



Minutes City of Sacramento Housing Code Advisory and Appeals Board

*Historic City Hall 915 I Street, 2nd Floor – Hearing Room
March 9, 2011 – 5:30 P.M.*

Call to Order @ 5:31 pm – Meeting adjourned @ 7:00 pm

Roll Call

Fritz, Gaudreau, McKinley & Avery all present
CA L. Wang was present and Chief of HDB R. Stratton was present

Public Hearings

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

Public Hearing

- Select the Chair and Vice-Chair for the year 2011
Location: Citywide
Recommendation: Select the Chair and Vice-Chair for the year 2011 who will assume their duties with the first meeting in March.
Contact: Randy Stratton 916-808-6497

Avery motioned to nominate Fritz as Chair and McKinley as Vice. Gaudreau seconded. 4 aye/0 no. Motion passed.

Notice & Order Appeals

Item #	Council District	Case #	Address	Owner
No Agenda Items				

Housing & Dangerous Buildings Case Cost Recovery - Contested

Item	Summary	Appeal	Council District	Case/Inspector	Address/Invoice	Owner
2	X	X	2	09-051986/ CHARLIE SHERMAN	833 JESSIE AV/ CEDCHC04570(\$1327.33)	RATEPRICE TECHNOLOGIES LLC
<p>The appellant did not appear in person. His written appeal was read and considered by the Board. BI C. Sherman represented the City side and was available for questions. Motion to uphold staff recommendation.</p> <p style="text-align: center;">Moved by Fritz, seconded by Gaudreau 4 Aye/0 No-Motion passed</p>						
3		X	2	08-013136/ KIM HAGEN	820 BRAE AV/ CEDCHC04437(\$100)	US BANK NATL ASSOC
<i>This item was pulled due to the appellant retracting the appeal</i>						

4	X	X	2	10-001060/ MAURICE SCHRANZ	826 CARMELITA AV/ CEDCHC04299(\$520)	ANTHONY CHAN/RENATO Q ALFONSO/ALBERT CHENG
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Appellant Anthony Chan, Albert Cheng (co-owners of the property) appeared to speak before the Board. BI M. Schranz presented for the City.

Motion to uphold staff recommendation.

**Moved by Avery, seconded by McKinley
4 Aye/0 No-Motion passed**

5		X	2	10-009845/ LEONARD DUCLOS	4 EL CAMINO AV AKA 2 EL CAMINO/ CEDCHC04491(\$1500)	PAULO/SHERRILYN CORONA
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Appellant Sherrilyn Corona (property owner) appeared to speak before the Board. BI L. Duclos presented for the City.

Motion to uphold staff recommendation.

**Moved by Avery, seconded by Gaudreau
4 Aye/0 No-Motion passed**

Housing & Dangerous Buildings Case Cost Recovery - Uncontested

For items 6 – 81, 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.

Items 6-9, 12-40, 43-66 & 68-81 all had good service and went uncontested.

These items are read in as a blanket.

**Moved by McKineley, seconded by Gaudreau
4 Ayes/Unanimous: Motion passed**

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
6	014-0271-018-0000	5	10-016235/ RICHARD V LEIKER	3817 40TH ST/ CEDCHC04333(\$200)	PETRONELLA ROODENBURG
7	014-0271-018-0000	5	10-016235/ RICHARD V LEIKER	3817 40TH ST/ CEDCHC04334(\$2055.40)	PETRONELLA ROODENBURG
8	002-0113-018-0000	1	09-052189/ JOSH PINO	427 10TH ST/ CEDCHC04671(\$114.56)	SABER SHEHADEH
9	052-0044-024-0000	8	10-013690/ JANIE CAMPOS	7675 22ND ST/ CEDCVP00041(\$1514.56)	IPHIGENIA MCGRUE
10	022-0094-034-0000	5	10-009802/ DON VERGA	3625 26TH AV/ CEDCHC04674(\$1600)	CARL H LUNDELIUS FAMILY TRUST
11	022-0094-034-0000	5	10-009802/ DON VERGA	3625 26TH AV/ CEDCHC04675(\$344.80)	CARL H LUNDELIUS FAMILY TRUST
RESCHEDULED					
12	013-0401-018-0000	5	10-008734/ DON VERGA	3541 36TH ST/ CEDCHC04676(\$200)	MARTHA PARKER REV TRUST
13	013-0401-018-0000	5	10-008734/ DON VERGA	3541 36TH ST/ CEDCHC04677(\$390.40)	MARTHA PARKER REV TRUST
14	014-0161-013-0000	5	09-050137/ DON VERGA	2940 43RD ST/ CEDCHC04678(\$1500)	REDEVELOPMENT CONSULTING LIMITED
15	035-0262-002-0000	5	10-022131/ DONNA BARTON	2162 55TH AV/ CEDCHC04679(\$214.56)	KRISTINA/KEVIN ROGERS
16	007-0052-022-0000	3	10-018361/ LEONARD DUCLOS	930 ALHAMBRA BL/ CEDCHC04523(\$100)	CAMPUS PLAZA ASSOCIATES
17	007-0052-022-0000	3	10-018361/ LEONARD DUCLOS	930 ALHAMBRA BL/ CEDCHC04524(\$438)	CAMPUS PLAZA ASSOCIATES
18	251-0254-006-0000	2	09-049049/ MAURICE SCHRANZ	3325 ALVARADO BL/ CEDCHC04479(\$100)	ZEEHAN PROPS LLC

19	265-0052-011-0000	3	10-020052/ DON MARCHESCHI	1530 ARCADE BL/ CEDCHC04477(\$100)	US BANK
20	265-0052-011-0000	3	10-020052/ DON MARCHESCHI	1530 ARCADE BL/ CEDCHC04478(\$298)	US BANK
21	251-0324-012-0000	2	10-019864/ BO COSLEY	1439 ARCADE BL/ CEDCHC04525(\$100)	MICHAEL AGUILAR REV TRUST
22	251-0324-012-0000	2	10-019864/ BO COSLEY	1439 ARCADE BL/ CEDCHC04526(\$510)	MICHAEL AGUILAR REV TRUST
23	117-1150-009-0000	8	10-022305/ JOSH PINO	8242 ARROYO VISTA DR/ CEDCHC04527(\$100)	LE LOI TAN/JANNETTE HUONG NGUYEN
24	117-1150-009-0000	8	10-022305/ JOSH PINO	8242 ARROYO VISTA DR/ CEDCHC04560(\$721.20)	LE LOI TAN/JANNETTE HUONG NGUYEN
25	274-0091-001-0000	1	09-049929/ KIM HAGEN	1151 AZUSA ST/ CEDCHC04518(\$300)	JAMES/KAREN LYONS
26	225-0622-007-0000	1	08-094056/ DAVID SALINOVICH	1921 BANNON CREEK DR/ CEDCHC04517(\$1729.26)	LOUISE MARVEL/HISAHO KOYASA
27	035-0093-001-0000	4	10-018506/ JOHN VANELLA	6220 BELLEAU WOOD LN #6/ CEDCHC04534(\$114.56)	FENSTERMACHER LIVING FAMILY TRUST
28	035-0093-001-0000	4	10-018506/ JOHN VANELLA	6220 BELLEAU WOOD LN #6/ CEDCHC04535(\$438)	FENSTERMACHER LIVING FAMILY TRUST
29	263-0202-017-0000	2	10-019845/ BO COSLEY	739 BOWLES ST/ CEDCHC04531(\$100)	DEBORAH/MICHAEL HAAG
30	263-0202-017-0000	2	10-019845/ BO COSLEY	739 BOWLES ST/ CEDCHC04532(\$820.96)	DEBORAH/MICHAEL HAAG
31	265-0030-011-0000	2	09-050254/ DAVID SALINOVICH	3175 CALLECITA ST/ CEDCHC04519(\$1614.56)	DENISE/KENNETH RYAN
32	265-0030-011-0000	2	09-050254/ DAVID SALINOVICH	3175 CALLECITA ST/ CEDCHC04520(\$2006)	DENISE/KENNETH RYAN
33	053-0113-008-0000	8	10-015665/ JOHN VANELLA	2543 CHERYL WY/ CEDCHC04482(\$402)	SHAWN XIONG
34	053-0113-008-0000	8	10-015665/ JOHN VANELLA	2543 CHERYL WY/ CEDCHC04483(\$200)	SHAWN XIONG
35	053-0113-008-0000	8	10-015665/ JOHN VANELLA	2543 CHERYL WY/ CEDCHC04483(\$200)	SHAWN XIONG
36	117-1380-004-0000	8	10-014222/ DONNA BARTON	7491 DAMASCUS DR/ CEDCHC04541(\$200)	ATHENA ALYCE SYMOUR
37	117-1380-004-0000	8	10-014222/ DONNA BARTON	7491 DAMASCUS DR/ CEDCHC04542(\$213.51)	ATHENA ALYCE SYMOUR
38	119-0280-052-0000	7	10-013617/ DONNA BARTON	7853 DEERGLEN WY/ CEDCHC04543(\$200)	EMINA/SUAD BRANKOVIC
39	119-0280-052-0000	7	10-013617/ DONNA BARTON	7853 DEERGLEN WY/ CEDCHC04544(\$298)	EMINA/SUAD BRANKOVIC
40	265-0255-004-0000	2	09-047957/ MAURICE SCHRANZ	2608 ENSENDADA WY/ CEDCHC04492(\$200)	DIANE CORNWELL/RANDA LL HARRIS/ANDREW LONG
41	118-0148-005-0000	8	10-005176/ TOM KERVIN	5140 FITZWILLIAM WY/ CEDCHC04495(\$1600)	FEDERAL NATIONAL MORTGAGE ASSOCIATION
42	118-0148-005-0000	8	10-005176/ TOM KERVIN	5140 FITZWILLIAM WY/ CEDCHC04496(\$436)	FEDERAL NATIONAL MORTGAGE ASSOCIATION
PAID IN FULL					

43	049-0151-005-0000	8	10-017758/ BO COSLEY	7446 FLORES WY/ CEDCHC04499(\$504)	CASA MELENDEZ PROPS LLC
44	049-0151-005-0000	8	10-017758/ BO COSLEY	7446 FLORES WY/ CEDCHC04500(\$100)	CASA MELENDEZ PROPS LLC
45	017-0212-008-0000	4	10-019946/ RICHARD V LEIKER	5012 FREEPORT BL #5008/ CEDCHC04545(\$100)	ALAN/KATHERINE KHATTONIAN 2002 TRUST
46	017-0212-008-0000	4	10-019946/ RICHARD V LEIKER	5012 FREEPORT BL #5008/ CEDCHC04546(\$402)	ALAN/KATHERINE KHATTONIAN 2002 TRUST
47	078-0062-009-0000	6	09-049930/ CHAD GARBER	123 GLENVILLE CIR/ CEDCHC04571(\$1877.89)	ELISA/WILLIAM OSBORN
48	078-0062-009-0000	6	09-049930/ CHAD GARBER	123 GLENVILLE CIR/ CEDCHC04572(\$1304.38)	ELISA/WILLIAM OSBORN
49	201-0570-016-0000	1	10-022231/ KIM HAGEN	5738 HONOR PKWY/ CEDCHC04548(\$100)	FEDERAL NATIONAL MORTGAGE ASSOCIATION
50	201-0570-016-0000	1	10-022231/ KIM HAGEN	5738 HONOR PKWY/ CEDCHC04575(\$438)	FEDERAL NATIONAL MORTGAGE ASSOCIATION
51	007-0016-014-0000	3	10-019850/ BO COSLEY	2007 J ST/ CEDCHC04552(\$100)	WESSLER FAMILY TRUST
52	007-0016-014-0000	3	10-019850/ BO COSLEY	2007 J ST/ CEDCHC04553(\$438)	WESSLER FAMILY TRUST
53	277-0212-015-0000	3	10-020964/ DON MARCHESCHI	1827 JAMESTOWN DR/ CEDCHC04507(\$552.56)	JESUS/MARIA RIVAS
54	277-0212-015-0000	3	10-020964/ DON MARCHESCHI	1827 JAMESTOWN DR/ CEDCHC04508(\$100)	JESUS/MARIA RIVAS
55	252-0014-010-0000	2	09-052160/ KIM HAGEN	3901 LILY ST/ CEDCHC04564(\$1700)	MARTIN REYES
56	252-0014-010-0000	2	09-052160/ KIM HAGEN	3901 LILY ST/ CEDCHC04565(\$430)	MARTIN REYES
57	250-0172-021-0000	2	09-051896/ DAVID SALINOVICH	3431 MABEL ST/ CEDCHC04567(\$214.56)	LAO THAO/MAY KO YA
58	250-0172-021-0000	2	09-051896/ DAVID SALINOVICH	3431 MABEL ST/ CEDCHC04568(\$1250)	LAO THAO/MAY KO YA
59	049-0480-007-0000	8	09-049604/ ANDY CHAVEZ	5 MAFIC CT/ CEDCHC04566(\$1700)	MERLE LARIOS
60	237-0480-014-0000	2	10-011584/ JOHN VANELLA	30 MAIN AV #4/ CEDCHC04556(\$100)	SHAW 1989 REV TRUST
61	237-0480-014-0000	2	10-011584/ JOHN VANELLA	30 MAIN AV #4/ CEDCHC04557(\$383.60)	SHAW 1989 REV TRUST
62	117-0647-018-0000	7	09-008033/ LEONARD DUCLOS	181 MAJORCA CR/ CEDCHC04558(\$100)	HUO/XU FAMILY TRUST
63	117-0647-018-0000	7	09-008033/ LEONARD DUCLOS	181 MAJORCA CR/ CEDCHC04559(\$768)	HUO/XU FAMILY TRUST
64	225-2250-154-0000	1	10-018930/ BO COSLEY	1874 MAMMOTH WY/ CEDCHC04653(\$114.56)	BRYAN/NATASHA MEDEIROS
65	225-2250-154-0000	1	10-018930/ BO COSLEY	1874 MAMMOTH WY/ CEDCHC04654(\$438)	BRYAN/NATASHA MEDEIROS
66	274-0200-010-0000	1	10-017972/ MAURICE SCHRANZ	1900 RAILROAD DR #A/ CEDCHC04664(\$2150)	ETHAN CONRAD
67	265-0161-004-0000	2	07-044222/ MAURICE SCHRANZ	2827 RIO LINDA BL/ CEDCHC04509(\$650)	ANDREW LONG
Paid In Full					
68	029-0010-008-0000	4	08-007432/ BO COSLEY	6125 RIVERSIDE BL/ CEDCHC04577(\$200)	DEOLINDA LACEY TRUST
69	012-0093-024-0000	4	10-015397/ DONNA BARTON	2857 SAN LUIS CT/ CEDCHC04510(\$214.56)	JAMES WELLS REV TRUST

70	023-0291-002-0000	6	10-001008/ CHARLIE SHERMAN	5408 STANDISH RD/ CEDCHC04578(\$1955.60)	CHRISTINE COLE
71	023-0291-002-0000	6	10-001008/ CHARLIE SHERMAN	5408 STANDISH RD/ CEDCHC04579(\$580.75)	CHRISTINE COLE
72	023-0291-002-0000	6	10-001008/ CHARLIE SHERMAN	5408 STANDISH RD/ CEDCHC04580(\$215.59)	CHRISTINE COLE
73	047-0061-014-0000	8	09-049794/ TOM KERVIN	7200 TAMOSHANTER WY/ CEDCHC04665(\$200)	XIU FONG
74	035-0332-006-0000	5	10-000139/ BO COSLEY	7120 TAMOSHANTER WY/ CEDCHC04589(\$401.28)	SHAMSUN NISHA HUSSEN/ZAKIR HUSSEN
75	035-0332-006-0000	5	10-000139/ BO COSLEY	7120 TAMOSHANTER WY/ CEDCHC04591(\$1352)	SHAMSUN NISHA HUSSEN/ZAKIR HUSSEN
76	035-0332-006-0000	5	10-000139/ BO COSLEY	7120 TAMOSHANTER WY/ CEDCHC04593(\$1086)	SHAMSUN NISHA HUSSEN/ZAKIR HUSSEN
77	035-0332-006-0000	5	10-000139/ BO COSLEY	7120 TAMOSHANTER WY/ CEDCHC04594(\$1600)	SHAMSUN NISHA HUSSEN/ZAKIR HUSSEN
78	011-0136-035-0000	6	09-049736/ CHAD GARBER	4909 V ST/ CEDCHC04584(\$214.56)	KD HOMEBUYERS
79	262-0233-012-0000	1	09-049171/ DAVID SALINOVICH	809 W EL CAMINO AV/ CEDCHC04585(\$1848.40)	MABEL WASHINGTON
80	022-0033-033-0000	5	10-009295/ CHAD GARBER	4845 WARWICK AV/ CEDCHC04670(\$200)	RAQUEL GONZALEZ
81	010-0243-021-0000	4	09-044404/ CHAD GARBER	2808 X ST/ CEDCHC04583(\$1400)	KHADRA EBENI MAHMOUD AWAD

Staff Reports

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

82. Code Enforcement Operations Management Monthly Report (Oral)

Location: Citywide

Recommendation: Review and Comment – Status report on the Rental Housing Inspection Program; notice & orders appeals; City staff changes; and staff recommendation reports.

Contact Randy Stratton 916-808-6497

Nothing to report per R. Stratton

83. Code Enforcement Customer Relations (Oral)

Location: Citywide

Recommendation: Review and Comment – Overview of City staff's interaction the public throughout the Housing Code and Dangerous Buildings Code case process, including the cost recovery process.

Contact Randy Stratton 916-808-6497

Per R. Stratton, this will be reported back on at a later date. Mr. Avery stated that this agenda item keeps getting postponed and he feels that customers do not fully understand the fees process and appeals. He asked for performance measures to be put into place to measure the customer's rate of satisfaction with these processes.

84. Analysis of Appellants (Oral)

Location: Citywide

Recommendation: Review and discuss how the City analyzes the standing of appellants when appeals are received.

Contact: Randy Stratton 916-808-6497

R. Stratton asked to postpone this item as well. Mr. Avery stated that they wanted to know what information the customer receives prior to appealing and if city staff can present some type of check sheet that shows how they determined the eligibility of the appellant. CA L. Wang stepped in and stated that it is actually up to the Board to determine the eligibility and it is up to them to accept the City's "recommendation" that the appellant is valid or question them at the time of the hearing. This item will be taken off of the agenda and is now satisfied. The current process flow needs to be reported back at next hearing.

85. Communication Between City Staff in RHIP (Rental Housing Inspection Program) and HDB (Housing Code and Dangerous Buildings Code) Cases (Oral)

Location: Citywide

Recommendation: Review and Comment – Discussion of the policy of the Community Development Department to ensure that City staff handling RHIP and HDB cases communicates case information with one another.

Contact: Randy Stratton 916-808-6497

This item is deferred per R. Stratton

86. Report Back: Standing of Frans Roodenburg to Protest Costs Related to 3817 40th Street (Oral)

Location: Citywide

Recommendation: Update and Discussion.

Contact: Senior Deputy City Attorney Michael Sparks 916-808-5346

This item was discussed during the blanket process. Mr. McKinley brought it to the Board's attention that due to the fact that Mr. Roodenburg did not turn anything in to CA M. Sparks. Therefore, as agreed at the January hearing the items are being passed through as blankets for the original amounts.

87. Process for Demolition of Structures (Oral)

Location: Citywide

Recommendation: Review and Comment – Overview of the Community Development Department's new procedure in Housing Code or Dangerous Buildings Code cases where a structure must be demolished.

Contact: Randy Stratton 916-808-6497

Mr. Stratton and Supervising Deputy City Attorney Gus Martinez presented the information regarding Sacramento City Code 8.100.890 & 8.100.900 which allow for structures to be demolished if lack of progress. This was just an FYI to the Board to let them know they will be hearing these appeals in the future. Avery asked if this put the Board members personally liable, CA L. Wang stated he would have to check and report back. CA L. Wang also stated that the Board has a very broad range of authority on these items.

Public Comment – Matters Not on the Agenda

Board Member's Comments, Questions, Ideas, and Announcements

Adjournment