



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2671  
www. CityofSacramento.org

CONSENT  
November 8, 2005

Honorable Mayor and  
Members of the City Council

**Subject:** Housing Case Fees and Penalties – Findings of Fact for Special Assessment  
Liens

**Location/Council District:** Citywide

**Recommendation:**

Adopt a Resolution placing liens on the properties for unpaid fees and penalties and transmit the unpaid costs to the Sacramento County Auditor/Controller as special assessments against the properties.

**Contact:** Randy Stratton, Chief of Housing and Dangerous Buildings

**Presenter:** Randy Stratton

**Department:** Code Enforcement

**Division:** Housing and Dangerous Buildings

**Organization No:** 4653

**Summary:**

Delinquent fees and penalties are brought before the City Council to secure the debt by placing liens on the properties for which the fees and penalties were imposed pursuant to Titles 8.96 and 8.100 of the Sacramento City Code.

**Committee/Commission Action:** None



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**Background Information:**

Prior to the assessment of fees and penalties, each property owner was issued the appropriate legal notices, as set forth in Titles 8.96 and 8.100, and was afforded an opportunity to appear before the Housing Code Advisory and Appeals Board (HCAAB) and/or an appointed third-party examiner. Subsequent to the hearing, a "Decision of HCAAB or Hearing Examiner" notice was issued and mailed to the property owner. Included in this notice were findings and the specific fees and penalties. The decision of the HCAAB or Hearing Examiner is final, and judicial review must be conducted in the manner and time frame set forth in California Code of Civil Procedure §1094.6. Sacramento City Code, Chapter 8.100 Article XVI allows the City Council to order the penalty be made both as a personal obligation and a special assessment against the property.

Each property owner listed on the attachment has received all required notices under Titles 8.96 and 8.100, and has been afforded both an opportunity to appear for an administrative hearing and a special assessment hearing. Each has received a final decision notice. None of the listed owners has paid the fees and penalties.

We submit this Resolution to the City Council for declaration of a special assessment.

**Financial Considerations:**

Lien accruals will be made through County tax collections. The City will also receive partial reimbursement from monies collected by the County based on the "Teeter" legislation agreement with the County. Any money generated from these liens would be included in the approved budget.

**Environmental Considerations:**

The proposed resolution will not have any adverse environmental impact.

**Policy Considerations:**

Conducting the lien hearing is in accordance with Sacramento City Code Titles 8.96 and 8.100. All property owners listed in the attachment were afforded an opportunity to appear before an impartial hearing examiner or hearing board for the stated violation. Each owner was afforded the additional opportunity to protest the imposition of the fees and penalties at a special assessment delinquency lien hearing.

Code Enforcement activities, including the related lien process, are consistent with policies associated with the City's goal to enhance and preserve the neighborhoods.

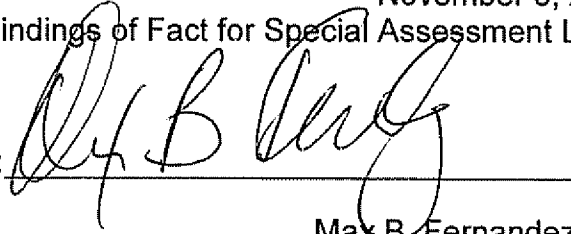
**Emerging Small Business Development (ESBD):**

Not Applicable

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Respectfully Submitted by:



Max B. Fernandez  
Director, Code Enforcement Department

Recommendation Approved:



ROBERT P. THOMAS  
City Manager

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**RESOLUTION NO.**

Adopted by the Sacramento City Council

**ACCEPTING THE FINDINGS OF FACT OVERRULING PROTESTS AND PLACING LIENS ON PROPERTIES FOR UNPAID ASSESSMENTS FOR HOUSING AND DANGEROUS BUILDINGS CASE FEES AND PENALTIES**

**BACKGROUND**

- A. The Code Enforcement Department, Housing & Dangerous Buildings Inspections, in accordance with Sacramento City Code, Chapter 8.96 Article IX provided a hearing before the Housing Code Advisory and Appeals Board (HCAAB) and/or appointed third-party Hearing Examiner to consider all protests for unpaid fees and penalties, if any.
- B. Notice of the time and place of hearing was given in accordance with Sacramento City Code, Chapter 8.96 Article IX.
- C. The Code Enforcement Department, Housing & Dangerous Buildings Inspections, established by competent evidence before the HCAAB and/or appointed third-party Hearing Examiner that in each case the unpaid fees and penalties had been imposed in accordance with City Code.
- D. The Code Enforcement Department, Housing & Dangerous Buildings Inspections, established by competent evidence before the HCAAB and/or appointed third-party Hearing Examiner that in each case the unpaid fees and penalties are due.
- E. The City Council has found the unpaid fees and penalties to be a reasonable cost.

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

- 1. The reasonable penalties in the aggregate amount not to exceed \$13,472.00 for unpaid fees and penalties is the sum set forth on Exhibit A incorporated into this Resolution. This amount may be reduced as staff determines necessary.
- 2. As provided in Section 38773.5 of the California Government Code, the City of Sacramento is entitled to and hereby attaches special assessment liens upon the described properties upon recordation in the office of the County Recorder of the County of Sacramento.
- 3. Such liens shall constitute a special assessment against the properties at which the services were rendered, and shall be collectible at the same time and in the

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same manner as secured property taxes are collected, and shall be subject to the same penalties, priorities, and procedures in the case of delinquency.

4. Such lien also constitutes a personal obligation against the owner of the property.
5. The City Clerk shall transmit a certified copy of this Resolution to the Sacramento County Auditor/Controller.

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Exhibit A: Case Fees & Penalties (1 page)

Line #	Parcel Number	Case Number	Property Address	Property Owner	Amount Due	Invoice Number	Council District	County ID
1	004-0331-001-0000	H040026071	600 El Dorado Wy	Darryl G. Wagner	\$1,155.00	HCE050193	3	0656
2	007-0021-015-0000	H010032223	2119 I St	Douglas S & Julie L Yee and Harold B. Galicer	\$1,625.00	HCE050228	3	0656
3	007-0331-023-0000	H040017604	2401 Q St	Timothy Trojanowski	\$202.00	HCE050234	3	0656
4	009-0082-003-0000	H040019036	1200 S St	Barton L & Deborah L Aspling	\$670.00	HCE050237	4	0656
5	014-0172-027-0000	39157AV00	3915 7th Av	Robert B & Coquita P Kennon	\$810.00	HCE050172	5	0656
6	038-0344-025-0000	H040017280	6233 Homestead Wy	Elks Investment LLC	\$1,332.00	HCE050227	6	0656
7	040-0143-003-0000	E040017448	7541 52nd Ave	Andy Mai	\$4,695.00	VECT050001	6	0656
8	237-0152-011-0000	H050008041	1309 Youngs Av	Omar U. Pela	\$1,230.00	HCE050235	2	0656
9	250-0191-009-0000	H030001636	356 Silver Eagle Rd	Virginia Garcia	\$475.00	HCE040420	2	0656
10	277-0011-019-0000	H040011422	2420 Empress	Rosten Remodeling Inc	\$1,278.00	HCE050150	2	0678

**TOTAL TO BE LIENED:**

\$13,472.00