



Minutes for July 8, 2009 5:30 pm
City of Sacramento
Housing Code Advisory and Appeals Board

CITY STAFF

Ron O' Connor, Operations Manager

Stacey Chatman, Secretary

Jennifer Matsumoto, Secretary

Michael Sparks, Senior Deputy City Attorney

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

Call to Order – 5:29 p.m. End Time 6:42 pm

Roll Call

| Board Member | P | A | L |
|---------------------|----------|----------|----------|
| Mohr | X | | |
| Fritz | X | | |
| Gaudreau | | X | |
| McKinley | X | | |
| Vacant Seat | | | |

Staff Present:

- Guglielmelli, A. (SPD)** Duclos, Leonard Caluya, Kyle
- Sparks, Michael (D.C.A.)**

AGENDA

Notice & Order Appeals

| Item # | Council District | Case # | Address | Owner |
|-----------------|------------------|--------|---------|-------|
| No Agenda Items | | | | |

Special Assessment Liens Housing & Dangerous Buildings Case Fees Invoices

| Item | Summary | Appeal | Council District | Case / Inspector | Address/Invoice | Owner |
|--|----------|----------|------------------|------------------------------|--|----------------|
| 1 | | X | 8 | 08-014283/ LEONARD DUCLOS | 3413 JOLA CR/ CEDCHC01765(\$185) | LEKHIKA PRASAD |
| Armen Prasad (husband of Lekhika Prasad) appeared before the Board and it was unanimously decided to uphold the staff recommendation of \$185. | | | | | | |
| 2 | X | X | 8 | 08-014283/ LEONARD DUCLOS | 3413 JOLA CR/ CEDCHC01766(\$991.20) | LEKHIKA PRASAD |
| Armen Prasad (husband of Lekhika Prasad) appeared before the Board and it was unanimously decided to uphold the ammended staff recommendation of \$691.20. | | | | | | |

STAFF RECOMMENDATIONS FOR LIEN

City Staff recommends that a special assessment lien in the amounts noted by each agenda item be levied against the property known as physical address and/or parcel number (APN) as noted within each agenda item.

| Item | APN | Council District | Case / Inspector | Address/Invoice | Owner |
|---|-------------------------------|------------------|------------------|------------------------------|-------|
| BLANKET DECISION VOTING FOR ITEMS 3-90 | | | | | |
| Motion | Mohr Gaudreaux McKinley | Fritz | AYE: | FRITZ GAUDREAU MCKINLEY MOHR | |
| 2nd | Mohr Gaudreaux McKinley | Fritz | NO: | FRITZ GAUDREAU MCKINLEY MOHR | |

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|----|-------------------|---|---------------------------------|---|--------------------------|
| 3 | 010-0366-004-0000 | 5 | 06-026147/ RICHARD V LEIKER | 3130 3RD AV/ CEDCHC01892(\$923.10) | LESTER C.E./GRACE J WOLD |
| 4 | 010-0366-004-0000 | 5 | 06-026147/ RICHARD V LEIKER | 3130 3RD AV/ CEDCHC01896(\$1854) | LESTER C.E./GRACE J WOLD |
| 5 | 010-0366-005-0000 | 5 | H030013392/ RICHARD V LEIKER | 3132 3RD AV/ CEDCHC01893(\$122) | LESTER C.E./GRACE J WOLD |
| 6 | 010-0366-005-0000 | 5 | H030013392/ RICHARD V LEIKER | 3132 3RD AV/ CEDCHC01895(\$648) | LESTER C.E./GRACE J WOLD |
| 7 | 013-0351-020-0000 | 5 | 07-050465/ JOSH PINO | 3741 9TH AV/ CEDCHC01870(\$1450.10) | SRR TRADING LLC |
| 8 | 013-0351-020-0000 | 5 | 07-050465/ JOSH PINO | 3741 9TH AV/ CEDCHC01871(\$318) | SRR TRADING LLC |
| 9 | 014-0222-044-0000 | 5 | 06-018216/ JOSH PINO | 4517 10TH AV/ CEDCHC01718(\$1811.49) | HSBC BANK USA |
| 10 | 014-0222-044-0000 | 5 | 06-018216/ JOSH PINO | 4517 10TH AV/ CEDCHC01719(\$496) | HSBC BANK USA |
| 11 | 014-0222-044-0000 | 5 | 06-018216/ JOSH PINO | 4517 10TH AV/ CEDCHC01720(\$5552.28) | HSBC BANK USA |
| 12 | 014-0222-044-0000 | 5 | 06-018216/ JOSH PINO | 4517 10TH AV/ CEDCHC01721(\$1958.40) | HSBC BANK USA |

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| 13 | 014-0247-002-0000 | 5 | 08-096862/ KYLE CALUYA | 4210 11TH AV/ CEDCHC01707(\$185) | FEDERAL HOME LN MTG CORP |
| 14 | 014-0247-002-0000 | 5 | 08-096862/ KYLE CALUYA | 4210 11TH AV/ CEDCHC01708(\$701.59) | FEDERAL HOME LN MTG CORP |
| 15 | 013-0393-017-0000 | 5 | 09-001577/ CHAD GARBER | 3409 12TH AV/ CEDCHC01715(\$202.10) | TONY L JONES/GERALDINE SHAVER |
| 16 | 014-0283-014-0000 | 5 | 08-009011/ KYLE CALUYA | 4550 12TH AV/ CEDCHC01709(\$185) | US BANK |
| 17 | 014-0273-005-0000 | 5 | 06-002643/ JOSH PINO | 4232 12TH AV/ CEDCHC01909(\$1521.95) | KHONESAVANH SANETHAVONG |
| 18 | 020-0023-006-0000 | 5 | 08-008125/ CHARLIE SHERMAN | 3524 12TH AV AKA 3526 12TH AV/ CEDCHC01712(\$1960.50) | DOROTHY M NEWSON FAMILY TRUST |
| 19 | 020-0023-006-0000 | 5 | 08-008125/ CHARLIE SHERMAN | 3524 12TH AV AKA 3526 12TH AV/ CEDCHC01713(\$2550.40) | DOROTHY M NEWSON FAMILY TRUST |
| 20 | 002-0122-012-0000 | 3 | H050004559/ DON MARCHESCHI | 514 13TH ST/ CEDCHC01711(\$200) | RAMGARIA MEIK/SATNAM SINGH |
| 21 | 024-0175-005-0000 | 4 | H040006437/ SCOTT ENSOR | 5841 14TH ST/ CEDCHC01747(\$1590.28) | ROBERT GILREATH |
| 22 | 024-0175-005-0000 | 4 | H040006437/ SCOTT ENSOR | 5841 14TH ST/ CEDCHC01748(\$1399.15) | ROBERT GILREATH |
| 23 | 018-0022-027-0000 | 5 | 08-005918/ CHAD GARBER | 2213 16TH AV/ CEDCHC01745(\$1233) | JP MORGAN CHASE BANK |
| 24 | 020-0121-001-0000 | 5 | 08-008611/ RICHARD V LEIKER | 3300 16TH AV/ CEDCHC01744(\$1233) | SACKDAVONG KHANTHALY |
| 25 | 020-0061-022-0000 | 5 | 07-043220/ JOSH PINO | 3601 16TH AV/ CEDCHC01705(\$993.9) | RUFINO LOPEZ |
| 26 | 020-0061-022-0000 | 5 | 07-043220/ JOSH PINO | 3601 16TH AV/ CEDCHC01706(\$1461) | RUFINO LOPEZ |
| 27 | 020-0061-039-0000 | 5 | 07-039146/ KYLE CALUYA | 3701.5 16TH AV/ CEDCHC01733(\$689.10) | DEUTSCHE BANK |
| 28 | 020-0061-039-0000 | 5 | 07-039146/ KYLE CALUYA | 3701.5 16TH AV/ CEDCHC01734(\$1433) | DEUTSCHE BANK |
| 29 | 020-0131-012-0000 | 5 | 07-041899/ KYLE CALUYA | 3712 16TH AV/ CEDCHC01749(\$285) | WELLS FARGO TRUSTEE |
| 30 | 020-0131-012-0000 | 5 | 07-041899/ KYLE CALUYA | 3712 16TH AV/ CEDCHC01750(\$586.80) | WELLS FARGO TRUSTEE |
| 31 | 020-0131-012-0000 | 5 | 07-041899/ KYLE CALUYA | 3712 16TH AV/ CEDCHC01764(\$1048) | WELLS FARGO TRUSTEE |
| 32 | 020-0131-019-0000 | 5 | 08-012949/ KYLE CALUYA | 3737 17TH AV/ CEDCHC01742(\$396) | DEUTSCHE BANK |
| 33 | 020-0131-019-0000 | 5 | 08-012949/ KYLE CALUYA | 3737 17TH AV/ CEDCHC01743(\$1233) | DEUTSCHE BANK |
| 34 | 020-0141-006-0000 | 5 | H040023262/ RICHARD V LEIKER | 3903 17TH AV/ CEDCHC01736(\$6882.65) | SHAWN WALKER |

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| 35 | 020-0141-006-0000 | 5 | H040023262/ RICHARD V LEIKER | 3903 17TH AV/ CEDCHC01737(\$1743.31) | SHAWN WALKER |
| 36 | 020-0144-015-0000 | 5 | 08-012080/ JOSH PINO | 3944 17TH AV/ CEDCHC01740(\$1835.71) | 17TH AVE TRUST |
| 37 | 020-0144-015-0000 | 5 | 08-012080/ JOSH PINO | 3944 17TH AV/ CEDCHC01741(\$1774) | 17TH AVE TRUST |
| 38 | 020-0132-036-0000 | 5 | 08-088180/ KYLE CALUYA | 3716 18TH AV/ CEDCHC01704(\$1233) | FEDERAL NATIONAL MORTG ASSOC |
| 39 | 020-0132-014-0000 | 5 | 08-002781/ CHARLIE SHERMAN | 3744 18TH AV/ CEDCHC01700(\$300) | JAMKE PARTNERSHIP |
| 40 | 020-0132-014-0000 | 5 | 08-002781/ CHARLIE SHERMAN | 3744 18TH AV/ CEDCHC01701(\$1233) | JAMKE PARTNERSHIP |
| 41 | 020-0131-056-0000 | 5 | 08-008425/ KYLE CALUYA | 3641 18TH AV/ CEDCHC01922(\$1772.58) | NEW CENTURY MTG CORP |
| 42 | 020-0131-056-0000 | 5 | 08-008425/ KYLE CALUYA | 3641 18TH AV/ CEDCHC01923(\$1383) | NEW CENTURY MTG CORP |
| 43 | 019-0073-015-0000 | 5 | 07-033742/ KYLE CALUYA | 2550 19TH AV/ CEDCHC01394(\$1233) | KEITH HOERLER/STEVE KOPP |
| 44 | 019-0073-015-0000 | 5 | 07-033742/ KYLE CALUYA | 2550 19TH AV/ CEDCHC01395(\$216) | KEITH HOERLER/STEVE KOPP |
| 45 | 020-0216-005-0000 | 5 | 08-091657/ JOSH PINO | 3816 20TH AV/ CEDCHC01903(\$100) | CAL SAFE LLC |
| 46 | 007-0094-011-0000 | 3 | H030036879/ DON MARCHESCHI | 1116 23RD ST/ CEDCHC01699(\$950) | LEONARD W/DIANA CHAPMAN |
| 47 | 018-0104-005-0000 | 5 | 08-010373/ DON MARCHESCHI | 2130 23RD AV/ CEDCHC01921(\$285) | KAREN/STEVE VALLE |
| 48 | 022-0081-009-0000 | 5 | 08-005997/ RICHARD V LEIKER | 3300 24TH AV/ CEDCHC01872(\$85) | BIMAL DUTT |
| 49 | 025-0201-009-0000 | 5 | 08-011643/ DON MARCHESCHI | 3260 35TH AV/ CEDCHC01873(\$285) | OSCAR AYON |
| 50 | 025-0201-009-0000 | 5 | 08-011643/ DON MARCHESCHI | 3260 35TH AV/ CEDCHC01874(\$186) | OSCAR AYON |
| 51 | 013-0391-020-0000 | 5 | 08-090817/ JOSH PINO | 3464 36TH ST/ CEDCHC01899(\$185) | LYLE K INNOCENT |
| 52 | 014-0161-030-0000 | 5 | 09-002169/ BO COSLEY | 2929 42ND ST/ CEDCHC01879(\$523) | FANNIE MAE |
| 53 | 022-0064-007-0000 | 5 | 07-049285/ JOSH PINO | 4954 48TH ST/ CEDCHC01781(\$1283) | SALINA HA |
| 54 | 040-0075-009-0000 | 6 | 07-033205/ DON VERGA | 7612 50TH AV/ CEDCHC00644(\$335) | MISHRA VIRENDER |
| 55 | 015-0293-004-0000 | 6 | 08-008396/ CHARLIE SHERMAN | 3828 65TH ST/ CEDCHC01887(\$202.10) | MARY L WORTH |
| 56 | 117-0250-037-0000 | 8 | 08-015275/ ELIA KENTERA | 5967 BAMFORD DR/ CEDCHC01882(\$402.10) | CHERYL WILLIAMS |

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| 57 | 117-0062-015-0000 | 8 | 09-001784/ BO COSLEY | 6733 BODINE CR/ CEDCHC01725(\$455.10) | ANGELA RIVERA |
| 58 | 117-0062-015-0000 | 8 | 09-001784/ BO COSLEY | 6733 BODINE CR/ CEDCHC01726(\$85) | ANGELA RIVERA |
| 59 | 040-0211-001-0000 | 6 | 08-089066/ JOSH PINO | 6682 COUGAR DR/ CEDCHC01028(\$100) | GRACIE LUI |
| 60 | 117-0920-018-0000 | 8 | 07-052242/ DON MARCHESCHI | 8399 DARTFORD DR/ CEDCHC01751(\$1968.30) | ELAINE JOHNSON |
| 61 | 117-0920-018-0000 | 8 | 07-052242/ DON MARCHESCHI | 8399 DARTFORD DR/ CEDCHC01752(\$1148) | ELAINE JOHNSON |
| 62 | 017-0181-010-0000 | 4 | 09-002172/ BO COSLEY | 4990 FLORA VISTA LN/ CEDCHC01753(\$457) | ANDRE CARRIER/RICKY RAMIREZ |
| 63 | 252-0064-012-0000 | 2 | 08-089644/ MAURICE SCHRANZ | 1831 GRAND AV/ CEDCHC01754(\$185) | JUAN M/LUISA RUIZ |
| 64 | 030-0540-011-0000 | 7 | H040037889/ DON MARCHESCHI | 66 HAVENWOOD CR AKA 6828 HAVENSIDE/ CEDCHC01783(\$1505) | YING C JUE |
| 65 | 030-0540-011-0000 | 7 | H040037889/ DON MARCHESCHI | 66 HAVENWOOD CR AKA 6828 HAVENSIDE/ CEDCHC01784(\$337.04) | YING C JUE |
| 66 | 052-0230-024-0000 | 8 | 07-027515/ BO COSLEY | 341 HIGHFIELD CIR/ CEDCHC01905(\$1421.95) | BANK OF AMERICA |
| 67 | 052-0230-024-0000 | 8 | 07-027515/ BO COSLEY | 341 HIGHFIELD CIR/ CEDCHC01906(\$1456.66) | BANK OF AMERICA |
| 68 | 117-0890-058-0000 | 8 | 08-015374/ DONNA BARTON | 6151 JACINTO AV/ CEDCHC01757(\$100) | WELLS FARGO TRUSTEE |
| 69 | 265-0210-069-0000 | 2 | 08-004711/ MAURICE SCHRANZ | 1116 LAS PALMAS AV/ CEDCHC01758(\$117.10) | MOHAMMAD A FIROUZI |
| 70 | 238-0102-046-0000 | 2 | 08-089775/ JOHN VANELLA | 4010 MARYSVILLE BL/ CEDCHC01889(\$385) | D/S DEVELOPMENT |
| 71 | 048-0231-014-0000 | 8 | 08-011859/ DON MARCHESCHI | 92 NEDRA CT/ CEDCHC01767(\$1627) | ARPINDER K/SANTOKH S TOOR |
| 72 | 048-0231-014-0000 | 8 | 08-011859/ DON MARCHESCHI | 92 NEDRA CT/ CEDCHC01768(\$1488.40) | ARPINDER K/SANTOKH S TOOR |
| 73 | 238-0072-010-0000 | 2 | 08-008183/ MAURICE SCHRANZ | 208 NIMITZ ST/ CEDCHC01787(\$1233) | BANK OF NEW YORK |
| 74 | 238-0072-010-0000 | 2 | 08-008183/ MAURICE SCHRANZ | 208 NIMITZ ST/ CEDCHC01788(\$1918.40) | BANK OF NEW YORK |
| 75 | 262-0196-004-0000 | 1 | 08-017406/ MAURICE SCHRANZ | 2741 NORTHVIEW DR/ CEDCHC01632(\$1233) | WILLIAM T COX |
| 76 | 007-0264-014-0000 | 3 | 08-094245/ DAVID SALINOVICH | 2531 P ST/ CEDCHC01779(\$185) | PATTY E LEVY |
| 77 | 252-0026-001-0000 | 2 | 08-094095/ JAMES HARRISON | 3941 PINELL ST/ CEDCHC01774(\$185) | BANK OF NY TRUST |
| 78 | 027-0350-016-0000 | 6 | 08-096695/ JOHN VANELLA | 5815 POWER INN RD/ CEDCHC01886(\$523) | RUSSELL/DIANE TONDA REV TRUST 2006 |

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| 79 | 250-0420-018-0000 | 1 | 08-011180/ MAURICE SCHRANZ | 915 RANCHO ROBLE WY/ CEDCHC01775(\$1427.40) | REFUGIO OLIVAS |
| 80 | 119-0293-018-0000 | 7 | 08-090695/ DONNA BARTON | 7932 REINDEER WY/ CEDCHC01795(\$185) | US BANK NATIONAL ASSOCIATION |
| 81 | 009-0056-005-0000 | 4 | 506SST01/ DAVID SALINOVICH | 506 S ST/ CEDCHC01714(\$214.80) | LILLIAN MAY KERNER |
| 82 | 009-0056-005-0000 | 4 | 506SST01/ DAVID SALINOVICH | 506 S ST/ CEDCHC01716(\$340) | LILLIAN MAY KERNER |
| 83 | 009-0056-005-0000 | 4 | 506SST01/ DAVID SALINOVICH | 506 S ST/ CEDCHC01717(\$200) | LILLIAN MAY KERNER |
| 84 | 009-0092-006-0000 | 4 | 08-002459/ DAVID SALINOVICH | 1512 S ST/ CEDCHC01917(\$1542) | RICHARD F CALONDER |
| 85 | 022-0206-007-0000 | 5 | 08-008405/ JOSH PINO | 5310 SAMPSON BL/ CEDCHC01803(\$1524.70) | VL PROPERTIES INC |
| 86 | 022-0206-007-0000 | 5 | 08-008405/ JOSH PINO | 5310 SAMPSON BL/ CEDCHC01804(\$180) | VL PROPERTIES INC |
| 87 | 014-0186-009-0000 | 5 | 08-014219/ JOSH PINO | 3129 SAN JOSE WY/ CEDCHC01800(\$1233) | NITHA A/SURESH C NANDAN |
| 88 | 014-0186-009-0000 | 5 | 08-014219/ JOSH PINO | 3129 SAN JOSE WY/ CEDCHC01801(\$328) | NITHA A/SURESH C NANDAN |
| 89 | 117-1370-058-0000 | 8 | 09-002159/ BO COSLEY | 8497 TAMBOR WY/ CEDCHC01825(\$645.04) | MARILOU G ETRATA |
| 90 | 119-0400-050-0000 | 7 | 08-015029/ DONNA BARTON | 4238 VALLEY HI DR/ CEDCHC01826(\$185) | DEUTSCHE BANK |

Staff Reports

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

91. Code Enforcement Operations Management Monthly Report

- a) RHIP (Rental Housing Inspection Program) Update
 - i. *Ron O' Connor updated the Board that this program is really just now up and running so there is nothing that would trickle to the Board's level as of yet.*
- b) Notice & Orders Appeals
 - i. *The secretary's of the Board reported that there are no upcoming Notice & Order appeals slated.*
- c) City Staff Hearing Outlines
 - i. *Building Inspector Kyle Caluya presented before the Board the new outlines that will be used. After much discussion the following was decided:*
 1. *After working with the City Attorney it is now determined that the term "Special Assessment" should no longer be used. CA Mike Sparks will work with the secretaries of the Board in order to get this language down.*
 2. *The secretaries of the Board asked if they could make it to where they do not have to utilize the staff recommendation in the packet that they prepare given that on the outline by City Staff it will have a breakdown of the charges. CA Mike Sparks will get back with an answer at a later time.*
 3. *The Chairman of the Board, Selby Mohr, asked for clarification as to if we will be using the Notice & Order outline to hear a lien item that was a summary abatement.*
 4. *The Chairman also asked for some changes on the forms:*

- a. *On the Notice & Order outline-remove item #7 from the second page; add a semicolon after the word “Code” for item 1 and after the word “resolution” for item 2. Also add a comma after the word “and” for item 2. Chairman Mohr also asked if the wording could be changed to ensure it includes something to the effect that they must obtain a permit and the timeframe in which to do so. Both CA Mike Sparks and Kyle Caluya stated this would and could be done.*
- b. *On the Accounting of Expenses outline-Chairman Mohr asked for the following items to be included: the case closed date as well as a statement regarding any other invoices/fees that might be outstanding on the case.*
- d) City Staff Changes
 - i. *Ron O’ Connor reported that Housing and Dangerous Buildings lost one inspector, Leslie Lundholm but that she worked for RHIP so the Board would not notice the impact. It was also stated that one admin person was lost and that BIS Greg Johnson was retiring in August and that someone from within would be promoted for that position, meaning a loss since they will not be able to fill that position.*
- e) Meeting Schedule (2 times per quarter)
 - i. *It was brought up by Chairman Mohr to reduce the meetings from monthly to twice every quarter. This was suggested to cut down on City staff overtime. Ron O’ Connor. CA Mike Sparks stated that there is nothing in the code that would prevent a meeting schedule such as that, however, that the Board regulations states that the Board will meet at a minimum of once per month, the 2nd Wed of the month and if needed the 4th Wed of the month. So Mike Sparks stated that if it was voted on and agreed to for the new schedule that the Board regulations would need to be amended to reflect that. Vice Chairman Eric Fritz stated that he feels that*
- f) Citizen Information
 - i. <http://www.cityofsacramento.org/finance/fees/>
 - 1. *It was verified by the secretaries of the Board that the fees had not been updated on the City website to reflect the new fee increases as of July 1, 2009. It was then posed to Ron O’ Connor how to proceed with getting these updated since the portion of the website they are on is Finance. Mr. O’ Connor stated that he would investigate this issue.*
 - ii. Flowchart showing City procedures
 - 1. *Ron O’ Connor advised the Board that these are actually in the process of being revised and that once completed the Board would be updated but there is no ETA.*

Location: Citywide

Recommendation: Review and Comment.

Contact Ron O’ Connor 916-808-8183

Public Comment – Matters Not on the Agenda
Board Member Comments, Questions, Ideas, and Announcements
Adjournment