



## City Council Report

915 I Street, 1<sup>st</sup> Floor

Sacramento, CA 95814

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**File ID:** 2019-00704

May 28, 2019

**Public Hearing Item 25**

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**Title: Housing and Dangerous Buildings Case Fees - Findings of Fact for Special Assessment (Noticed 01/10/2019 & 03/14/2019)**

**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 \$72,083 as listed on Exhibit A, personal obligations of the respective property owners and special assessments against the properties.

**Contact:** Jose Mendez, Code Enforcement Manager, (916) 808-5947, Community Development Department

**Presenter:** Jose Mendez, Code Enforcement Manager, (916) 808-5947, 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 \$72,083 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

May 28, 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, Report of the Building Official, the fees in the aggregate amount not-to-exceed \$72,083 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**

**May 28, 2019**

<b>LINE</b>	<b>PARCEL NUMBER</b>	<b>CASE NUMBER</b>	<b>PROPERTY ADDRESS</b>	<b>PROPERTY OWNER</b>	<b>FEE AMOUNT DUE</b>	<b>INVOICE NUMBER</b>	<b>CD</b>	<b>COUNTY CODE</b>
1	003-0104-017-0000	13-019862	2823 D ST	HERRERA FAMILY TRUST	\$669	CEDCHC13051	4	0656
2	003-0133-024-0000	18-008355	417 22ND ST	PATRICIA L/JO ANNE/MICHAEL M O'MALLEY	\$569	CEDCHB06468	4	0678
3	006-0034-010-0000	18-002469	725 J ST	J STREET REFORMATION	\$169	CEDCHC12811	4	0656
4	006-0087-047-0000	18-027079	1006 4TH ST	CALIF FRUIT BLDG LLC	\$519	CEDCHB06470	4	0678
5	006-0087-047-0000	18-027079	1006 4TH ST	CALIF FRUIT BLDG LLC	\$169	CEDCHC12867	4	0656
6	007-0031-018-0000	18-006815	2401 I ST	JOHN T SHILSON	\$514	CEDCHB06478	4	0678
7	007-0256-012-0000	18-004301	1508 24TH ST	KAREN MEYER CAMPBELL	\$1,179	CEDCHB06516	4	0678
8	009-0054-012-0000	15-004461	1914 5TH ST	RAMIREZ REVOCABLE LIVING TRUST	\$119	CEDCHC12887	4	0656
9	010-0127-011-0000	17-002765	2008 28TH ST	RAMIREZ REVOCABLE LIVING TRUST	\$324	CEDCHC12891	4	0656
10	010-0127-011-0000	17-002765	2008 28TH ST	RAMIREZ REVOCABLE LIVING TRUST	\$119	CEDCHC12890	4	0656
11	010-0141-041-0000	18-014503	3421 TRUCKEE WY	ROSE L YERAMIAN (EST OF)	\$1,344	CEDCHC12895	5	0656
12	011-0042-018-0000	18-003996	1859 45TH ST	STEVEN MARK KAMP	\$1,344	CEDCHC13039	6	0656
13	011-0136-029-0000	18-001869	5009 V ST	TRI POINT PROPERTIES LLC	\$1,344	CEDCHC12659	6	0656

**Exhibit A – Report of the Building Official**

**May 28, 2019**

14	011-0172-017-0000	18-028393	2200 60TH ST	2200 60TH STATE TRUST	\$624	CEDCHB06496	6	0678
15	011-0172-017-0000	18-028393	2200 60TH ST	2200 60TH STATE TRUST	\$169	CEDCHC12930	6	0656
16	011-0215-010-0000	18-010893	2501 52ND ST	RUDOLPH MONTGOMERY SOLORIO/CHRISTOPHER BRIGHT	\$1,344	CEDCHC12927	6	0656
17	012-0224-026-0000	18-020902	1741 BIDWELL WY	ELIZABETH BORGER LIVING TRUST	\$594	CEDCHB06458	4	0678
18	012-0224-026-0000	18-020902	1741 BIDWELL WY	ELIZABETH BORGER LIVING TRUST	\$169	CEDCHC12805	4	0656
19	012-0385-002-0000	18-001855	3408 BROCKWAY CT	W HUNTER RIDENOUR	\$1,344	CEDCHC13030	4	0656
20	014-0183-016-0000	18-005769	3220 40TH ST	JONATHAN LEO LEON/IVONE MARMOLEJO HURTADO	\$1,154	CEDCHB06596	5	0678
21	014-0231-024-0000	17-025823	3945 12TH AV	PROJECT MATE INC	\$549	CEDCHB06390	5	0678
22	014-0231-024-0000	17-025823	3945 12TH AV	PROJECT MATE INC	\$684	CEDCHB06518	5	0678
23	014-0273-006-0000	16-026240	4236 12TH AV	BETTY KIM/SHARON L WATSON	\$585.33	CEDCHB06497	5	0678
24	015-0031-015-0000	18-032294	6626 4TH AV	NELSON PARTNERS LLC	\$624	CEDCHB06605	6	0678
25	015-0031-015-0000	18-032294	6626 4TH AV	NELSON PARTNERS LLC	\$169	CEDCHC13042	6	0656
26	015-0321-015-0000	18-021039	6937 MAITA CR	HEFNER LIVING TRUST	\$269	CEDCHC13023	6	0656
27	016-0093-016-0000	18-017941	4320 CONSTANCE LN	KAREN A PENESCHI	\$1,244	CEDCHC12809	4	0656
28	017-0191-019-0000	18-014551	5012 GILGUNN WY	CAROL JEANNE CAROLLA	\$519	CEDCHB06477	4	0678

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29	017-0191-019-0000	18-014551	5012 GILGUNN WY	CAROL JEANNE CAROLLA	\$1,385.33	CEDCHB06574	4	0678
30	017-0201-003-0000	17-026555	1721 HARIAN WY	LESTER W WHEALY	\$1,704	CEDCHB06600	4	0678
31	017-0201-003-0000	17-026555	1721 HARIAN WY	LESTER W WHEALY	\$219	CEDCHC12924	4	0656
32	020-0051-012-0000	18-025876	4009 33RD ST	USA INVESTMENT GROUP L P	\$269	CEDCHC12866	5	0656
33	020-0051-012-0000	18-025876	4009 33RD ST	USA INVESTMENT GROUP L P	\$729	CEDCHB06469	5	0678
34	020-0214-031-0000	12-010605	3631 21ST AV	ELLA MAE LOFTON	\$1,249	CEDCHB06512	5	0678
35	021-0052-013-0000	18-028533	5970 15TH AV	2014 3 IH BORROWER LIMITED PARTNERSHIP	\$549	CEDCHB06504	6	0678
36	025-0136-002-0000	17-028187	5640 NORMAN WY	RONALD MASAYUKI TSUJI	\$1,344	CEDCHC13029	5	0656
37	027-0262-034-0000	18-014769	5891 79TH ST	JEFF TSAN	\$1,344	CEDCHC12630	6	0656
38	027-0262-034-0000	18-014769	5891 79TH ST	JEFF TSAN	\$596.66	CEDCHB06263	6	0678
39	030-0020-055-0000	18-005467	6573 PARK RIVIERA WY	NATALIE GARCIA/PETE A GARCIA JR	\$1,344	CEDCHC13045	7	0656
40	031-0191-016-0000	16-003984	7450 MYRTLE VISTA AV	DARLENE M JOHNSON REVOCABLE TRUST	\$921.66	CEDCHB06607	5	0678
41	035-0071-006-0000	18-008740	6000 MCLAREN AV	RUBY B MILLER	\$1,344	CEDCHC12807	5	0656
42	035-0082-014-0000	18-013763	1452 STODDARD ST	ALEXANDER ZINNERMAN LIVING TRUST	\$1,344	CEDCHC12871	5	0656
43	036-0192-003-0000	18-014891	177 OTTO CR	FAMA ZIYARMAL	\$1,244	CEDCHC12877	5	0656

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**May 28, 2019**

44	038-0071-011-0000	18-007785	6010 POWER INN RD	VO HUU DUC NGUYEN	\$324	CEDCHC12925	6	0656
45	038-0141-024-0000	18-026707	7606 LEMON HILL AV	BGG LLC	\$719	CEDCHB06615	6	0678
46	040-0052-020-0000	18-019834	6436 SOMIS WY	MAI TU LAM	\$1,344	CEDCHC13005	6	0656
47	040-0073-009-0000	18-016294	7613 VALLECITOS WY	KIM Q POON	\$1,344	CEDCHC12998	6	0656
48	040-0096-011-0000	18-019322	7812 51ST AV	TIEN LAM	\$585.33	CEDCHB06391	6	0678
49	040-0096-011-0000	18-019322	7812 51ST AV	TIEN LAM	\$169	CEDCHC12818	6	0656
50	040-0230-021-0000	18-017803	180 PRAIRIE CR	ROSE M PARKER	\$119	CEDCHC12904	6	0656
51	047-0061-007-0000	18-001280	2224 FLORIN RD	EST OF LENA P LOOK /RENA SPAETH	\$579	CEDCHB06587	8	0678
52	049-0187-001-0000	17-024379	7504 29TH ST	JUAN ESPINOZA	\$1,344	CEDCHC12912	8	0656
53	049-0510-004-0000	14-017813	27 QUASAR CR	BEATRICE F GREEN LIVING TRUST	\$119	CEDCHC12812	8	0656
54	052-0043-010-0000	17-010957	2273 PIERRE AV	EST OF LORRAINE A RIEDLINGER	\$649	CEDCHB06586	8	0678
55	053-0094-007-0000	18-014626	3444 GATES WY	EST OF ESPERANZA R OCAMPO	\$1,344	CEDCHC12898	7	0656
56	117-0053-005-0000	18-006575	6221 WESTHOLME WY	LISA UNG	\$1,344	CEDCHC12850	7	0656
57	117-0360-027-0000	18-006394	19 MONAGHAN CR	SUI Y & RAYMOND S WONG	\$269	CEDCHC13060	7	0656
58	117-1010-003-0000	18-027363	5293 FRANCESCA ST	BARBARA A OZOBIANI	\$624	CEDCHB06508	8	0678



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**May 28, 2019**

59	117-1330-066-0000	18-027001	19 MISTYVALE CT	XUEREN/XIU JIN LIN	\$1,344	CEDCHC12992	8	0656
60	118-0162-005-0000	18-024594	5305 SCARBOROUGH WY	CALIFORTECH INCORPORATED	\$1,224	CEDCHB06386	8	0678
61	118-0162-005-0000	18-024594	5305 SCARBOROUGH WY	CALIFORTECH INCORPORATED	\$1,344	CEDCHC12815	8	0656
62	225-0403-005-0000	18-028178	1379 SAN JUAN RD	LIANG H HUANG	\$1,244	CEDCHC12868	3	0656
63	225-0403-005-0000	18-028178	1379 SAN JUAN RD	LIANG H HUANG	\$549	CEDCHB06471	3	0678
64	225-1370-085-0000	18-014631	1930 N BEND DR	PHAM VAN THI	\$269	CEDCHC12874	1	0656
65	225-2230-007-0000	18-013731	3671 TICE CREEK WY	SUN WEST MORTGAGE COMPANY, INC.	\$1,344	CEDCHC12915	1	0656
66	225-2630-014-0000	18-020742	4539 GOLDEN CEDAR ST	XIUKENG YANG	\$1,244	CEDCHC12989	1	0656
67	237-0081-011-0000	18-002307	1128 GRACE AV	LINDA HOWARD-JAMES	\$629	CEDCHC13036	2	0656
68	237-0081-011-0000	18-002307	1128 GRACE AV	LINDA HOWARD-JAMES	\$1,344	CEDCHC13035	2	0656
69	237-0081-011-0000	18-002307	1128 GRACE AV	LINDA HOWARD-JAMES	\$2,424	CEDCHB06609	2	0678
70	237-0530-060-0000	16-017959	1072 ANDY CR	KEVIN/LAURA FREEMAN	\$119	CEDCHC12900	2	0656
71	237-0530-060-0000	16-017959	1072 ANDY CR	KEVIN/LAURA FREEMAN	\$629	CEDCHC12901	2	0656
72	238-0092-022-0000	10-007462	406 STILLWELL CT	406 STILLWELL TRUST	\$549	CEDCHB06474	2	0678
73	238-0201-005-0000	16-022272	2209 NORTH AV	BLAIR IVERSON/JUDITH DOYLE	\$629	CEDCHC12939	2	0656

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**May 28, 2019**

74	251-0022-001-0000	18-012917	1026 NORTH AV	FLEMBY1 LLC	\$269	CEDCHC13062	2	0656
75	251-0292-010-0000	18-027198	971 ARCADE BL	NATIONSTAR MORTGAGE LLC	\$519	CEDCHB06603	2	0678
76	252-0012-012-0000	18-009748	1725 HARRIS AV	SHARON TRELOAR	\$1,344	CEDCHC12865	2	0656
77	252-0161-006-0000	17-028165	3633 IVY ST	JOHN D/ROXIE L ABDNER	\$549	CEDCHB06597	2	0678
78	252-0283-003-0000	17-020129	2125 VERANO ST	IRVEN M/BERTHA MC MILLAN	\$1,094	CEDCHC13024	2	0656
79	252-0310-043-0000	17-020679	3425 DEL PASO BL	REGINA E SCHEFFER	\$494	CEDCHB06388	2	0678
80	252-0310-043-0000	17-020679	3425 DEL PASO BL	REGINA E SCHEFFER	\$594	CEDCHB06515	2	0678
81	262-0195-003-0000	14-016961	2725 NORMINGTON DR	CARL HUFFSTUTLER	\$594	CEDCHB06466	3	0678
82	263-0132-006-0000	17-012383	536 LAS PALMAS AV	ASIM AZIZ QURESHI	\$1,094	CEDCHC12896	2	0656
83	263-0152-011-0000	18-017930	2631 HAWTHORNE ST	FRANK GILLMAN FAMILY TRUST	\$169	CEDCHC13006	2	0656
84	263-0216-013-0000	18-026313	196 SANTIAGO AV	LIN YAN Q	\$624	CEDCHB06503	2	0678
85	263-0216-013-0000	18-026313	196 SANTIAGO AV	LIN YAN Q	\$169	CEDCHC12935	2	0656
86	263-0273-011-0000	18-012189	2968 PONDEROSA LN	PAULINE MELENDEZ	\$1,344	CEDCHC13061	2	0656
87	265-0151-009-0000	18-004003	1628 ELDRIDGE AV	USA INVESTMENT GROUP LP	\$1,094	CEDCHC13040	2	0656
88	265-0303-051-0000	13-000323	1131 FRIENZA AV	MICHAEL OSAKPOLOR IYASERE	\$119	CEDCHC12942	2	0656

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**May 28, 2019**

89	266-0251-041-0000	15-019916	1938 IRIS AV	ZAKARIA ZAYED	\$324	CEDCHC13015	2	0656
90	274-0142-017-0000	18-027235	200 CLEVELAND AV	2013 1 IH BORROWER LIMITED PARTNERSHIP	\$624	CEDCHB06582	3	0678
91	274-0243-007-0000	18-018396	2201 NORTHGATE BL	KRESTON S ELLIOT FAMILY FOUNDATION	\$624	CEDCHB06494	3	0678
92	275-0153-003-0000	16-017892	2255 BEAUMONT ST	HERRERA FAMILY TRUST	\$669	CEDCHC13056	2	0656
<b>TOTAL</b>					<b>\$72,082.31</b>			