



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

File ID: 2019-00094

February 5, 2019

Public Hearing Item 22

Title: Housing and Dangerous Buildings Case Fees - Findings of Fact for Special Assessment (Noticed 10/11/2018, 11/20/2018 & 12/14/2018)

Location: Citywide

Recommendation: Conduct a public hearing and upon conclusion, adopt a Resolution making the unpaid expenses incurred by the City in abating nuisances, in the amount not to exceed \$113,216 as listed on Exhibit A, personal obligations of the respective property owners and special assessments against the properties.

Contact: Carl Simpson, Code and Housing Enforcement Chief, (916) 808-8183, Community Development Department

Presenter: Carl Simpson, Code and Housing Enforcement Chief, (916) 808-8183, Community Development Department

Attachments:

1-Description/Analysis

2-Resolution

3-Exhibit A – Expense Report of the Building Official

Description/Analysis

Issue Detail: Delinquent fees are brought before the City Council to secure the debt by making the costs a personal obligation of the respective property owners and/or attaching a special assessment against the respective properties.

Policy Considerations: Conducting the public hearing is in accordance with Section 8.96.360 of the Sacramento City Code.

Prior to the assessment of fees, each property owner was issued the appropriate legal notices, as set forth in Section 8.96.330 of the Sacramento City Code and was afforded an opportunity to appear before the Housing Code Advisory and Appeals Board (HCAAB) to protest or object. After the hearing, the City Clerk transmitted the HCAAB report to the City Council and sent the decision to the objecting property owner via first class mail. Included in this notice was the date and time of the public hearing to be held by the City Council. The decision of the HCAAB is final and conclusive, and judicial review must be conducted in the manner and time frame set forth in California Code of Civil Procedure Section 1094.6. Section 8.96.360 of the Sacramento City Code allows the City Council to order the costs be made both a personal obligation of the property owner and a special assessment against the property.

Housing and Dangerous Buildings activities, including the cost recovery process, are consistent with policies associated with the City's goal to enhance and preserve the neighborhoods.”

Economic Impacts: Not applicable.

Environmental Considerations: The proposed resolution will not have any adverse environmental impact.

Sustainability: Not applicable.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: Adopting this Resolution will enable the City to collect unpaid fees by attaching special assessments against the respective properties, to be collected through County property tax collections or a personal obligation of the property owner.

Financial Considerations: Upon City Council approval, unpaid fees in the aggregate amount not to exceed \$113,216 are attached as special assessments against the properties to be

collected through Sacramento County property tax collections. If special assessments are utilized, the City receives distributions from the County for property tax and assessment revenue that is then deposited into the General Fund.

Local Business Enterprise (LBE): Not applicable to these actions.

RESOLUTION NO. 2019-

Adopted by the Sacramento City Council

February 5, 2019

ACCEPTING HOUSING AND DANGEROUS BUILDINGS CASE FEES – FINDINGS OF FACT FOR SPECIAL ASSESSMENT LIENS BACKGROUND

- A. In accordance with Article IX of Sacramento City Code Chapter 8.96 the Community Development Department's Housing and Dangerous Buildings Division prepared and filed reports of unpaid costs of abating substandard and dangerous buildings and scheduled a hearing before the Housing Code Advisory and Appeals Board (HCAAB) to consider the reports and any protests and objections thereto.
- B. Notice of the time and place of hearings were given in accordance with Sections 8.96.330 of the Sacramento City Code.
- C. Upon the day and hour fixed for the hearing, the HCAAB heard and passed the reports together with any such protests or objections in accordance with Sections 8.96.350 of the Sacramento City Code.
- D. The decisions of the HCAAB were then transmitted to the objecting owners along with notice of a public hearing to be held by the City Council pursuant to Section 8.96.360 of the Sacramento City Code.
- E. A public hearing was held, and the City Council found that the HCAAB hearings were conducted in accordance with all applicable City ordinances.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. As more specifically described in Exhibit A to this Resolution, Report of the Building Official, the fees in the aggregate amount not-to-exceed \$113,216 are the sums set forth by the HCAAB's findings of fact.
- Section 2. Such costs of abatement constitute personal obligations against the owners of the respective properties.
- Section 3. Pursuant to subsection E of Section 8.96.360 of the Sacramento City Code, the costs of abatement are also made special assessments upon the respective properties at which the services were rendered.
- Section 4. Such special assessments shall be collected at the same time and in the same manner as ordinary municipal taxes and shall be subject to the same penalties and procedures as provided for ordinary municipal taxes.

Table of Contents:

Exhibit A – Report of the Building Official

Exhibit A – Report of the Building Official

February 5, 2019

LINE	PARCEL NUMBER	CASE NUMBER	PROPERTY ADDRESS	PROPERTY OWNER	FEE AMOUNT DUE	INVOICE NUMBER	CD	COUNTY CODE
1	003-0133-024-0000	18-008355	417 22ND ST	PATRICIA L/ JO ANNE/MICHAEL M OMALLEY	\$550.33	CEDCHB06360	4	0678
2	006-0012-021-0000	18-002458	910 2ND ST	ROGER ALAN BROWN JR	\$1,549	CEDCHC12757	4	0656
3	007-0031-018-0000	18-006815	2401 I ST	JOHN T SHILSON	\$1,230.33	CEDCHB06234	4	0678
4	007-0031-018-0000	18-006815	2401 I ST	JOHN T SHILSON	\$1,094	CEDCHC12746	4	0656
5	007-0154-015-0000	17-023237	2215 N ST	PATRICK J O'NEILL	\$1,459	CEDCHC12711	4	0656
6	010-0101-001-0000	15-021538	2015 21ST ST	717 MARIN STREET TRUST	\$519	CEDCHB06358	4	0678
7	010-0132-020-0000	18-019495	3117 T ST	MYAT WIN	\$615.33	CEDCHB06354	4	0678
8	010-0132-020-0000	18-019495	3117 T ST	MYAT WIN	\$169	CEDCHC12761	4	0656
9	011-0136-029-0000	18-001869	5009 V ST	TRI POINT PROPERTIES LLC	\$1,344	CEDCHC12659	6	0656
10	013-0223-003-0000	16-016744	2432 MONTGOMERY WY	RICHARD K/ROSS O HIMEBAUCH	\$1,344	CEDCHC12500	5	0656
11	014-0191-040-0000	13-009556	3101 42ND ST	FIFTY5 LIMITED PARTNERSHIP	\$1,094	CEDCHC12722	5	0656
12	014-0231-024-0000	17-025823	3945 12TH AV	PROJECT MATE INC	\$1,344	CEDCHC12411	5	0656
13	014-0246-013-0000	17-014403	3533 42ND ST	CAPITAL GOLDEN EMPIRE LLC/ETAL	\$2,086.66	CEDCHB06333	5	0678
14	014-0273-006-0000	16-026240	4236 12TH AV	BETTY KIM/SHARON L WATSON	\$1,194	CEDCHC12714	5	0656

Exhibit A – Report of the Building Official

February 5, 2019

15	014-0292-014-0000	16-008409	4617 14TH AV	FREEDOM EQUITY FINL SOLUTIONS INC/V TIME LLC	\$1,499	CEDCHC12724	5	0656
16	017-0191-019-0000	18-014551	5012 GILGUNN WY	CAROL JEANNE CAROLLA	\$3,292.99	CEDCHB06268	4	0678
17	017-0191-019-0000	18-014551	5012 GILGUNN WY	CAROL JEANNE CAROLLA	\$719	CEDCHB06297	4	0678
18	017-0191-019-0000	18-014551	5012 GILGUNN WY	CAROL JEANNE CAROLLA	\$494	CEDCHB06361	4	0678
19	018-0082-007-0000	17-010934	2130 20TH AV	CIT BANK NA	\$719	CEDCHB06382	5	0678
20	018-0082-007-0000	17-010934	2130 20TH AV	CIT BANK NA	\$1,094	CEDCHC12741	5	0656
21	019-0042-012-0000	18-003440	3960 28TH ST	WAQAR KHAN	\$1,344	CEDCHC12745	5	0656
22	019-0042-012-0000	18-003440	3960 28TH ST	WAQAR KHAN	\$704	CEDCHB06084	5	0678
23	019-0043-021-0000	17-028323	3959 28TH ST	RAFAEL R PEREZ (EST OF)	\$1,344	CEDCHC12756	5	0656
24	019-0064-011-0000	17-024769	2816 17TH AV	AZIZUR REHMAN	\$2,259	CEDCHC12801	5	0656
25	020-0072-016-0000	17-006385	3975 39TH ST	KARL JAY LYSINGER	\$424	CEDCHC12754	5	0656
26	020-0132-015-0000	14-009562	3748 18TH AV	ARLP SECURITIZATION TRUST	\$637.40	CEDCHB06302	5	0678
27	020-0214-031-0000	12-010605	3631 21ST AV	ELLA MAE LOFTON	\$820.60	CEDCHB06294	5	0678
28	020-0214-031-0000	12-010605	3631 21ST AV	ELLA MAE LOFTON	\$834	CEDCHB06346	5	0678
29	020-0214-031-0000	12-010605	3631 21ST AV	ELLA MAE LOFTON	\$119	CEDCHC12739	5	0656
30	021-0083-006-0000	18-014982	3921 69TH ST	ERIN ANDERSON	\$624	CEDCHB06254	6	0678

Exhibit A – Report of the Building Official

February 5, 2019

31	021-0083-006-0000	18-014982	3921 69TH ST	ERIN ANDERSON	\$169	CEDCHC12626	6	0656
32	021-0084-012-0000	17-027356	3996 71ST ST	DAVID J/RUTH MARION ZINNIEL	\$624	CEDCHB06378	6	0678
33	021-0125-008-0000	16-028408	4145 54TH ST	GAYTHER-YANKO FAMILY TRUST	\$1,075	CEDCHC12735	5	0656
34	022-0300-007-0000	18-017252	5501 MARTIN LUTHER KING JR BL	SENH SY LUC	\$729	CEDCHB06290	5	0678
35	022-0300-007-0000	18-017252	5501 MARTIN LUTHER KING JR BL	SENH SY LUC	\$169	CEDCHC12644	5	0656
36	023-0031-018-0000	17-023851	5524 21ST AV	ROBERT JR/TRACY TREVIZO	\$269	CEDCHC12528	5	0656
37	023-0132-010-0000	18-005335	5211 ESERALDA ST	HONGFA LIN	\$1,344	CEDCHC12787	6	0656
38	023-0301-014-0000	17-013187	5531 ONTARIO ST	WILLIAM C KELLEY	\$1,194	CEDCHC12755	6	0656
39	027-0098-007-0000	17-017446	5630 FRUITRIDGE RD	EST OF FRANK C GARCIA	\$1,142.33	CEDCHB06371	6	0678
40	027-0233-009-0000	18-012622	7264 KARI ANN CR	MUI A LAM	\$746.98	CEDCHB06309	6	0678
41	027-0233-009-0000	18-012622	7264 KARI ANN CR	MUI A LAM	\$1,344	CEDCHC12660	6	0656
42	027-0262-034-0000	18-014769	5891 79TH ST	JEFF TSAN	\$1,344	CEDCHC12630	6	0656
43	027-0262-034-0000	18-014769	5891 79TH ST	JEFF TSAN	\$596.66	CEDCHB06263	2	0678
44	029-0253-017-0000	18-015351	6277 LAKE PARK DR	PROUD START LLC	\$500.33	CEDCHB06291	5	0678
45	030-0590-004-0000	18-008719	19 PARK VISTA CR	NANCY L CLEMMER	\$549	CEDCHB06329	7	0678
46	031-0191-016-0000	16-003984	7450 MYRTLE VISTA AV	DARLENE M JOHNSON REV TRUST	\$624	CEDCHB06256	5	0678

Exhibit A – Report of the Building Official

February 5, 2019

47	035-0063-008-0000	18-025458	1428 ATHERTON ST	RAY A/HELEN J SPENCER	\$519	CEDCHB06380	5	0678
48	035-0063-008-0000	18-025458	1428 ATHERTON ST	RAY A/HELEN J SPENCER	\$169	CEDCHC12781	5	0656
49	035-0082-014-0000	18-003272	1452 STODDARD ST	ALEXANDER ZINNERMAN LIVING TRUST/CHARLES	\$1,344	CEDCHC12785	5	0656
50	035-0251-003-0000	15-022837	6920 21ST ST	FRANCES LEE GREEN	\$536.66	CEDCHB06083	5	0678
51	038-0221-036-0000	18-008074	7805 ROCK CREEK WY	SAN A HONG LIVING TRUST	\$1,344	CEDCHC12734	6	0656
52	040-0031-029-0000	18-016974	6665 STOCKTON BL	GEORGE/JENNY CHANG 2006 REV LIVING TRUST	\$624	CEDCHB06274	6	0678
53	040-0031-029-0000	18-016974	6665 STOCKTON BL	GEORGE/JENNY CHANG 2006 REV LIVING TRUST	\$169	CEDCHC12636	6	0656
54	040-0051-001-0000	18-020654	7438 ELDER CREEK RD	ANUP K SINGH	\$789	CEDCHB06347	6	0678
55	040-0213-002-0000	17-015391	6815 BRIGGS DR	SALLY MOLES	\$269	CEDCHC12696	6	0656
56	047-0061-007-0000	18-001280	2224 FLORIN RD	EST OF LENA P LOOK C/O RENA SPAETH	\$594	CEDCHB06273	8	0678
57	047-0061-007-0000	18-001280	2224 FLORIN RD	EST OF LENA P LOOK C/O RENA SPAETH	\$719	CEDCHB06296	8	0678
58	047-0061-007-0000	18-001280	2224 FLORIN RD	EST OF LENA P LOOK C/O RENA SPAETH	\$1,344	CEDCHC12716	8	0656
59	047-0061-007-0000	18-001280	2224 FLORIN RD	EST OF LENA P LOOK C/O RENA SPAETH	\$569	CEDCHB06368	8	0678
60	047-0061-032-0000	18-003450	2240 FLORIN RD	DHANRAJ SAHADEO	\$1,811.66	CEDCHB06275	8	0678
61	047-0061-032-0000	18-003450	2240 FLORIN RD	DHANRAJ SAHADEO	\$1,344	CEDCHC12691	8	0656
62	047-0193-021-0000	17-024011	7321 BENBOW ST	CHAOQIANG HUANG/TINGZHOU LIANG	\$569	CEDCHB06340	8	0678

Exhibit A – Report of the Building Official

February 5, 2019

63	047-0193-021-0000	17-024011	7321 BENBOW ST	CHAOQIANG HUANG/TINGZHOU LIANG	\$269	CEDCHC12726	8	0656
64	047-0224-012-0000	17-025119	1470 MATHEWS WY	THOMAS WONG	\$1,344	CEDCHC12651	8	0656
65	047-0224-012-0000	17-025119	1470 MATHEWS WY	THOMAS WONG	\$324	CEDCHC12652	8	0656
66	048-0152-012-0000	11-022243	7446 COSGROVE WY	TONYA S/MOSES JEFFERSON	\$669	CEDCHB06299	8	0678
67	049-0320-020-0000	18-018669	4115 BROOKFIELD DR	SHIRLEY FENG	\$594	CEDCHB06379	8	0678
68	049-0320-020-0000	18-018669	4115 BROOKFIELD DR	SHIRLEY FENG	\$169	CEDCHC12780	8	0656
69	049-0403-015-0000	18-009012	3945 SHINING STAR DR	HONG JUN JIANG	\$1,094	CEDCHC12656	8	0656
70	049-0420-041-0000	17-022116	19 SYNTHIA CT	MURPHY GANT	\$324	CEDCHC12645	8	0656
71	049-0420-041-0000	17-022116	19 SYNTHIA CT	MURPHY GANT	\$1,244	CEDCHC12646	8	0656
72	049-0440-046-0000	15-012311	7324 LUTHER DR	ALIANA W KONG/ANDREW O KONG	\$1,219	CEDCHB06295	8	0678
73	049-0440-046-0000	15-012311	7324 LUTHER DR	ALIANA W KONG/ANDREW O KONG	\$119	CEDCHC12322	8	0656
74	049-0480-074-0000	16-027662	3774 SHINING STAR DR	NARENDRA NATH/MOHINI LATA	\$1,344	CEDCHC12769	8	0656
75	052-0071-011-0000	18-008552	7644 MANORSIDE DR	KIM Q POON	\$734	CEDCHB06276	8	0678
76	052-0071-011-0000	18-008552	7644 MANORSIDE DR	KIM Q POON	\$1,344	CEDCHC12748	8	0656
77	052-0071-011-0000	18-012837	7644 MANORSIDE DR	KIM Q POON	\$624	CEDCHB06308	8	0678
78	052-0270-015-0000	18-005212	21 JEANROSS CT	CHAOLONG CHEN	\$1,344	CEDCHC12718	8	0656

Exhibit A – Report of the Building Official

February 5, 2019

79	052-0270-035-0000	18-010727	22 VAN HORN CT	XIULING CHEN	\$1,094	CEDCHC12669	8	0656
80	062-0100-009-0000	17-000391	8732 FRUITRIDGE RD	KRISTIK, LLC C/O RVS LINE LLC	\$1,744	CEDCHC12725	6	0656
81	117-0023-010-0000	18-013474	7939 GRANDSTAFF DR	KAREN NGUYEN/BAO QUOC PHAM	\$819	CEDCHB06310	7	0678
82	117-0023-010-0000	18-013474	7939 GRANDSTAFF DR	KAREN NGUYEN/BAO QUOC PHAM	\$1,344	CEDCHC12693	7	0656
83	117-0360-027-0000	18-006394	19 MONAGHAN CR	SUI Y WONG/RAYMOND S WONG	\$540.33	CEDCHB06286	7	0678
84	117-0460-085-0000	17-023273	5032 N LAGUNA DR	2013 1 IH BORROWER LP	\$169	CEDCHC12504	7	0656
85	117-0840-012-0000	13-001615	5945 SAWYER CR	CHASE HOME FINANCE LLC	\$549	CEDCHB06320	8	0678
86	118-0031-010-0000	17-024257	51 LOCHMOOR CR	HENRY R/EMMA M NAYLOR	\$1,344	CEDCHC12770	8	0656
87	201-0480-042-0000	17-018698	2353 MABRY DR	ARLP REO V LLC	\$219	CEDCHC12783	1	0656
88	225-0612-019-0000	17-013069	62 CEDRO CR	SHARI L WONG	\$624	CEDCHB06314	3	0678
89	225-0612-019-0000	17-013069	62 CEDRO CR	SHARI L WONG	\$119	CEDCHC12674	3	0656
90	226-0330-010-0000	16-009128	264 DELTA LEAF WY	DONALD A, REBECCA L, & JANET S FRIEL	\$490.33	CEDCHB06350	2	0678
91	237-0165-005-0000	18-003264	4255 MARYSVILLE BL	GREGORY BROUSSARD	\$1,344	CEDCHC12650	2	0656
92	238-0072-019-0000	17-000780	613 MACARTHUR ST	RUSSELL FUGETT FAMILY TRUST	\$549	CEDCHB05870	2	0678
93	238-0201-049-0000	18-024945	2270 DOROTHY JUNE WY	2014 2 IH BORROWER LP	\$1,389	CEDCHB06362	2	0678
94	238-0201-049-0000	18-024945	2270 DOROTHY JUNE WY	2014 2 IH BORROWER LP	\$169	CEDCHC12764	2	0656

Exhibit A – Report of the Building Official

February 5, 2019

95	250-0240-046-0000	18-001431	504 WINTERHAVEN AV	STIX DEVELOPMENT INCORPORATED	\$269	CEDCHC12784	3	0656
96	251-0042-022-0000	18-013963	3928 ELM ST	LINDA B/ROBERT C N GRIGAS	\$5,729	CEDCHB06233	2	0678
97	251-0042-022-0000	18-013963	3928 ELM ST	LINDA B/ROBERT C N GRIGAS	\$203.28	CEDCHC12615	2	0657
98	251-0081-006-0000	18-001614	3829 ELM ST	SALEEM AHMED	\$1,344	CEDCHC12742	2	0656
99	251-0081-006-0000	18-001614	3829 ELM ST	SALEEM AHMED	\$324	CEDCHC12743	2	0656
100	252-0163-018-0000	17-022468	3608 JASMINE ST	DENNIS D PATZER	\$759	CEDCHB06242	2	0678
101	252-0163-018-0000	17-022468	3608 JASMINE ST	DENNIS D PATZER	\$699	CEDCHB06281	2	0678
102	252-0163-018-0000	17-022468	3608 JASMINE ST	DENNIS D PATZER	\$1,419	CEDCHB06316	2	0678
103	252-0163-018-0000	17-022468	3608 JASMINE ST	DENNIS D PATZER	\$519	CEDCHB06373	2	0678
104	252-0183-012-0000	17-028625	2117 SOUTH AV	DANYUN LIU	\$1,344	CEDCHC12581	2	0656
105	252-0310-043-0000	17-020679	3425 DEL PASO BL	REGINA E SCHEFFER	\$469	CEDCHB06341	2	0678
106	263-0053-015-0000	16-027464	180 LINDLEY DR	NAYOMA B MCCRAY	\$469	CEDCHB06355	2	0678
107	263-0104-004-0000	17-009846	626 BELASCO AV	PORFIRIO DIAZ	\$375	CEDCHC12515	2	0656
108	263-0131-020-0000	18-012584	467 ELEANOR AV	DONNAVIN L MCELROY/LYDIA R MCELROY	\$494	CEDCHB06240	2	0678
109	263-0131-020-0000	18-012584	467 ELEANOR AV	DONNAVIN L MCELROY/LYDIA R MCELROY	\$529	CEDCHB06277	2	0678
110	263-0216-013-0000	18-012441	196 SANTIAGO AV	YAN Q LIN	\$1,344	CEDCHC12698	2	0656

Exhibit A – Report of the Building Official

February 5, 2019

111	263-0241-031-0000	18-010751	2556 TRACTION AV	MIAN H HAIDER/NORMA E SAENZ FML	\$2,969	CEDCHC12752	2	0656
112	263-0241-032-0000	18-010754	2546 TRACTION AV	MIAN H HAIDER/NORMA E SAENZ FML	\$2,969	CEDCHC12753	2	0656
113	263-0241-034-0000	18-018387	595 SANTIAGO AV	PLAZA AVE APARTMENTS LLC	\$624	CEDCHB06348	2	0678
114	263-0273-011-0000	18-012189	2968 PONDEROSA LN	PAULINE MELENDEZ	\$759	CEDCHB06349	2	0678
115	265-0030-008-0000	18-012056	1250 ARCADE BL	KAMRAN KHAN/AMBER YOUSUF	\$1,459	CEDCHC12749	2	0656
116	265-0121-007-0000	17-027303	1060 ACACIA AV	USMAN/SHOAIB BARI	\$1,244	CEDCHC12664	2	0656
117	265-0130-048-0000	12-029093	2900 CLAY ST	MARIA G DIAZ/GILDARDO PINON	\$444	CEDCHB06344	2	0678
118	265-0151-008-0000	18-001843	1620 ELDRIDGE AV	CARRIE LA REE MATHISON	\$1,344	CEDCHC12717	2	0656
119	265-0202-019-0000	17-028163	2752 RIO LINDA BL	GLOYD FANTON	\$269	CEDCHC12715	2	0656
120	266-0160-005-0000	17-027868	1932 NAOMI WY	DANYUN LIU	\$1,319	CEDCHC12412	2	0656
121	295-0520-013-0000	17-028784	131 RIVER CHASE CR	RANBEER/POONAM AUJLA	\$605	CEDCHB06317	6	0678
TOTAL					\$113,215.20			