

HOUSING CODE ADVISORY AND APPEALS BOARD

Kevin McKinley, Chair
Melisa Gaudreau, Vice Chair
Irina Kachagin
Verne Gore
Barry Chamberlain

BOARD STAFF

Carl Simpson, Code and Housing Enforcement Chief
Willie Harris, Principal Building Inspector
Laurie Ward, Secretary
Maila Hansen, Deputy City Attorney

Minutes

**Housing Code Advisory
and Appeals Board**
Historic City Hall 915 I Street
2nd Floor Hearing Room

Published by the
Community Development Department
(916) 808-8846

Wednesday, November 14, 2018

5:30 p.m.

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard 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 legislative bodies, you must identify yourself as a lobbyist and announce the client/business/organization you are representing.
(City Code 2.15.160).

Speaker slips are available on the City's Website and located in racks inside the chamber and should be completed and submitted to the Board Clerk.

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 and estimated time for Agenda items are listed for reference and may be taken in any order deemed appropriate by the legislative body.

The Agenda provides a general description and staff Recommendation; however, the legislative bodies may take action other than what is recommended. Full staff reports are available for public review, including all attachments and exhibits at the Code Compliance Division of the Community Development Department and all written material received is available at the meeting for public review.

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Code Compliance Division at (916) 808-8846 at least 48 hours prior to the meeting.

MINUTES

Wednesday, November 14, 2018

5:30 p.m.

Historic City Hall 915 I Street 2nd Floor Hearing Room

Open Session - 5:30 p.m.

Roll Call - Gaudreau, Kachagin, Chamberlain present, Gore & McKinley absent

Consent Calendar **Estimated Time: 5 minutes**

All items listed under the Consent Calendar are considered and acted upon by one Motion. Anyone may request an item be removed for separate consideration.

1. Approval of Minutes for October 10, 2018

Location: (Citywide)

Recommendation: Approve Board minutes for October 10, 2018

Contact: Willie Harris, Principal Building Inspector, (916) 808-8184, Community Development

Action: Moved by consent unanimously 3-0.

Public Hearings

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

Notice & Order Appeals

Item #	Council District	Case/Inspector	Address	Owner
2	2	17-017705/ ELIJAH PROK	1830 SOUTH AV	-SARAH AMAIRAJ ENTERPRISE LLC
Appeal Re-Scheduled				

Housing & Dangerous Buildings Case Cost Recovery – Contested

Item	Summary	Council District	Case/Inspector	Address/Invoice	Owner
3	X	4	18-014551/ DANIEL LOWTHER	5012 GILGUNN WY/ CEDCHB06268 (\$3,292.99)	CAROL JEANNE CAROLLA
BI D. Lowther presented for City Staff and the appellant, Taila Delaney, appeared before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation in the amount of \$3,292.99. Moved by Gaudreau, seconded by Kachagin; motion carried unanimously 3-0.					
4		5	17-022395/ RICHARD LEIKER	3948 57 TH ST/ CEDCHC12578 (\$1,344)	-KATHERINE T/RORY W HODGSON
Appeal Re-Scheduled					
5		6	18-009858/ RICHARD LEIKER	7745 MARALEE WY/ CEDCHC12732 (\$1,344)	SANG C LIU
Appeal Rescinded					
6		2	18-013963/ MATTHEW SARTAIN	3928 ELM ST CEDCHB06233 (\$5,729)	LINDA B/ROBERT C GRIGAS
Appeal Re-Scheduled					

7		2	18-013963/ MATTHEW SARTAIN	3928 ELM ST CEDCHC12615 (\$203.28)	LINDA B/ROBERT C GRIGAS
Appeal Re-Scheduled					
8	X	8	18-013321/ JOHN VANELLA	122 DECATHLON CR CEDCHB06253 (\$714)	ZI LU ZHU/PETER K TAM
BI J. Vanella presented for City Staff and the appellant, Peter K Tam, appeared before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation in the amount of \$714. Moved by Gaudreau, seconded by Kachagin; motion carried unanimously 3-0.					
9		8	18-013321/ JOHN VANELLA	122 DECATHLON CR CEDCHC12625 (\$1,344)	ZI LU ZHU/PETER K TAM
BI J. Vanella presented for City Staff and the appellant, Peter K Tam, appeared before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation in the amount of \$1,344. Moved by Gaudreau, seconded by Kachagin; motion carried unanimously 3-0					
10		5	16-028408/ JOHN VANELLA	4145 54 TH ST CEDCHC12735 (\$1,344)	GAYTHER YANKO FAMILY TRUST
Appeal Re-Scheduled					

Housing & Dangerous Buildings Case Cost Recovery – Uncontested

For items 11 - 100, 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.

Kachagin motioned to approve Uncontested Housing & Dangerous Buildings Case Cost Recovery items 11-50, 53-76, 79-81, 83-98, 100 seconded by Gaudreau; motion carried unanimously 3-0.

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
11	014-0196-022-0000	5	17-020771/ RICHARD LEIKER	4457 8TH AV/ CEDCHC12649 (\$1,344)	SMITH FLOYD JR/SHERRY ANN LEE
12	014-0273-006-0000	5	16-026240/ ANDY CHAVEZ	4236 12TH AV/ CEDCHC12714 (\$1,194)	WATSON BEETY K/SHARON L/LEROY
13	014-0292-014-0000	5	16-008409/ BO COSLEY	4617 14TH AV/ CEDCHC12724 (\$1,499)	V-TIME LLC, A UTAH LIMITED LIABILITY CO.
14	020-0132-015-0000	5	14-009562/ BO COSLEY	3748 18TH AV/ CEDCHB06302 (\$637.40)	ARLP SECURITIZATION TRUST
15	020-0214-031-0000	5	12-010605/ JOHN VANELLA	3631 21ST AV/ CEDCHB06294 (\$820.60)	ELLA MAE LOFTON
16	020-0214-031-0000	5	12-010605/ JOHN VANELLA	3631 21ST AV/ CEDCHB06346 (\$834)	ELLA MAE LOFTON
17	020-0214-031-0000	5	12-010605/ JOHN VANELLA	3631 21ST AV/ CEDCHC12739 (\$119)	ELLA MAE LOFTON
18	014-0191-040-0000	5	13-009556/ JOHN VANELLA	3101 42ND ST/ CEDCHC12722 (\$1,094)	FIFTY5 LIMITED PARTNERSHIP
19	014-0246-013-0000	5	17-014403/ JASON MARTINONI	3533 42ND ST/ CEDCHB06333 (\$2,086.66)	CAPITAL GOLDEN EMPIRE LLC/ETAL
20	027-0304-003-0000	6	18-012317/ RICHARD LEIKER	5922 67TH ST/ CEDCHC12688 (\$1,344)	QI CHAI CHEN
21	040-0052-001-0000	6	18-019172/ RICHARD LEIKER	6437 75TH ST/ CEDCHB06336 (\$530.33)	LIAN SHANG TANG

22	265-0121-007-0000	2	17-027303/ DAVID SALINOVICH	1060 ACACIA AV/ CEDCHC12664 (\$1,244)	BARI USMAN/SHOAIB
23	048-0091-005-0000	8	18-008276/ JOHN VANELLA	1601 BELINDA WY/ CEDCHC12719 (\$1,344)	LEEANN RUAN
24	047-0193-021-0000	8	17-024011/ JOHN VANELLA	7321 BENBOW ST/ CEDCHB06340 (\$569)	HUANG CHAOQIANG/TINGZHO
25	047-0193-021-0000	8	17-024011/ JASON MARTINONI	7321 BENBOW ST/ CEDCHC12726 (\$269)	HUANG CHAOQIANG/TINGZHO
26	040-0213-002-0000	6	17-015391/ JASON MARTINONI	6815 BRIGGS DR/ CEDCHC12696 (\$269)	SALLY MOLES
27	041-0063-019-0000	5	13-004068/ PAUL LOVATO	7000 CARNATION AV/ CEDCHB06300 (\$674.30)	SINGH JAGDEEP
28	225-0612-019-0000	3	17-013069/ DAVID SALINOVICH	62 CEDRO CR/ CEDCHB06314 (\$624)	SHARI L WONG
29	225-0612-019-0000	3	17-013069/ DAVID SALINOVICH	62 CEDRO CR/ CEDCHC12674 (\$119)	SHARI L WONG
30	265-0130-048-0000	2	12-029093/ MAURICE SCHRANZ	2900 CLAY ST/ CEDCHB06344 (\$444)	GILDARDO PINON AND MARIA G. DIAZ
31	274-0132-022-0000	3	18-010258/ DAVID SALINOVICH	410 CLEVELAND AV/ CEDCHB06272 (\$614)	LI ZU YONG
32	274-0132-022-0000	3	18-010258/ DAVID SALINOVICH	410 CLEVELAND AV/ CEDCHC12635 (\$1,244)	LI ZU YONG
33	048-0152-012-0000	8	11-022243/ PAUL LOVATO	7446 COSGROVE WY/ CEDCHB06299 (\$669)	MOSES JEFFERSON/TONYA S.
34	117-0576-005-0000	8	18-018501/ DANIEL LOWTHER	6286 DAYSRING WY/ CEDCHB06330 (\$1,289)	YA WU LI
35	252-0310-043-0000	2	17-020679/ MATTHEW SARTAIN	3425 DEL PASO BL/ CEDCHB06341 (\$469)	REGINA E. SCHEFFER
36	226-0330-010-0000	2	16-009128/ MATTHEW SARTAIN	264 DELTA LEAF WY/ CEDCHB06350 (\$490.33)	FRIEL, DONALD A, REBECCA L, & JANET S
37	048-0123-003-0000	8	18-020924/ LEONARD DUCLOS	7511 EDDYLEE WY/ CEDCHB06345 (\$544)	JRP PROPS INCORPORATED
38	048-0123-003-0000	8	18-020924/ LEONARD DUCLOS	7511 EDDYLEE WY/ CEDCHC12738 (\$169)	JRP PROPS INCORPORATED
39	040-0051-001-0000	6	18-020654/ RICHARD LEIKER	7438 ELDER CREEK RD/ CEDCHB06347 (\$789)	ANUP K SING
40	265-0151-008-0000	2	18-001843/ MATTHEW SARTAIN	1620 ELDRIDGE AV/ CEDCHC12717 (\$1,344)	CARRIE LA REE MATHISON
41	263-0131-020-0000	2	18-012584/ MATTHEW SARTAIN	467 ELEANOR AV/ CEDCHB06277 (\$529)	DONNAVIN L MCELROY & LYDIA R MCELROY
42	047-0061-007-0000	8	18-001280/ JOHN VANELLA	2224 FLORIN RD/ CEDCHB06273 (\$594)	EST OF LENA P LOOK C/O RENA SPAETH
43	047-0061-007-0000	8	18-001280/ JOHN VANELLA	2224 FLORIN RD/ CEDCHB06296 (\$719)	EST OF LENA P LOOK C/O RENA SPAETH
44	047-0061-007-0000	8	18-001280/ JOHN VANELLA	2224 FLORIN RD/ CEDCHC12716 (\$1,344)	EST OF LENA P LOOK C/O RENA SPAETH
45	047-0061-032-0000	8	18-003450/ BO COSLEY	2240 FLORIN RD/ CEDCHB06275 (\$1,811.66)	DHANRAJ SAHADEO
46	047-0061-032-0000	8	18-003450/ BO COSLEY	2240 FLORIN RD/ CEDCHC12691 (\$1,344)	DHANRAJ SAHADEO
47	015-0010-021-0000	3	18-018395/ ELIA KENTERA	6800 FOLSOM BL/ CEDCHB06282 (\$549)	SACRAMENTO REGIONAL TRANSIT
48	015-0010-021-0000	3	18-018395/ ELIA KENTERA	6800 FOLSOM BL/ CEDCHC12640 (\$169)	SACRAMENTO REGIONAL TRANSIT
49	062-0100-009-0000	6	17-000391/ RICHARD LEIKER	8732 FRUITRIDGE RD/ CEDCHC12725 (\$1,744)	KRISTIK, LLC AND RVS LINC LLC

50	017-0191-019-0000	4	18-014551/ DANIEL LOWTHER	5012 GILGUNN WY/ CEDCHB06297 (\$719)	CAROL JEANNE CAROLLA
51	117-0023-010-0000	7	18-013474/ JOHN VANELLA	7939 GRANDSTAFF DR/ CEDCHB06310 (\$819)	NGUYEN KAREN/BAO QUOC PHAM
Late Appeal Received					
52	117-0023-010-0000	7	18-013474/ JOHN VANELLA	7939 GRANDSTAFF DR/ CEDCHC12693 (\$1,344)	NGUYEN KAREN/BAO QUOC PHAM
Late Appeal Received					
53	252-0163-018-0000	2	17-022468/ MATTHEW SARTAIN	3608 JASMINE ST/ CEDCHB06281 (\$699)	DENNIS D PATZER
54	252-0163-018-0000	2	17-022468/ MATTHEW SARTAIN	3608 JASMINE ST/ CEDCHB06316 (\$1,419)	DENNIS D PATZER
55	052-0270-015-0000	8	18-005212/ JOHN VANELLA	21 JEANROSS CT/ CEDCHC12718 (\$1,344)	CHAOLONG CHEN
56	027-0233-009-0000	6	18-012622/ RICHARD LEIKER	7264 KARI ANN CR/ CEDCHB06309 (\$746.98)	MUI A LAM
57	027-0233-009-0000	6	18-012622/ RICHARD LEIKER	7264 KARI ANN CR/ CEDCHC12660 (\$1,344)	MUI A LAM
58	029-0253-017-0000	5	18-015351/ JASON MARTINONI	6277 LAKE PARK DR/ CEDCHB06291 (\$500.33)	PROUD START LLC
59	009-0331-010-0000	4	18-017253/ ANDY CHAVEZ	2697 LAND PARK DR/ CEDCHB06278 (\$579)	JACOBS COLIN V/DAVID R MILLER
60	009-0331-010-0000	4	18-017253/ ANDY CHAVEZ	2697 LAND PARK DR/ CEDCHC12638 (\$169)	JACOBS COLIN V/DAVID R MILLER
61	263-0043-025-0000	2	17-028582/ MATTHEW SARTAIN	615 LEE DR/ CEDCHC12729 (\$1,344)	PALIODUDAKIS PANTELIS
62	263-0043-025-0000	2	17-028582/ MATTHEW SARTAIN	615 LEE DR/ CEDCHC12730 (\$629)	PALIODUDAKIS PANTELIS
63	049-0440-046-0000	8	15-012311/ ANDY CHAVEZ	7324 LUTHER DR/ CEDCHB06295 (\$1,219)	ALIANA W. WONG AND ANDREW O. KONG
64	052-0071-011-0000	8	18-008552/ JOHN VANELLA	7644 MANORSIDE DR/ CEDCHB06276 (\$734)	KIM QUY POON
65	052-0071-011-0000	8	18-012837/ LEONARD DUCLOS	7644 MANORSIDE DR/ CEDCHB06308 (\$624)	KIM QUY POON
66	237-0431-023-0000	2	18-013696/ DAVID SALINOVICH	51 MARILYN CR/ CEDCHB06289 (\$500.33)	YE RIZENG
67	237-0431-023-0000	2	18-013696/ DAVID SALINOVICH	51 MARILYN CR/ CEDCHC12643 (\$1,244)	YE RIZENG
68	022-0300-007-0000	5	18-017252/ ANDY CHAVEZ	5501 MARTIN LUTHER KI/ CEDCHB06290 (\$729)	LUC SENH SY
69	022-0300-007-0000	5	18-017252/ ANDY CHAVEZ	5501 MARTIN LUTHER KI/ CEDCHC12644 (\$169)	LUC SENH SY
70	237-0165-005-0000	2	18-003264/ DANIEL HUMPHRYS	4255 MARYSVILLE BL/ CEDCHC12650 (\$1,344)	GREGORY BROUSSARD
71	047-0224-012-0000	8	17-025119/ PAUL LOVATO	1470 MATHEWS WY/ CEDCHC12651 (\$1,344)	THOMAS WONG
72	047-0224-012-0000	8	17-025119/ PAUL LOVATO	1470 MATHEWS WY/ CEDCHC12652 (\$324)	THOMAS WONG
73	117-0360-027-0000	7	18-006394/ JASON MARTINONI	19 MONAGHAN CR/ CEDCHB06286 (\$540.33)	SUI Y. WONG & RAYMOND S. WONG
74	117-1280-034-0000	8	18-009115/ BO COSLEY	5759 MUSKINGHAM WY/ CEDCHC12655 (\$1,194)	LI TAN LIN
75	007-0154-015-0000	4	17-023237/ MAURICE SCHRANZ	2215 N ST/ CEDCHC12711 (\$1,459)	PATRICK J ONEILL

76	263-0131-028-0000	2	17-014345/ LEONARD DUCLOS	2714 NORWOOD AV/ CEDCHB06271 (\$879)	MCHA LLC
77	252-0321-012-0000	2	18-011137/ LEONARD DUCLOS	3271 OFARRELL DR/ CEDCHB06313 (\$494)	YIFEI CAI
Paid in Full					
78	252-0321-012-0000	2	18-011137/ LEONARD DUCLOS	3271 OFARRELL DR/ CEDCHC12695 (\$1,344)	YIFEI CAI
Paid in Full					
79	030-0590-004-0000	7	18-008719/ DANIEL LOWTHER	19 PARK VISTA CR/ CEDCHB06329 (\$549)	CLEMMER, NANCY L
80	263-0273-011-0000	2	18-012189/ ELIJAH PROK	2968 PONDEROSA LN/ CEDCHB06349 (\$759)	PAULINE MELENDEZ
81	265-0202-019-0000	2	17-028163/ ELIJAH PROK	2752 RIO LINDA BL/ CEDCHC12715 (\$269)	GLOYD FANTON
82	295-0520-013-0000	6	17-028784/ LEONARD DUCLOS	131 RIVER CHASE CR/ CEDCHB06317 (\$669)	AUJLA RANBEER/POONAM
Late Appeal Received					
83	038-0221-036-0000	6	18-008074/ RICHARD LEIKER	7805 ROCK CREEK WY/ CEDCHC12734 (\$1,344)	SAN A HONG LIVING TRUST
84	263-0216-013-0000	2	18-012441/ LEONARD DUCLOS	196 SANTIAGO AV/ CEDCHC12698 (\$1,344)	YAN QING LIN
85	263-0241-034-0000	2	18-018387/ RICHARD LEIKER	595 SANTIAGO AV/ CEDCHB06348 (\$624)	PLAZA AVE APARTMENTS LLC
86	117-0840-012-0000	8	13-001615/ ANDY CHAVEZ	5945 SAWYER CR/ CEDCHB06320 (\$549)	CHASE HOME FINANCE, LLC
87	048-0164-010-0000	8	17-006390/ PAUL LOVATO	7525 SCHREINER ST/ CEDCHB06326 (\$759)	IRONHORSE FUND LLC
88	225-1980-022-0000	1	18-019160/ DAVID SALINOVICH	2767 SCREECH OWL WY/ CEDCHB06351 (\$444)	CHAN KING LAM/WENDY QUING LI
89	225-1980-022-0000	1	18-019160/ DAVID SALINOVICH	2767 SCREECH OWL WY/ CEDCHC12740 (\$1,244)	CHAN KING LAM/WENDY QUING LI
90	049-0403-015-0000	8	18-009012/ JOHN VANELLA	3945 SHINING STAR DR/ CEDCHC12656 (\$1,094)	JIANG HONG JUN
91	040-0031-029-0000	6	18-016974/ ANDY CHAVEZ	6665 STOCKTON BL/ CEDCHB06274 (\$624)	GEORGE/JENNY CHANG 2006 REV
92	040-0031-029-0000	6	18-016974/ ANDY CHAVEZ	6665 STOCKTON BL/ CEDCHC12636 (\$169)	GEORGE/JENNY CHANG 2006 REV
93	035-0064-010-0000	5	18-020132/ RICHARD LEIKER	1425 STODDARD ST/ CEDCHB06327 (\$624)	WATKINS, JOHNNY
94	040-0062-008-0000	6	18-010450/ RICHARD LEIKER	6409 SUN RIVER DR/ CEDCHC12707 (\$1,344)	LUI NGUYEN
95	040-0062-008-0000	6	18-010450/ RICHARD LEIKER	6409 SUN RIVER DR/ CEDCHB06319 (\$624)	LUI NGUYEN
96	049-0420-041-0000	8	17-022116/ PAUL LOVATO	19 SYNTHIA CT/ CEDCHC12645 (\$324)	GANT MURPHY
97	049-0420-041-0000	8	17-022116/ PAUL LOVATO	19 SYNTHIA CT/ CEDCHC12646 (\$1,244)	GANT MURPHY
98	011-0141-021-0000	6	17-010748/ RICHARD LEIKER	5217 U ST/ CEDCHC12670 (\$1,344)	ROBERT & MARTHA PEARSON
99	011-0136-029-0000	6	18-001869/ RICHARD LEIKER	5009 V ST/ CEDCHC12659 (\$1,344)	TRI-POINT PROPERTIES LLC
Late Appeal Received					
100	052-0270-035-0000	8	18-010727/ ANDY CHAVEZ	22 VAN HORN CT/ CEDCHC12669 (\$1,094)	CHEN XIULING

Discussion Calendar

Discussion calendar items include an oral presentation including those recommending “receive and file”.

101. HCAAB Rules of Procedure – Continued

Estimated Time: 10 Minutes

Location: Citywide

Recommendation: Approve the HCAAB Rules of Procedure

Contact: Maila Hansen, Deputy City Attorney, (916) 808-5346

Action: Motion to approve HCAAB Rules of Procedure. Moved by Kachagin, seconded by Gaudreau; motion carried unanimously 3-0.

Public Comments – Matters Not on the Agenda

NONE

Member Comments – Ideas, Questions and Meeting/Conference Reports

Ms. Gaudreau made an announcement that the Sacramento Heritage has a grant program which when there are funds available they will issue a new round and solicit applications for grants to repair or make improvements on historic properties. She stated there is a round out right now.

Adjournment

6:28PM