



Minutes for November 12, 2008 5:30 pm  
 City of Sacramento  
 Housing Code Advisory and Appeals Board

**CITY STAFF**

Randy Stratton, Code Enforcement Manager

Stacey Chatman, Secretary

Jennifer Matsumoto, Secretary

Michael Sparks, Senior Deputy City Attorney

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

**Call to Order – 5:30 p.m. End Time 6:56 p.m.**

**Roll Call**

Board Member	P	A	L
Mohr	X		
Fritz	X		
Gaudreau	X		
McKinley	X		
Handy	X		

**Staff Present:**

- Guglielmelli, A. (SPD)
- Caluya Gene
- Chavez, Andy
- Cosley, Bo
- Hagan, Kim
- Leiker, Richard
- Melanson, Pat
- Schranz, Maurice
- Sherman, Charlie
- Salinovich, David
- Stratton, Randy
- Sparks, Michael (D.C.A.)

**Other:**

# AGENDA

All items listed are heard and acted upon by the Housing Code Advisory and Appeals Board unless otherwise noted.

## Call to Order – 5:30 p.m.

### Roll Call

### 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.

### Public Hearings

### Notice & Order Appeals

No agenda items

### Special Assessment Liens

### Housing & Dangerous Buildings Case Fees Invoices

Item	Summary	Appeal	Council District	Case / Inspector	Address/Invoice	Owner
1		<b>X</b>	5	H050016864 / RICHARD V LEIKER	3140 1ST AVE / CEDCHC00487 (\$215.94)	MORGAN FRANK SR/SHIRLEY

Representation: \_\_ Appellant let written appeal stand for itself \_\_\_\_\_

Decision: \_\_ Uphold Staff Rec \_\_\_\_\_

Inspector Presenting	Board Members	Motions		AYE	NO	ABSTN	ABS
		1 <sup>st</sup>	2 <sup>nd</sup>				
Charlie Sherman	Mohr	X		X			
	Fritz		X	X			
	Gaudreaux			X			
	McKinley			X			
	Handy			X			

2		<b>X</b>	5	H050016864 /CHARLIE SHERMAN	3140 1ST AVE / CEDCHC00488 (\$270)	MORGAN FRANK SR/SHIRLEY
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Representation: \_\_ Appellant let written appeal stand for itself \_\_\_\_\_

Decision: \_\_\_\_\_ Uphold Staff Rec \_\_\_\_\_

Inspector Presenting	Board Members	Motions		AYE	NO	ABSTN	ABS
		1 <sup>st</sup>	2 <sup>nd</sup>				
Charlie Sherman	Mohr	X		X			
	Fritz		X	X			
	Gaudreaux			X			
	McKinley			X			
	Handy			X			

3		<b>X</b>	5	07-051547 / DAVID SALINOVICH	2662 36TH ST / CEDCHC00546 (\$1233)	JEFF BUJACK
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Representation: \_\_\_\_\_ Richard Stoffer (on behalf of Jeff Bujack) and Jeff Bujack\_\_\_\_\_

Decision: \_\_\_\_\_ Uphold Staff Rec\_\_\_\_\_

Inspector Presenting	Board Members	Motions		AYE	NO	ABSTN	ABS
		1 <sup>st</sup>	2 <sup>nd</sup>				
Charlie Sherman	Mohr	X		X			
	Fritz			X			
	Gaudreaux			X			
	McKinley		X	X			
	Handy			X			

4		<b>X</b>	2	08-007303 / MAURICE SCHRANZ	3627 CLARKSON / CEDCHC00587 (\$432)	DHAMENDRA PRASAD
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Representation: \_\_\_\_\_ Dhamendra Prasad\_\_\_\_\_

Decision: \_\_\_\_\_ Reschedule for 12/10 so that Maurice Schranz can testify\_\_\_\_\_

Inspector Presenting	Board Members	Motions		AYE	NO	ABSTN	ABS
		1 <sup>st</sup>	2 <sup>nd</sup>				
Kim Hagen	Mohr	X		X			
	Fritz		X	X			
	Gaudreaux			X			
	McKinley			X			
	Handy			X			

5		<b>X</b>	2	08-004552 / ANDY CHAVEZ	1724 GRAND AVE / CEDCHC00599 (\$489.6)	LANCE R LEWIS TRUST
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Representation: \_\_\_\_\_ Appellant did not show\_\_\_\_\_

Decision: \_\_\_\_\_ Uphold Staff Rec\_\_\_\_\_

Inspector Presenting	Board Members	Motions		AYE	NO	ABSTN	ABS
		1 <sup>st</sup>	2 <sup>nd</sup>				
Andy Chavez	Mohr	X		X			
	Fritz		X	X			
	Gaudreaux			X			
	McKinley			X			
	Handy			X			

6		<b>X</b>	7	08-004104 / BO COSLEY	4105 LA TARRIGA WY / CEDCHC00604 (\$1233)	HENRY LE/DANNY WONG
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Representation: \_\_\_\_\_ Appellant no show\_\_\_\_\_

Decision: \_\_\_\_\_ Uphold Staff Rec\_\_\_\_\_

Inspector Presenting	Board Members	Motions		AYE	NO	ABSTN	ABS
		1 <sup>st</sup>	2 <sup>nd</sup>				
Bo Cosley	Mohr	X		X			
	Fritz		X	X			
	Gaudreaux			X			
	McKinley			X			
	Handy			X			
7	<b>X</b>	2	07-046316 / GENE CALUYA		201 MCDANIEL / CEDCHC00711 (\$100)		PAULA LAINEZ

Representation: \_\_\_ Roxanne Galdamez on behalf of Paula Lainez (her mother)\_\_\_\_\_

Decision: \_\_\_ Uphold Staff Rec\_\_\_\_\_

Inspector Presenting	Board Members	Motions		AYE	NO	ABSTN	ABS
		1 <sup>st</sup>	2 <sup>nd</sup>				
Gene Caluya	Mohr	X		X			
	Fritz		X	X			
	Gaudreaux			X			
	McKinley			X			
	Handy			X			
8	<b>X</b>	2	06-020510 /GENE CALUYA		226 SANTIAGO / CEDCHC00640 (\$488)		SHEWKALI RAJKUMAR

Representation: \_\_\_\_\_Appellant no show\_\_\_\_\_

Decision: \_\_\_ Uphold Staff Rec\_\_\_\_\_

Inspector Presenting	Board Members	Motions		AYE	NO	ABSTN	ABS
		1 <sup>st</sup>	2 <sup>nd</sup>				
Gene Caluya	Mohr	X		X			
	Fritz			X			
	Gaudreaux			X			
	McKinley		X	X			
	Handy			X			

**BLANKET 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.**

**BLANKET DECISIONS FOR ITEMS 9-43**

<b>BLANKET</b>	Board Members	Motions		AYE	NO	ABSTN	ABS	
		1 <sup>st</sup>	2 <sup>nd</sup>					
		Mohr			X			
		Fritz	X		X			
		Gaudreaux			X			
		McKinley		X	X			
	Handy			X				

Item	APN	Council District	Case / Inspector	Address/Invoice	Owner
9	014-0081-009-0000	6	07-053596 / DAVID SALINOVICH	4003 1ST AVE / CEDCHC00514 (\$1233)	WILLIAM DEAN TEACH
10	014-0081-009-0000	6	07-053596 / DAVID SALINOVICH	4003 1ST AVE / CEDCHC00515 (\$300)	WILLIAM DEAN TEACH
11	010-0384-003-0000	5	06-006311 / DAVID SALINOVICH	3608 2ND AVE / CEDCHC00455 (\$1373.94)	QUACH DINH THANH/TINA NGOC NGUYEN
12	010-0377-010-0000	5	06-019290 / BRUCE HOLMES	3439 aka 3435 4TH AV / CEDCRH00010 (\$1248.94)	KYNSHIP DEVELOPMENT CO
13	014-0244-009-0000	5	07-042915 / TAMMY BROWNING	4064 11TH AVE / CEDCHC00577 (\$1433)	COHN FROROOZAN/STEVEN M
14	014-0244-009-0000	5	07-042915 / TAMMY BROWNING	4064 11TH AVE / CEDCHC00578 (\$1057.2)	COHN FROROOZAN/STEVEN M
15	020-0023-001-0000	5	07-047597 / TIM MCMILLAN	3500 12TH AVE / CEDCHC00438 (\$115.94)	JOSEPH CHAVEZ
16	002-0125-003-0000	3	06-009415 / DAVID SALINOVICH	403 14TH ST / CEDCHC00632 (\$1436.32)	JOHN K PARRISH
17	018-0043-016-0000	5	07-052271 / DON MARCHESCHI	2215 18TH AV / CEDCHC00636 (\$1589)	VIVIAN RICHARDSON
18	007-0246-013-0000	3	08-001621 / DAVID SALINOVICH	1518 21ST ST / CEDCHC00448 (\$1248.94)	STEPHEN SIU WAI LOK
19	020-0274-001-0000	5	07-030417 / TIM MCMILLAN	3600 22ND AVE / CEDCHC00509 (\$1358)	GILDADO PINON/MARIA G DIAZ
Reschedule to 12/10—late appeal					
20	013-0355-016-0000	5	07-032930 / LEONARD DUCLOS	3431 38TH ST / CEDCHC00641 (\$85)	KENNETH VENTURA
Lack of service					
21	040-0021-021-0000	6	06-025855 / TIM MCMILLAN	6201 48TH AVE / CEDCHC00643 (\$1646.7)	ATHONY G/JOHN P STAYNER
Reschedule to 12/10—late appeal					
22	040-0075-009-0000	6	07-033205 / DON VERGA	7612 50TH AV / CEDCHC00644 (\$1383)	VIRENDER MISHRA
23	040-0075-009-0000	6	07-033205 / CHARLIE SHERMAN	7612 50TH AV / CEDCHC00646 (\$1214)	VIRENDER MISHRA
24	119-0260-057-0000	8	08-000416 / BO COSLEY	4105 ARCHEAN WY / CEDCHC00582 (\$1418)	GMAC MORTGAGE LLC
25	017-0104-014-0000	4	07-051427 / DON MARCHESCHI	1411 BIRCHWOOD / CEDCHC00586 (\$1233)	THURZA JEAN COCKRELL
26	275-0103-026-0000	2	07-049175 / JACK MCDONALD	702 DIXIEANNE AVE / CEDCHC00466 (\$484.34)	REHFELDT, MATTHEW
27	275-0103-026-0000	2	07-049175 / JACK MCDONALD	702 DIXIEANNE AVE / CEDCHC00475 (\$324)	REHFELDT MATTHEW
28	007-0026-004-0000	3	H040028917 / DAVID SALINOVICH	2300 I ST / CEDCHC00600 (\$1341)	JAMES F KERGAN
Reschedule to 12/10—late appeal					
29	252-0013-004-0000	2	H050005129 / MAURICE SCHRANZ	3929 KERN ST / CEDCHC00461 (\$1370.94)	RUBEN ARRIAGA
30	007-0191-001-0000	3	H050034995 / TIM MCMILLAN	3200 L ST / CEDCHC00601 (\$1233)	JEFFREY N/DEBRA M KLINK
Reschedule to 12/10—late appeal					
31	225-0873-004-0000	1	07-037402 / MAURICE SCHRANZ	2191 LEJANO WY / CEDCHC00521 (\$195.94)	CHAHAL, JIT S/JINDER K; NAWA, HARI S; SCHHOKAR, JASWANT; KAUR, HARMAIL; SCHHOKAR, JASWANT
32	007-0144-010-0000	3	07-037336 / DAVID SALINOVICH	1927 N ST / CEDCHC00609 (\$100)	MICHAEL MIX

33	007-0144-010-0000	3	07-037336 / DAVID SALINOVICH	1927 N ST / CEDCHC00610 (\$330)	MICHAEL MIX
34	262-0016-003-0000	1	F050041953 / MAURICE SCHRANZ	3237 NORDYKE / CEDCHC00483 (\$2637.94)	ADONIS/SHIRLEY ALDANA
35	262-0016-003-0000	1	F050041953 / MAURICE SCHRANZ	3237 NORDYKE / CEDCHC00484 (\$1280)	ADONIS/SHIRLEY ALDANA
36	238-0201-009-0000	2	08-005871 / KIM HAGEN	2221 NORTH AVE / CEDCHC00611 (\$1233)	PRIVETT EUGENE GEORGE/CAROLYN SUE
37	252-0041-011-0000	2	06-024162 / MAURICE SCHRANZ	2380 NORTH AVE / CEDCHC00529 (\$1348.94)	RAM, UMA C
38	118-0033-038-0000	8	07-047302 / DON VERGA	7748 QUINBY WY / CEDCHC00650 (\$180)	JOHN V GARCIA/JUAN R/MARIA
39	118-0033-038-0000	8	07-047302 / DON VERGA	7748 QUINBY WY / CEDCHC00651 (\$185)	JOHN V GARCIA/JUAN R/MARIA
40	009-0062-025-0000	4	H020020239 / DAVID SALINOVICH	626 S ST / CEDCHC00639 (\$100)	SAIS ELENA R/TERESA R PEREZ S/JOSEPH R SAIS JR
41	117-0011-042-0000	8	07-046996 / DON VERGA	7826 SUMMERSDALE DR / CEDCHC00620 (\$85)	ASPEN PARK APARTMENTS
Paid in Full					
42	020-0052-003-0000	5	H050034712 / GREG JOHNSON	3920 TEMPLE AVE / CEDCHC00709 (\$91)	MICHAEL S BATISTE
43	020-0052-003-0000	5	H050034712 / GREG JOHNSON	3920 TEMPLE AVE / CEDCHC00476 (\$200)	MICHAEL S BATISTE

### Staff Reports

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

44. Discussion regarding the new Rental Housing Inspection Program (RHIP) and its impact on the HCAAB. (Oral)

Location: Citywide

Recommendation: Review and Comment

Randy Stratton updated the Board by stating that since the inception of the new RHIP program there have only been 2 Notice & Order's issued as a result of it, therefore, the expected increase is no longer anticipated. We will however keep this on the agenda to ensure future updates can be shared.

45. Discussion regarding holding two separate public hearings in the same HCAAB scheduled meeting and its impact on the public, City Staff and the HCAAB. (Oral)

Location: Citywide

Recommendation: Review and Comment

CA Mike Sparks reviewed what was said at the 10/8/08 meeting in regards to the legality of having two meetings in one night (which it is legal) vs. the perception that the public and/or City Council may see. He cited City Council as an example when they used to meet as City Council and then turn around and meet as the Housing Authority and that they no longer do that due to how that comes off to the public and how it may be seen as a chance to make more money unnecessarily.

This agenda item will remain until Ron O' Connor is back since Mr. Mohr remembered that Ron's last comment was that Max Fernandez was in support of this idea.

### Public Comment – Matters Not on the Agenda

### Board Member Comments, Questions, Ideas, and Announcements

We will agendaize for next month considering writing a letter to the outgoing mayor, Heather Fargo, and thanking her for her support.

### Adjournment

