



Minutes City of Sacramento Housing Code Advisory and Appeals Board

BOARD MEMBERS

Eric Fritz-Chair Kevin McKinley, Vice Chair Melisa Gaudreau
Michael Avery Kyla Christoffersen

CITY STAFF

*Ron O' Connor, Operations Manager
Leah Castro, Secretary
Jennifer Matsumoto, Secretary
Lan Wang, Senior Deputy City Attorney*

*Historic City Hall
915 I Street, 2nd Floor – Hearing Room*

December 14, 2011 – 5:30 P.M.

The Housing Code Advisory and Appeals Board is a board of the City Council with decision-making authority to provide final interpretation of provisions of the City's "Housing Code" and "Dangerous Buildings Code", and to hear appeals relating to substandard and dangerous buildings.

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken (3 minutes maximum) on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard at the end of the meeting as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

Notice to Lobbyists: When addressing the Board you must identify yourself as a lobbyist and announce the client/business/organization you are representing (City Code § 2.15.160).

Speaker slips are located on the materials table in the hearing room and should be completed and submitted to the Board Secretary.

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations. The order of agenda items is for reference only; agenda items may be taken in any order deemed appropriate by the Board. The agenda provides a general description and staff recommendations; however, the Board may take action other than what is recommended. The agenda is available for public review three days prior to the meeting. Hard copies of the agenda, synopsis/minutes, and staff reports are available from the Code Enforcement Department at 915 I St MC21000 (25 cents for the first page and 10 cents for every page thereafter).

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Code Enforcement Department at (916) 808-7959 at least 48 hours prior to the meeting.

MINUTES

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

Call to Order

Roll Call – All board members present.

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.

None.

Public Hearings

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

Public Hearing

Notice & Order Appeals

Item #	Council District	Case #	Address	Owner
No Items Scheduled				

Housing & Dangerous Buildings Case Cost Recovery - Contested

Item	Summary	Appeal	Council District	Case/Inspector	Address/Invoice	Owner
1		X	2	09-001848/ LEONARD DUCLOS	2716 DEL PASO BL/ CEDCHC05792(\$1400)	CYNTHIA JOHNSON/ROGER JOHNSON
BI L.Duclos presented for City Staff and Roger & Cynthia Johnson (property owners) appeared to appeal. City Staff recommended the full amount of \$1400 to be liened. After hearing testimony, the Board moved to reduce the fee to \$700. Moved by Avery, seconded by Gaudreau, and carried 4-1.						
2		X	2	09-032672/ BILL HUTCHEON	729 DIXIEANNE AV/ CEDCVP00045(\$2530)	UNIVERSAL REAL ESTATE INVS LLC
3	X	X	2	09-032672/ BILL HUTCHEON	729 DIXIEANNE AV/ CEDCHC05502(\$1088.84)	UNIVERSAL REAL ESTATE INVS LLC
BI B.Hutcheon presented for City Staff and Rajinder Sharma & Arun Mohindra (property owners) and property manager Richard Munoz appeared to appeal. For Item #2, City Staff recommended the full amount of \$2530 to be liened. Moved by Avery, seconded by Fritz, and carried 5-1. For Item #3, City Staff recommended the full amount of \$1088.84 to be liened. Moved by Fritz, seconded by Avery, and carried 5-0.						
4		X	2	09-035289/ RANDY STRATTON	729 DIXIEANNE AV/ CEDCHC05518(\$2626)	UNIVERSAL REAL ESTATE INVS LLC
5	X	X	2	09-035289/ LEONARD DUCLOS	729 DIXIEANNE AV/ CEDCHC05519(\$390.40)	UNIVERSAL REAL ESTATE INVS LLC
6	X	X	2	09-035289/ RICHARD LEIKER	729 DIXIEANNE AV/ CEDCHC05520(\$2798.98)	UNIVERSAL REAL ESTATE INVS LLC
BI R.Stratton & L.Duclos presented for City Staff and Rajinder Sharma & Arun Mohindra (property owners) and property manager Richard Munoz appeared to appeal. For Item #4, City Staff recommended the full amount of \$2626 to be liened. Moved by Fritz, seconded by Avery, and carried 5-0. For Item #5, City Staff recommended the full amount of \$390.40 to be liened. Moved by Fritz, seconded by Gaudreau, and carried 5-0. For Item #6, City Staff recommended the full amount of \$2798.98 to be liened. Moved by Fritz, seconded by Gaudreau, and carried 5-0.						
7		X	2	11-003759/ KIM HAGEN	729 DIXIEANNE AV/ CEDCHC05555(\$100)	UNIVERSAL REAL ESTATE INVS LLC
BI K.Hagen presented for City Staff and Rajinder Sharma & Arun Mohindra (property owners) and property manager Richard Munoz appeared to appeal. City Staff recommended the full amount of \$100 to be liened. After hearing testimony, the Board moved to lien the full amount. Moved by Fritz, seconded by Gaudreau, and carried 5-0.						

8		X	2	10-021061/ DAVID SALINOVICH	3301 GILLESPIE ST/ CEDCHC05618(\$1600)	IRENE STEVENS
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City Staff pulled this item from the agenda; it will be continued to another date.

Housing & Dangerous Buildings Case Cost Recovery - Uncontested

For items 9 – 31, 33-55 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 9-31, 33-55 all had good service and went uncontested.

Those items are read in as a blanket.

Moved by McKinley, seconded by Fritz

5 Ayes/Unanimous: Motion passed

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
9	014-0222-044-0000	5	11-009569/ DONNA BARTON	4517 10TH AV/ CEDCHC05762(\$200)	CHING VANG/MO XAO YANG
10	014-0283-014-0000	5	08-009011/ JOHN VANELLA	4550 12TH AV/ CEDCHC05775(\$100)	US BANK
11	002-0075-015-0000	5	11-004370/ JOHN VANELLA	322 12TH ST/ CEDCHC05781(\$1600)	MERCADO REVOCABLE TRUST
12	010-0211-019-0000	4	10-015756/ RICHARD LEIKER	2417 18TH ST/ CEDCHC05763(\$1600)	DTAA FAMILY LIMITED PARTNERSHIP C/O DANNY/TAMMY LEUNG
13	020-0265-004-0000	5	10-022419/ JOHN VANELLA	3412 22ND AV/ CEDCHC05776(\$200)	THOMAS W & SHEILA M REPACE
14	020-0121-016-0000	5	10-003044/ JOHN VANELLA	4306 34TH ST/ CEDCHC05730(\$100)	CARLOS H. ROBLES
15	027-0095-002-0000	6	10-020454/ CHARLIE SHERMAN	5550 35TH AV/ CEDCHC05727(\$1600)	DIMITRI G. VOUIROS
16	010-0314-007-0000	5	11-012212/ JOSH PINO	2500 35TH ST/ CEDCHC05765(\$1500)	DSD PROPERTIES A CALIFORNIA PARTNERSHIP
17	010-0314-007-0000	5	11-012212/ JOSH PINO	2500 35TH ST/ CEDCHC05766(\$492)	DSD PROPERTIES A CALIFORNIA PARTNERSHIP
18	025-0193-019-0000	5	11-006447/ JOHN VANELLA	2901 37TH AV/ CEDCHC05767(\$100)	CECIL ALBERT
19	025-0193-019-0000	5	11-006447/ JOHN VANELLA	2901 37TH AV/ CEDCHC05768(\$252.4)	CECIL ALBERT
20	013-0341-029-0000	5	10-018469/ RANDY STRATTON	3220 37TH ST/ CEDCHC05747(\$2168)	ANDREW R. GRIFFIN
21	013-0341-029-0000	5	10-018469/ RANDY STRATTON	3220 37TH ST/ CEDCHC05748(\$1876)	ANDREW R. GRIFFIN
22	027-0332-008-0000	6	10-022097/ CHARLIE SHERMAN	7724 38TH AV/ CEDCHC05728(\$1600)	JUAN LARA RAMOS
23	027-0332-008-0000	6	10-022097/ CHARLIE SHERMAN	7724 38TH AV/ CEDCHC05729(\$1807.90)	JUAN LARA RAMOS
24	004-0291-001-0000	3	10-029468/ RICHARD LEIKER	645 40TH ST/ CEDCHC05784(\$1334)	GERALD JEROME/MARILYN ANN NAGEL LIVING
25	014-0222-007-0000	5	10-017903/ DONNA BARTON	3316 45TH ST/ CEDCHC05736(\$200)	LORI J. BROWNELL
26	021-0291-003-0000	5	10-021941/ RICHARD LEIKER	4590 58TH ST/ CEDCHC05733(\$1600)	RICHARD L. OLDHAM
27	047-0132-026-0000	8	10-018918/ BO COSLEY	2137 65TH AV/ CEDCHC05749(\$1600)	LOIS T. TACKETT/DOROTHY VASCONSELLE

28	047-0132-026-0000	8	10-018918/ BO COSLEY	2137 65TH AV/ CEDCHC05770(\$874)	LOIS T. TACKETT/DOROTHY VASCONSELLE
29	014-0188-003-0000	5	08-091554/ CHARLIE SHERMAN	4116 7TH AV/ CEDCHC05780(\$312)	DARKO I. DEKOVIC/KRISTIN DEKOVIC
30	013-0283-045-0000	5	10-003108/ CHARLIE SHERMAN	3241 7TH AV/ CEDCHC05774(\$1600)	GEORGE HATZIS
31	035-0061-003-0000	5	10-020450/ ANDY CHAVEZ	6018 BELLEAU WOOD LN/ CEDCHC05790(\$300)	BENEFICIAL FINANCIAL INC
32	021-0251-043-0000	6	11-008246/ RICHARD LEIKER	6772 BENDER COURT/ CEDCHC05796(\$1600)	SVETOMIR KOSANOVIC
** Received a late appeal, rescheduled for 1/11/12 hearing **					
33	023-0082-010-0000	6	09-010618/ RANDY STRATTON	4950 CONCORD RD/ CEDCHC05791(\$624)	PHYLLIS L. STEWART (ESTATE OF)
34	263-0242-021-0000	2	11-013114/ KIM HAGEN	657 EL CAMINO AV/ CEDCHC05737(\$100)	KENNETH E. HELEMS JR.
35	263-0242-021-0000	2	11-013114/ KIM HAGEN	657 EL CAMINO AV/ CEDCHC05738(\$576)	KENNETH E. HELEMS JR.
36	225-1370-008-0000	1	11-007359/ RICHARD LEIKER	2066 FENMORE WY/ CEDCHC05739(\$100)	SHIH LIANG/ROSA YING LEE CHIU
37	225-1370-008-0000	1	11-007359/ RICHARD LEIKER	2066 FENMORE WY/ CEDCHC05740(\$402)	SHIH LIANG/ROSA YING LEE CHIU
38	250-0140-050-0000	2	H040018221/ DAVID SALINOVICH	451 HAYES/ CEDCHC05771(\$5)	HENRY SCROGGINS
39	252-0063-002-0000	2	10-015513/ LEONARD DUCLOS	3841 KERN ST/ CEDCHC05759(\$100)	JESUS HERNANDEZ
40	049-0460-047-0000	8	10-016890/ ANDY CHAVEZ	7558 MANDY DR/ CEDCHC05758(\$1700)	BANK OF NEW YORK
41	047-0224-003-0000	8	10-022117/ ANDY CHAVEZ	1432 MATTHEWS WY/ CEDCHC05741(\$200)	DOUGLAS L. & ESSIE BISHOP
42	047-0225-008-0000	8	11-013776/ JOHN VANELLA	1442 68TH AV/ CEDCHC05786(\$100)	HSBC BANK
43	047-0225-008-0000	8	11-013776/ JOHN VANELLA	1442 68TH AV/ CEDCHC05787(\$298)	HSBC BANK
44	265-0301-007-0000	2	10-005090/ LEONARD DUCLOS	1021 OLIVERA WAY/ CEDCHC05756(\$1600)	DAVID GARIBAY/LANORA GARIBAY
45	265-0301-007-0000	2	10-005090/ LEONARD DUCLOS	1021 OLIVERA WAY/ CEDCHC05757(\$424)	DAVID GARIBAY/LANORA GARIBAY
46	266-0413-019-0000	2	11-001344/ KIM HAGEN	1513 ORLANDO WY/ CEDCHC05797(\$1600)	SUZANNE BROWN 2008 TRUST
47	049-0412-033-0000	8	10-016888/ DONNA BARTON	7338 PATERO CIRCLE/ CEDCHC05754(\$722)	SHENG MOUA/DOUA YANG
48	049-0412-033-0000	8	10-016888/ DONNA BARTON	7338 PATERO CIRCLE/ CEDCHC05755(\$200)	SHENG MOUA/DOUA YANG
49	119-0330-020-0000	8	10-009773/ BO COSLEY	10 PATMOS COURT/ CEDCHC05751(\$285.89)	DOROTHY E. ROBINSON
50	119-0330-020-0000	8	10-009773/ BO COSLEY	10 PATMOS COURT/ CEDCHC05752(\$376)	DOROTHY E. ROBINSON
51	119-0330-020-0000	8	10-009773/ BO COSLEY	10 PATMOS COURT/ CEDCHC05753(\$1600)	DOROTHY E. ROBINSON
52	014-0181-005-0000	5	11-010788/ DONNA BARTON	3032 SAN CARLOS WY/ CEDCHC05744(\$200)	LEONARD CHARLES JONES
53	021-0041-020-0000	5	11-007862/ DONNA BARTON	5569 SAN FRANCISCO BL/ CEDCHC05745(\$200)	JOSEPH & LINDA C. MACIAS
54	049-0402-012-0000	8	11-013649/ CHAD GARBER	10 TRITON COURT/ CEDCHC05778(\$100)	LOREEN/PRAVIN/ PRISCILLA KUMAR

55	117-1380-049-0000	8	10-017023/ DONNA BARTON	7572 WHITEMORE ST/ CEDCHC05773(\$200)	YING X/YING Z MA
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Staff Reports

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

None.

Public Comment – Matters Not on the Agenda

City Staff, Kim Hagen, discussed the process of pulling a cloud on a property once a violation list has been established. Board member McKinley and Mr. Hagen discussed the timeline of when an inspector would request a cloud on the property, issue a notice & order, and a preliminary letter. Ron O’Connor stated that he would take this topic to the advisory attorney to discuss procedures.

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

None.

Adjournment – 7:15 PM