected, and shall be subject to the same penalties, priorities, and procedures in the case of delinquency.
4. That, such lien also constitutes a personal obligation against the owner of the property.
5. That, the City Clerk shall transmit a certified copy of this resolution to the Sacramento County Auditor/Controller.

---

MAYOR

---

CITY CLERK

Attachment

---

**FOR CITY CLERK USE ONLY**

**RESOLUTION NO.:** \_\_\_\_\_

**DATE ADOPTED:** \_\_\_\_\_

Parcel Number	Property Address	Property Owner	Amount Due	Invoice Number	Council District	County ID
014-0141-018-0000	2966 La Solidar	William P. Rusher	690.00	NS47901	5	0206
014-0173-003-0000	3876 7th Av	Theador A. Smith	2,690.00	NS47938	5	0206
014-0184-006-0000	3032 Santa Cruz	Susan Samuel	150.00	NS48116	5	0206
019-0171-028-0000	2441 27th Av	Eddie Amuneke & Rebecca Dukes	100.00	NS42473	5	0206
020-0042-013-0000	4040 32nd St	Ethel A. Cantwell	644.00	NS47603	5	0206
020-0052-005-0000	3949 34th St	Henry H. & Mary L. Walker	580.75	NS45267	5	0206
020-0052-005-0000	3949 34th St	Henry & Mary Walker	4,790.00	NS52038	5	0206
020-0052-012-0000	9999 Temple Ave.	Gene H. Murry II	690.00	NS53556	5	0206
020-0061-023-0000	4021 36th St	John Shaw	1,240.00	NS48062	5	0206
020-0131-054-0000	3647 18th Av	Joe R. & Corazon A. Martinez	256.00	NS48064	5	0206
022-0032-011-0000	4920 Warwick Av	Dennis L. Anderson	2,824.00	NS42299	5	0206
030-0700-011-0000	6892 Gloria Dr aka 380 Windward Way	Wesley Slack	1,690.00	NS48131	7	0206
035-0082-031-0000	1401 McAllister Ave.	Andrew Rodriquez	256.00	NSV48147	8	0206
048-0112-007-0000	2091 Meadowview Rd	Hanh Vu	690.00	NS47951	8	0206
052-0085-007-0000	7649 Walsh	Cheryl A. Kewley	150.00	NS47925	8	0206
226-0122-022-0000	5135 Rio Linda Bl	Clifford & Betty Stiger	690.00	NS47911	2	0206
226-0140-046-0000	1100 Claire Ave.	Wendell & Lorraine Reid	256.00	NSV42251	2	0206
237-0241-022-0000	1531 North Ave.	JBT Inheritance Tax Savings	2,090.00	NS48061	2	0206
237-0390-001-0000	315 Bell Av aka 4416 Austin St	Richard Williams	690.00	NS47891	2	0206
237-0443-041-0000	144 Bell Av	Donald R. & Linda P. Long	3,005.00	NS47973	2	0206

Parcel Number	Property Address	Property Owner	Amount Due	Invoice Number	Council District	County ID
238-0113-023-0000	380 Macarthur	Gerald Edward Fowler	690.00	NS48118	2	0206
238-0113-023-0000	380 Macarthur St.	Gerald Edward Fowler	690.00	NS47890	2	0206
250-0094-013-0000	3707 Knightlinger St.	Ila Sweet	690.00	NS42292	2	0206
251-0024-016-0000	3908 Clay St	Shelby E. Wilson	2,500.00	NS44673	2	0206
251-0125-010-0000	3617 Marysville Bl	Amy Adelzadeh	3,330.50	NS47898	2	0206
251-0161-014-0000	1025 Nogales St.	Florence E. Reyes	256.00	NSV42252	2	0206
252-0262-020-0000	3430 Ivy	David A. Scharlach	75.00	NS48119	2	0206
263-0241-028-0000	2536 Traction Av	Kimberley K. Hillebrants	256.00	NS48079	2	0206
265-0071-001-0000	3049 Rio Linda Bl	Pacific Land & Water	512.00	NS48078	2	0206
265-0151-015-0000	1523 Kathleen Av	Secretary of Housing & Urban Dev.	637.07	NS48072	2	0206
274-0171-011-0000	521 Jefferson Ave.	Warren Adams	690.00	NS42285	1	0206
275-0112-001-0000	30 Arden Wy	Atlas Aluminum	4,775.00	NS48139	2	0206
277-0132-010-0000	2259 Erickson	Nhac Van Tran	9,240.00	NS48060	2	0206

**TOTAL TO BE LIENED:****\$48,513.32**

**RESOLUTION NO. 2000-009**

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF \_\_\_\_\_

**APPROVED**  
JAN 4 2000  
OFFICE OF THE  
CITY CLERK

**A RESOLUTION ACCEPTING THE FINDINGS OF FACT OVERRULING PROTESTS AND PLACING LIENS ON PROPERTIES FOR UNPAID ASSESSMENTS AS SHOWN ON ATTACHMENT**

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:**

WHEREAS, heretofore the Neighborhoods, Planning & Development Services Department, Code Enforcement Division, in accordance with Sacramento City Code, Chapters 50.09 and 61.05 did provide a hearing before the appointed third-party Hearing Examiner to consider all protests for unpaid fees and penalties, if any; and

WHEREAS, notice of the time and place of hearing was given in accordance with Sacramento City Code, Chapters 50.09 and 61.05; and

WHEREAS, the Neighborhoods, Planning & Development Services Department, Code Enforcement Division, established by competent evidence before the Hearing Examiner that in each case the unpaid fees and penalties had been imposed in accordance with City Code; and

WHEREAS, the Neighborhoods, Planning & Development Services Department, Code Enforcement Division, established by competent evidence before the Hearing Examiner that in each case the unpaid fees and penalties are due; and

WHEREAS, the City Council has found the unpaid fees and penalties to be a reasonable cost.

**BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO:**

1. That, the reasonable penalties in the aggregate amount of \$48,663.32 for unpaid fees and penalties is the sum set forth on the attachment incorporated into this resolution.
2. That, as provided in Section 38773.5 of the California Government Code, the City of Sacramento is entitled to and hereby attaches special assessment liens upon the described properties upon recordation in the office of the County Recorder of the County of Sacramento.
3. That, such liens shall constitute a special assessment against the properties at which the services were rendered, and shall be collectible at the same time and in the same manner as secured

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

3

property taxes are collected, and shall be subject to the same penalties, priorities, and procedures in the case of delinquency.

4. That, such lien also constitutes a personal obligation against the owner of the property.
5. That, the City Clerk shall transmit a certified copy of this resolution to the Sacramento County Auditor/Controller.

---

MAYOR

---

CITY CLERK

Attachment

---

FOR CITY CLERK USE ONLY

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

4



Parcel Number	Property Address	Property Owner	Amount Due	Invoice Number	Council District	County ID
014-0141-018-0000	2966 La Solidar	William P. Rusher	690.00	NS47901	5	0206
014-0173-003-0000	3876 7th Av	Theador A. Smith	2,690.00	NS47938	5	0206
014-0184-006-0000	3032 Santa Cruz	Susan Samuel	150.00	NS48116	5	0206
019-0171-028-0000	2441 27th Av	Eddie Amuneke & Rebecca Dukes	100.00	NS42473	5	0206
020-0042-013-0000	4040 32nd St	Ethel A. Cantwell	644.00	NS47603	5	0206
020-0052-005-0000	3949 34th St	Henry H. & Mary L. Walker	580.75	NS45267	5	0206
020-0052-005-0000	3949 34th St	Henry & Mary Walker	4,790.00	NS52038	5	0206
020-0052-012-0000	9999 Temple Ave.	Gene H. Murry II	690.00	NS53556	5	0206
020-0061-023-0000	4021 36th St	John Shaw	1,240.00	NS48062	5	0206
020-0131-054-0000	3647 18th Av	Joe R. & Corazon A. Martinez	256.00	NS48064	5	0206
022-0032-011-0000	4920 Warwick Av	Dennis L. Anderson	2,824.00	NS42299	5	0206
030-0700-011-0000	6892 Gloria Dr aka 380 Windward Way	Wesley Slack	1,690.00	NS48131	7	0206
035-0082-031-0000	1401 McAllister Ave.	Andrew Rodriquez	256.00	NSV48147	8	0206
048-0112-007-0000	2091 Meadowview Rd	Hanh Vu	690.00	NS47951	8	0206
052-0085-007-0000	7649 Walsh	Cheryl A. Kewley	150.00	NS47925	8	0206
226-0122-022-0000	5135 Rio Linda Bl	Clifford & Betty Stiger	690.00	NS47911	2	0206
226-0140-046-0000	1100 Claire Ave.	Wendell & Lorraine Reid	256.00	NSV42251	2	0206
237-0241-022-0000	1531 North Ave.	JBT Inheritance Tax Savings	2,090.00	NS48061	2	0206
237-0390-001-0000	315 Bell Av aka 4416 Austin St	Richard Williams	690.00	NS47891	2	0206
237-0443-041-0000	144 Bell Av	Donald R. & Linda P. Long	3,005.00	NS47973	2	0206

5

Parcel Number	Property Address	Property Owner	Amount Due	Invoice Number	Council District	County ID
238-0113-023-0000	380 Macarthur	Gerald Edward Fowler	690.00	NS48118	2	0206
238-0113-023-0000	380 Macarthur St.	Gerald Edward Fowler	690.00	NS47890	2	0206
250-0094-013-0000	3707 Knightlinger St.	Ila Sweet	690.00	NS42292	2	0206
251-0024-016-0000	3908 Clay St	Shelby E. Wilson	2,500.00	NS44673	2	0206
251-0125-010-0000	3617 Marysville Bl	Amy Adelzadeh	3,330.50	NS47898	2	0206
251-0161-014-0000	1025 Nogales St.	Florence E. Reyes	256.00	NSV42252	2	0206
252-0262-020-0000	3430 Ivy	David A. Scharlach	75.00	NS48119	2	0206
263-0241-028-0000	2536 Traction Av	Kimberley K. Hillebrants	256.00	NS48079	2	0206
265-0040-010-0000	3128 Callecita St	MKM Enterprises, LLC	150.00	NS55948	2	0206
265-0071-001-0000	3049 Rio Linda Bl	Pacific Land & Water	512.00	NS48078	2	0206
265-0151-015-0000	1523 Kathleen Av	Secretary of Housing & Urban Dev.	637.07	NS48072	2	0206
274-0171-011-0000	521 Jefferson Ave.	Warren Adams	690.00	NS42285	1	0206
275-0112-001-0000	30 Arden Wy	Atlas Aluminum	4,775.00	NS48139	2	0206
277-0132-010-0000	2259 Erickson	Nhac Van Tran	9,240.00	NS48060	2	0206

**TOTAL TO BE LIENED:****\$48,663.32**

20