

HOUSING CODE ADVISORY AND APPEALS BOARD

Barry Chamberlain, Chair
George Antablian Jr., Vice Chair
Verne Gore
Brandon Fisher
Barry Boyd

BOARD STAFF

Peter Lemos, Code and Housing Enforcement Chief
Bo Cosley, Principal Building Inspector
Frances Alvarez, Secretary
Maila Hansen, Senior Deputy City Attorney



Minutes

Housing Code Advisory and Appeals Board

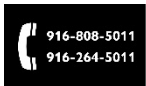
Teleconference Meeting Only

City Hall Complex

915 I Street

Sacramento, CA 95814

*Published by the Office of the City Clerk
(916) 808-5163*



Español | 中文 | Tagalog | Tiếng Việt | Hmoob | Русский

Wednesday, March 9, 2022

5:30 p.m.

NOTICE TO THE PUBLIC

Join this meeting via Zoom:

<https://cityofsacramento-org.zoom.us/j/97873176387?pwd=Mno2b2JQdzY1RExSdzZuVjh5d1FIUT09>

Meeting ID: 978 7317 6387

Passcode: 657789

Dial in via telephone: 888-788-0099 – **Meeting ID:** 978 7317 6387 # #

In compliance with AB361 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic, adopted by the City of Sacramento City Council, City Council and other public meetings are currently **Teleconference Meetings Only** to align with local and federal guidelines and social distancing recommendations for the containment of the coronavirus.

Where to Find the Agenda and Staff Reports: The agenda provides a general description and staff recommendation; however, legislative bodies may take action other than what is recommended. Full staff reports are available for public review on the [City's Upcoming Meetings website](#) and include all attachments and exhibits. "To Be Delivered" and "Supplemental" reports will be published as they are received. Contracts subject to the 10-day review period, as required by Sacramento City Code section 4.04.020 and the Council Rules of Procedure, can be found on the [City's Contract Posting website](#).

How to Submit Written Comments: Written comments received are distributed to members, filed in the record, and will not be read aloud. Members of the public are encouraged to submit public comments electronically via **eComment** through the [City's Upcoming Meetings website](#) or via email at publiccomment@cityofsacramento.org.

How to Watch the Legislative Body: Live video streams and indexed archives of meetings are available via the [City's Upcoming Meetings / Archived Meetings website](#).

City Code section 4.04.020(A) requires the agenda of each regular or adjourned regular meeting of a city legislative body (as defined in *Government Code section 54952*) be posted at least 120 hours prior or 24 hours prior to a special meeting in a location that is freely accessible to members of the public as required by the Ralph M. Brown Act *Government Code 54950 (The Brown Act)* including a brief description of each item to be transacted or discussed.

The City posts meeting agendas on the City website, 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.**

If you require special assistance to participate in the meeting, notify the Office of the City Clerk at (916) 808-7200 at least 48 hours prior to the meeting.

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*).

Members of the Public Addressing the Legislative Body

Purpose of Public Comment. The City provides opportunities for the public to address the legislative body as a whole in order to listen to the public's opinions regarding non-agendized matters within the subject matter jurisdiction of the City during Regular meetings and regarding items on the Agenda at all other meetings.

- Public comments should not be addressed to individual Members nor to City officials, but rather to the legislative body as a whole regarding City business.
- While the public may speak their opinions on City business, personal attacks on Members and City officials, use of swear words, and signs or displays of disrespect for individuals are discouraged as they impede good communication with the legislative body.
- Consistent with the Brown Act, the public comment periods on the Agenda are not intended to be "Question and Answer" periods or conversations with the Members and City officials. The limited circumstances under which Members may respond to public comments are set out in Rule 8 D 2 of the Council Rules of Procedure.
- Members of the public with questions concerning Consent Calendar items may contact the staff person or the Member whose district is identified on the report prior to the meeting to reduce the need for discussion of Consent Calendar items and to better respond to the public's questions.

Speaker Time Limits. In the interest of facilitating the legislative body's conduct of the business of the City, the following time limits apply to members of the public (speakers) who wish to address the legislative body during the meeting.

- **Matters not on the Agenda.** Two (2) minutes per speaker.
- **Consent Calendar Items.** The Consent Calendar is considered a single item, and speakers are therefore subject to the two (2) minute time limit for the entire Consent Calendar. Consent Calendar items can be pulled at a Commission member's request. Such pulled Consent Calendar items will be considered individually and up to two (2) minutes of public comment per speaker on those items will be permitted.
- **Discussion Calendar Items.** Two (2) minutes per speaker.
- **Time Limits per Meeting.** In addition to the above time limits per item, the total amount of time any one individual may address the Commission at any meeting is eight (8) minutes.
- Each speaker shall limit his/her remarks to the specified time allotment.
- The Presiding Officer shall consistently utilize the timing system which provides speakers with notice of their remaining time to complete their comments. A countdown display of the allotted time will appear and will flash red at the end of the allotted time.
- In the further interest of time, speakers may be asked to limit their comments to new materials and not repeat what a prior speaker said. Organized groups may choose a single spokesperson who may speak for the group but with no increase in time.
- Speakers shall not concede any part of their allotted time to another speaker.
- The Presiding Officer may further limit the time allotted for public comments per speaker or in total for the orderly conduct of the meeting and such limits shall be fairly applied.

City of Sacramento

Housing Code Advisory and Appeals Board

City Hall Complex, 915 I Street, Sacramento, CA 95814

Teleconference Meeting Only

Regular Meeting Minutes

Wednesday, March 9, 2022

5:30 p.m.

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

Join this meeting via Zoom:

<https://cityofsacramento-org.zoom.us/j/97873176387?pwd=Mno2b2JQdzY1RExSdzZuVjh5d1FIUT09>

Webinar ID: 978 7317 6387

Passcode: 657789

Dial in via telephone: 888 788 0099 (Toll Free) – **Meeting ID:** 978 7317 6387 # #

Open Session – 5:30 p.m.

Roll Call - Chamberlain, Antablian, Gore, Fisher & Boyd present

Consent Calendar

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 February 9, 2022

Location: (Citywide)

Recommendation: Approve Board minutes for February 9, 2022

Contact: Bo Cosley, Principal Building Inspector, (916) 808-7503, Community Development

Action: Moved by consent unanimously 5-0

Public Hearings**Housing & Dangerous Buildings Case Cost Recovery – Contested**

Item	Summary	Council District	Case/Inspector	Address/Invoice	Owner
2	X	2	21-049351/ PAUL LOVATO	128 VILLAGE CR CDDCHB08334 (\$660)	ROYCE VILLAGE GREEN LLC
BI P. Lovato presented for City Staff and the appellant, Cheri Gunning, appeared virtually before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation in the amount of \$660. Moved by Gore, seconded by Fisher; motion carried unanimously 5-0.					
3		2	21-049351/ PAUL LOVATO	128 VILLAGE CR CDDCHC15813 (\$170)	ROYCE VILLAGE GREEN LLC
BI P. Lovato presented for City Staff and the appellant, Cheri Gunning, appeared virtually before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation in the amount of \$170. Moved by Gore, seconded by Fisher; motion carried unanimously 5-0.					
4		7	21-032340/ PAUL LOVATO	7141 REICHMUTH WY CDDCHC15785 (\$1,410)	DEBRA TURNER LIV TRUST
BI P. Lovato presented for City Staff and the appellant, Debra Turner, appeared virtually before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation in the amount of \$1,410. Moved by Chamberlain, seconded by Gore; motion carried unanimously 5-0.					

5. Housing & Dangerous Buildings Case Cost Recovery – Uncontested**Location:** (Citywide)

Recommendation: For lines 1-43, City Staff recommends that a resolution be adopted confirming the total charge noted by each agenda line 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 line.

Contact: Bo Cosley, Principal Building Inspector, (916) 808-7503, Community Development

**Fisher motioned to approve Uncontested Housing & Dangerous Buildings Case Cost Recovery item 5, lines 1-9 & 12-43
seconded by Gore; motion carried unanimously 5-0.**

Line	APN	Council District	Case/Inspector	Address/Invoice	Owner
1	006-0071-043-0000	4	16-009306/ DANIEL LOWTHER	1008 2ND ST/ CDDCHC15801 (\$185)	RED SKY PROPERTIES LLC
2	011-0281-004-0000	6	20-003117/ PAUL LOVATO	6130 2ND AV/ CDDCHC15638 (\$1,410)	KEOPHIMANE SONNY
3	048-0115-002-0000	8	20-019817/ PAUL LOVATO	7541 21ST ST/ CDDCHC15795 (\$490)	FORMAN WILLIAM J/NELLIE

4	023-0246-002-0000	6	21-048883/ RICHARD LEIKER	6206 28TH AV/ CDDCHB08335 (\$2,476.33)	ANGELICA SINGLETON
5	023-0246-002-0000	6	21-048883/ RICHARD LEIKER	6206 28TH AV/ CDDCHC15811 (\$1,410)	ANGELICA SINGLETON
6	027-0341-009-0000	6	21-051151/ JOHN CARPENTER	8008 37TH AV/ CDDCHB08339 (\$1,451.33)	RUBY J LANGE
7	020-0072-016-0000	5	17-006385/ PAUL LOVATO	3975 39TH ST/ CDDCHC15799 (\$325)	KARL JAY LYSINGER
8	014-0192-005-0000	5	18-031390/ PAUL LOVATO	3024 44TH ST/ CDDCHC15798 (\$325)	AUGUSTIN MONTALVO
9	040-0074-014-0000	6	21-046886/ JOHN CARPENTER	7613 50TH AV/ CDDCHB08333 (\$705)	VALSON S BENTON
10	023-0214-008-0000	6	21-049743/ JASON MARTINONI	5309 57TH ST/ CDDCHC15810 (\$170)	CODY OZOLA
11	023-0214-008-0000	6	21-049743/ JASON MARTINONI	5309 57TH ST/ CDDCHB08330 (\$585)	CODY OZOLA
12	015-0063-006-0000	6	21-044096/ DANIEL LOWTHER	3225 58TH ST/ CDDCHB08329 (\$585)	OPENDOOR PROPERTY TRUST I
13	015-0063-006-0000	6	21-044096/ DANIEL LOWTHER	3225 58TH ST/ CDDCHC15806 (\$335)	OPENDOOR PROPERTY TRUST I
14	021-0181-004-0000	6	20-029092/ PAUL LOVATO	4224 73RD ST/ CDDCHB08326 (\$1,070)	AMNA LIMITED LIABILITY COMPANY/ ETAL
15	035-0112-027-0000	5	19-002859/ BO COSLEY	6650 BELLEAU WOOD LN/ CDDCHC15793 (\$185)	CLEARVIEW INVESTMENT
16	035-0112-027-0000	5	19-002859/ BO COSLEY	6650 BELLEAU WOOD LN/ CDDCHB08324 (\$805)	CLEARVIEW INVESTMENT
17	023-0294-017-0000	6	21-048939/ JASON MARTINONI	5461 BRADFORD DR/ CDDCHB08341 (\$1,005)	ROMERO JORGE/JUDY
18	023-0294-017-0000	6	21-048939/ JASON MARTINONI	5461 BRADFORD DR/ CDDCHB08321 (\$2,040)	ROMERO JORGE/JUDY
19	023-0294-017-0000	6	21-048939/ JASON MARTINONI	5461 BRADFORD DR/ CDDCHC15791 (\$335)	ROMERO JORGE/JUDY
20	049-0330-019-0000	8	21-045923/ JASON MARTINONI	4205 BROOKFIELD DR/ CDDCHB08312 (\$585)	WOODFORD MOZELL
21	043-0255-018-0000	6	20-023377/ PAUL LOVATO	14 CANTINA CT/ CDDCHC15794 (\$325)	TANG WINNIE HONG
22	266-0381-007-0000	2	21-025884/ ALAN JENSEN	2513 CONNIE DR/ CDDCHB08266 (\$588)	ALBERT C MULLER REV TRUST OF 1996
23	225-0900-001-0024	3	21-046548/ LUDWIG MORADA	800 DEL VERDE CR 4/ CDDCHC15807 (\$1,410)	YEN LING WANG
24	225-0900-001-0024	3	21-046548/ LUDWIG MORADA	800 DEL VERDE CR 4/ CDDCHB08332 (\$1,788)	YEN LING WANG
25	031-0873-060-0000	7	20-002993/ DANIEL LOWTHER	14 EDUARDO CT/ CDDCHC15797 (\$325)	DANIEL KADELL
26	117-0613-013-0000	7	21-047512/ JASON MARTINONI	26 GOODWIN CIR/ CDDCHB08322 (\$650)	IH3 PROP WEST LIMITED PARTNERSHIP
27	117-0613-013-0000	7	21-047512/ JASON MARTINONI	26 GOODWIN CIR/ CDDCHC15790 (\$335)	IH3 PROP WEST LIMITED PARTNERSHIP

28	006-0066-014-0000	4	21-049474/ PAUL LOVATO	1700 I ST/ CDDCHB08331 (\$660)	LV THE BEST COMPANY LLC
29	006-0098-025-0000	4	21-042602/ JASON MARTINONI	818 K ST/ CDDCHC15783 (\$170)	K/R DEVELOPMENT INCORPORATED
30	006-0098-025-0000	4	21-042602/ JASON MARTINONI	818 K ST/ CDDCHB08320 (\$588)	K/R DEVELOPMENT INCORPORATED
31	053-0074-010-0000	8	19-041187/ PAUL LOVATO	7741 LAURIE WY/ CDDCHC15782 (\$325)	SOFIA TRUST 2015
32	049-0141-011-0000	8	19-017781/ PAUL LOVATO	2779 MEADOWVALE AV/ CDDCHC15800 (\$325)	ROXANNA JANETH TORRES
33	007-0162-024-0000	4	21-037406/ MATTHEW SARTAIN	2431 N ST/ CDDCHC15803 (\$335)	2431 N STREET LLC
34	263-0131-030-0000	2	21-018370/ ELIJAH PROK	2742 NORWOOD AV/ CDDCHB08318 (\$1,481.33)	GEORGE PETKER
35	117-0350-086-0000	7	21-037495/ PAUL LOVATO	7936 RICHION DR/ CDDCHC15786 (\$325)	TRINALEE U/LITO TABUYO/TINA SUMABAT
36	117-0880-059-0000	7	21-034818/ DANIEL LOWTHER	5592 RIGHTWOOD WY/ CDDCHB08317 (\$1,270)	DEAN LEE
37	265-0201-041-0000	2	21-043752/ ELIJAH PROK	2729 RIO LINDA BL/ CDDCHB08338 (\$3,855)	LILLIE L WILSON
38	265-0201-041-0000	2	21-043752/ ELIJAH PROK	2729 RIO LINDA BL/ CDDCHC15812 (\$1,410)	LILLIE L WILSON
39	274-0640-093-0000	4	21-048723/ ALAN JENSEN	3440 RIVER SHOAL AV/ CDDCHB08327 (\$1,405)	MYRES ANGELIQUE PEGUES
40	018-0132-012-0000	5	16-002724/ DANIEL LOWTHER	2148 SHIELAH WY/ CDDCHC15796 (\$325)	BAYLEY MICAH
41	049-0420-051-0000	5	21-039615/ JASON MARTINONI	7466 VILLAJJOY WY/ CDDCHC15781 (\$1,410)	QUANZHEN LU LIVING TRUST
42	030-0600-047-0000	7	21-045945/ WILLIAM ELY	14 WESTLITE/ CDDCHC15780 (\$325)	MORIKONE ABRAHAM M
43	030-0600-047-0000	7	21-045945/ WILLIAM ELY	14 WESTLITE/ CDDCHB08313 (\$3,026.33)	MORIKONE ABRAHAM M

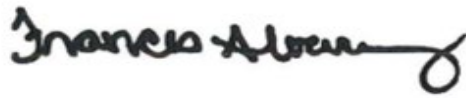
Board Comments-Ideas and Questions

If applicable, Principal Building Inspector Cosley requested the Board to allow the Appellants to provide an updated mailing address at the hearing.

The Board discussed options of reporting Mobile Home violations to HCD. (CA Department of Housing & Community Development)

Public Comments – Matters Not on the Agenda**NONE****Adjournment****6:27 PM**

This is to certify that the foregoing is a true and correct copy of the minutes of March 9, 2022 as approved by the Housing Code Advisory and Appeals Board.


Barry Chamberlain, Chair
Housing Code Advisory Appeals Board
Frances Alvarez, Customer Service Specialist
Community Development Department