



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

File ID: 2018-00201

February 27, 2018

Public Hearing Item 18

Title: Housing and Dangerous Buildings Case Fees – Findings of Fact for Special Assessment (Noticed 10/18/2017, 11/09/2017 & 12/18/2017)

Location: Citywide

Recommendation: Conduct a public hearing and upon conclusion, pass a Resolution making the unpaid expenses incurred by the City in abating nuisances, in the amount not to exceed \$88,603 as listed on Exhibit A, personal obligations of the respective property owners and special assessments against the properties.

Contact: Carl Simpson, Code and Housing Enforcement Chief, (916) 808-8183, Community Development Department

Presenter: Carl Simpson, Code and Housing Enforcement Chief, (916) 808-8183, Community Development Department

Attachments:

1-Description/Analysis

2-Resolution

3-Exhibit A – Expense Report of the Building Official

Description/Analysis

Issue Detail: Delinquent fees are brought before the City Council to secure the debt by making the costs a personal obligation of the respective property owners and/or attaching a special assessment against the respective properties.

Policy Considerations: Conducting the public hearing is in accordance with Section 8.96.360 of the Sacramento City Code.

Prior to the assessment of fees, each property owner was issued the appropriate legal notices, as set forth in Section 8.96.330 of the Sacramento City Code and was afforded an opportunity to appear before the Housing Code Advisory and Appeals Board (HCAAB) to protest or object. After the hearing, the City Clerk transmitted the HCAAB report to the City Council and sent the decision to the objecting property owner via first class mail. Included in this notice was the date and time of the public hearing to be held by the City Council. The decision of the HCAAB is final and conclusive, and judicial review must be conducted in the manner and time frame set forth in California Code of Civil Procedure Section 1094.6. Section 8.96.360 of the Sacramento City Code allows the City Council to order the costs be made both a personal obligation of the property owner and a special assessment against the property.

Housing and Dangerous Buildings activities, including the cost recovery process, are consistent with policies associated with the City's goal to enhance and preserve the neighborhoods."

Economic Impacts: Not applicable.

Environmental Considerations: The proposed resolution will not have any adverse environmental impact.

Sustainability: Not applicable.

Commission/Committee Action: Not applicable.

Rationale for Recommendation: Adopting this Resolution will enable the City to collect unpaid fees by attaching special assessments against the respective properties, to be collected through County property tax collections or a personal obligation of the property owner.

Financial Considerations: Upon City Council approval, unpaid fees in the aggregate amount not to exceed \$88,603 are attached as special assessments against the properties to be

collected through Sacramento County property tax collections. If special assessments are utilized, the City receives distributions from the County for property tax and assessment revenue that is then deposited into the General Fund.

Local Business Enterprise (LBE): Not applicable to these actions.

RESOLUTION NO. 2018-

Adopted by the Sacramento City Council

February 27, 2018

ACCEPTING HOUSING AND DANGEROUS BUILDINGS CASE FEES – FINDINGS OF FACT FOR SPECIAL ASSESSMENT LIENS BACKGROUND

- A. In accordance with Article IX of Sacramento City Code Chapter 8.96 the Community Development Department's Housing and Dangerous Buildings Division prepared and filed reports of unpaid costs of abating substandard and dangerous buildings, and scheduled a hearing before the Housing Code Advisory and Appeals Board (HCAAB) to consider the reports and any protests and objections thereto.
- B. Notice of the time and place of hearings were given in accordance with Sections 8.96.330 of the Sacramento City Code.
- C. Upon the day and hour fixed for the hearing, the HCAAB heard and passed the reports together with any such protests or objections in accordance with Sections 8.96.350 of the Sacramento City Code.
- D. The decisions of the HCAAB were then transmitted to the objecting owners along with notice of a public hearing to be held by the City Council pursuant to Section 8.96.360 of the Sacramento City Code.
- E. A public hearing was held and the City Council found that the HCAAB hearings were conducted in accordance with all applicable City ordinances.

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

- Section 1. As more specifically described in Exhibit A to this Resolution, Report of the Building Official, the fees in the aggregate amount not-to-exceed \$88,603 are the sums set forth by the HCAAB's findings of fact.
- Section 2. Such costs of abatement constitute personal obligations against the owners of the respective properties.
- Section 3. Pursuant to subsection E of Section 8.96.360 of the Sacramento City Code, the costs of abatement are also made special assessments upon the respective properties at which the services were rendered.
- Section 4. Such special assessments shall be collected at the same time and in the same manner as ordinary municipal taxes, and shall be subject to the same penalties and procedures as provided for ordinary municipal taxes.

Table of Contents:

Exhibit A – Report of the Building Official

Exhibit A – Report of the Building Official**February 27, 2018**

| LINE | PARCEL NUMBER | CASE NUMBER | PROPERTY ADDRESS | PROPERTY OWNER | FEE AMOUNT DUE | INVOICE NUMBER | CD | COUNTY CODE |
|------|-------------------|-------------|------------------|--|----------------|----------------|----|-------------|
| 1 | 001-0143-015-0000 | 17-006197 | 1629 BASLER ST | AMERICAN ESTATE/TRUST FBO STEPHEN REESE | \$1,094 | CEDCHC12096 | 3 | 0656 |
| 2 | 006-0071-043-0000 | 16-009306 | 1008 2ND ST | ARCADE OLD SAC | \$1,851 | CEDCHB05501 | 4 | 0678 |
| 3 | 006-0071-043-0000 | 16-009306 | 1008 2ND ST | ARCADE OLD SAC | \$,1851 | CEDCHB05581 | 4 | 0678 |
| 4 | 009-0115-015-0000 | 16-005764 | 527 U ST | PEDRO C FLORES | \$324 | CEDCHC11940 | 4 | 0656 |
| 5 | 010-0094-018-0000 | 17-010933 | 2117 20TH ST | LOGICAL FINANCE INC | \$269 | CEDCHC12077 | 4 | 0656 |
| 6 | 010-0127-011-0000 | 17-002765 | 2008 28TH ST | RAMIREZ REVOCABLE LIVING TRUST | \$624 | CEDCHB05609 | 4 | 0678 |
| 7 | 010-0333-021-0000 | 14-012836 | 1815 2ND AV | REBECCA A ZOGLMAN | \$119 | CEDCHC12083 | 4 | 0656 |
| 8 | 010-0352-017-0000 | 17-013341 | 2703 24TH ST | ALI ASLAM HUSSAIN | \$624 | CEDCHB05413 | 5 | 0678 |
| 9 | 010-0377-009-0000 | 10-010456 | 3445 4TH AV | 848 LLC - ELENA LARSON | \$619 | CEDCHB03823 | 5 | 0678 |
| 10 | 013-0292-003-0000 | 17-011577 | 3101 33RD ST | SAUER CHAMBERS PROPS LLC | \$624 | CEDCHB05512 | 5 | 0678 |
| 11 | 014-0121-011-0000 | 16-003233 | 4315 3RD AV | DANIEL M/ASCENCION M LOPEZ | \$169 | CEDCHC11946 | 5 | 0656 |
| 12 | 014-0184-021-0000 | 14-022496 | 3031 40TH ST | AMY MACKAYE | \$444 | CEDCHB05412 | 5 | 0678 |
| 13 | 018-0082-007-0000 | 17-010934 | 2130 20TH AV | FEDERAL NATIONAL MORTG ASSOC | \$169 | CEDCHC11956 | 5 | 0656 |
| 14 | 019-0161-002-0000 | 16-003174 | 2810 24TH AV | ANDREW GRIFFIN | \$119 | CEDCHC11960 | 5 | 0656 |

Exhibit A – Report of the Building Official**February 27, 2018**

| | | | | | | | | |
|----|-------------------|-----------|--------------------|--|------------|-------------|---|------|
| 15 | 019-0211-016-0000 | 17-008224 | 2791 FRUITRIDGE RD | DUARTE M NEVES | \$324 | CEDCHB05297 | 5 | 0678 |
| 16 | 020-0132-033-0000 | 14-009453 | 4301 36TH ST | NGOC T HOANG | \$546.41 | CEDCHB05438 | 5 | 0201 |
| 17 | 020-0132-033-0000 | 14-009453 | 4301 36TH ST | NGOC T HOANG | \$839 | CEDCHB05439 | 5 | 0678 |
| 18 | 023-0211-006-0000 | 16-022852 | 5531 27TH AV | CHRISTOPHER E GUILFORD/CYNTHIA M HUNTER | \$1,244 | CEDCHC12075 | 6 | 0656 |
| 19 | 023-0234-019-0000 | 17-008220 | 5401 60TH ST | EUGENE L DANIELS | \$664 | CEDCHB05416 | 6 | 0678 |
| 20 | 023-0234-019-0000 | 17-008220 | 5401 60TH ST | EUGENE L DANIELS | \$2,049 | CEDCHB05626 | 6 | 0678 |
| 21 | 023-0301-014-0000 | 17-013187 | 5531 ONTARIO ST | WILLIAM C KELLEY | \$1,127.27 | CEDCHB05507 | 6 | 0201 |
| 22 | 023-0301-014-0000 | 17-013187 | 5531 ONTARIO ST | WILLIAM C KELLEY | \$169 | CEDCHC11987 | 6 | 0656 |
| 23 | 024-0234-005-0000 | 17-013395 | 6049 14TH ST | EMMA SHELTON (EST OF) | \$1,344 | CEDCHC12079 | 5 | 0656 |
| 24 | 025-0081-013-0000 | 17-011433 | 2785 32ND AV | SALEEM AKHTAR KHAN | \$1,244 | CEDCHC11973 | 5 | 0656 |
| 25 | 025-0136-008-0000 | 16-017878 | 5664 NORMAN WY | VINCENT R LERA | \$1,344 | CEDCHC11980 | 5 | 0656 |
| 26 | 027-0023-001-0000 | 17-011548 | 5605 59TH ST | JOHN NGUYEN | \$510.33 | CEDCHB05493 | 6 | 0678 |
| 27 | 035-0301-006-0000 | 17-009215 | 1631 59TH AV | JAMES JAMAR LITTLEJOHN | \$269 | CEDCHC12076 | 5 | 0656 |
| 28 | 035-0325-010-0000 | 10-011272 | 2151 60TH AV | PROPEL HOUSING | \$119 | CEDCHC11957 | 5 | 0656 |
| 29 | 035-0377-004-0000 | 17-014095 | 2100 50TH AV | JASMINE RHODES | \$269 | CEDCHC12087 | 5 | 0656 |
| 30 | 038-0141-024-0000 | 13-017469 | 7606 LEMON HILL AV | BGG LLC | \$2,570.70 | CEDCHB05454 | 6 | 0678 |

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| | | | | | | | | |
|----|-------------------|-----------|--------------------|--------------------------------|------------|-------------|---|------|
| 31 | 038-0141-024-0000 | 13-017469 | 7606 LEMON HILL AV | BGG LLC | \$6,519 | CEDCHB05459 | 6 | 0201 |
| 32 | 040-0142-001-0000 | 17-014910 | 6800 75TH ST | ISABEL H WARE | \$1,763.37 | CEDCHB05603 | 6 | 0201 |
| 33 | 040-0142-001-0000 | 17-014910 | 6800 75TH ST | ISABEL H WARE | \$2,650.33 | CEDCHB05615 | 6 | 0678 |
| 34 | 040-0142-001-0000 | 17-014910 | 6800 75TH ST | ISABEL H WARE | \$1,344 | CEDCHC12073 | 6 | 0656 |
| 35 | 047-0194-008-0000 | 17-011154 | 7345 STOCKDALE ST | KELLY ANN MEDRANO | \$269 | CEDCHC12078 | 8 | 0656 |
| 36 | 049-0330-022-0000 | 13-001776 | 4211 BROOKFIELD DR | RAYMOND/MARISA ZECHENDER | \$624 | CEDCHB05430 | 8 | 0678 |
| 37 | 049-0340-017-0000 | 16-018465 | 4207 SAVANNAH LN | ANN DARLENE ELY-KING | \$269 | CEDCHC11950 | 8 | 0656 |
| 38 | 049-0440-046-0000 | 15-012311 | 7324 LUTHER DR | ALIANA W/ANDREW O KONG | \$1,464 | CEDCHB05464 | 8 | 0678 |
| 39 | 049-0440-046-0000 | 15-012311 | 7324 LUTHER DR | ALIANA W/ANDREW O KONG | \$569 | CEDCHB05577 | 8 | 0678 |
| 40 | 049-0510-004-0000 | 14-017813 | 27 QUASAR CR | BEATRICE F GREEN, TRUSTEE | \$595.33 | CEDCHB05586 | 8 | 0678 |
| 41 | 052-0043-010-0000 | 17-010957 | 2273 PIERRE AV | LORRAINE A RIEDLINGER | \$1,209 | CEDCHB05617 | 8 | 0678 |
| 42 | 052-0077-004-0000 | 17-016761 | 7640 BETH ST | HERMAN L BREWER | \$1,236.66 | CEDCHB05598 | 8 | 0678 |
| 43 | 052-0092-001-0000 | 17-000758 | 2278 KENWORTHY WY | FEDERAL NTL MTG ASSOCIATION | \$244 | CEDCHC12095 | 8 | 0656 |
| 44 | 053-0073-007-0000 | 16-020353 | 7759 DETROIT BL | ROBERTA C GRANT | \$1,709 | CEDCHB05444 | 8 | 0678 |
| 45 | 053-0073-007-0000 | 16-020353 | 7759 DETROIT BL | ROBERTA C GRANT | \$1,289 | CEDCHB05476 | 8 | 0678 |
| 46 | 078-0180-016-0000 | 14-023055 | 8651 FOLSOM BL | EQUANIMITY LLC | \$1,534.40 | CEDCHB05441 | 6 | 0678 |

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| | | | | | | | | |
|----|-------------------|-----------|--------------------|---------------------------------------|------------|-------------|---|------|
| 47 | 078-0180-016-0000 | 14-023055 | 8651 FOLSOM BL | EQUANIMITY LLC | \$659.20 | CEDCHB05515 | 6 | 0678 |
| 48 | 078-0180-016-0000 | 14-023055 | 8651 FOLSOM BL | EQUANIMITY LLC | \$1,504 | CEDCHB05602 | 6 | 0201 |
| 49 | 079-0035-001-0000 | 12-011923 | 8334 LA RIVIERA DR | VULGARA TILE HARDWOOD & CARPET INC | \$119 | CEDCHC12082 | 6 | 0656 |
| 50 | 117-0240-042-0000 | 17-007096 | 6100 HEATH WY | DANIEL L COOK/PAUL D KRAUSS | \$1,710.33 | CEDCHB05429 | 7 | 0678 |
| 51 | 117-0240-042-0000 | 17-007096 | 6100 HEATH WY | DANIEL L COOK/PAUL D KRAUSS | \$1,194 | CEDCHB05477 | 7 | 0678 |
| 52 | 117-0240-042-0000 | 17-007096 | 6100 HEATH WY | DANIEL L COOK/PAUL D KRAUSS | \$549 | CEDCHB05578 | 7 | 0678 |
| 53 | 117-0700-002-0006 | 17-016847 | 8200 CENTER PKWY 6 | VLADISLAV KIRICHENKO | \$594 | CEDCHB05590 | 7 | 0678 |
| 54 | 118-0033-038-0000 | 16-018943 | 7748 QUINBY WY | JOHN V/JUAN R/MARIA GARCIA | \$1,094 | CEDCHC12092 | 8 | 0656 |
| 55 | 118-0195-004-0000 | 15-008317 | 5518 SEYFERTH WY | DAVI THAI TRINH | \$119 | CEDCHC12084 | 8 | 0656 |
| 56 | 119-2140-007-0000 | 16-014236 | 7884 MONALDO WK | SANJAY KUMAR/FNU MUNISHIUWANI | \$549 | CEDCHB05403 | 7 | 0678 |
| 57 | 225-0853-018-0000 | 16-020361 | 3190 LEMITAR WY | RICHARD C SEDER | \$244 | CEDCHC11602 | 3 | 0656 |
| 58 | 225-1080-022-0000 | 17-011790 | 1735 ITASCA AV | LEONARD YANG | \$624 | CEDCHB05423 | 1 | 0678 |
| 59 | 225-1880-079-0000 | 16-009380 | 3060 PALMATE WY | MOBEEN YAMIN/NOSHEEN ASLAM | \$1,344 | CEDCHC11961 | 1 | 0656 |
| 60 | 226-0070-052-0000 | 15-024481 | 223 PINEDALE AV | ROSEMARY A WHITLEY REV TRUST | \$479.80 | CEDCHB05435 | 2 | 0201 |
| 61 | 226-0070-052-0000 | 15-024481 | 223 PINEDALE AV | ROSEMARY A WHITLEY REV TRUST | \$559 | CEDCHB05436 | 2 | 0678 |
| 62 | 226-0070-052-0000 | 15-024481 | 223 PINEDALE AV | ROSEMARY A WHITLEY REV TRUST | \$1,519 | CEDCHC11932 | 2 | 0656 |

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| | | | | | | | | |
|----|-------------------|-----------|--------------------|--|------------|-------------|---|------|
| 63 | 238-0072-019-0000 | 17-000780 | 613 MACARTHUR ST | RUSSELL FUGETT FAMILY TRUST | \$549 | CEDCHB05576 | 2 | 0678 |
| 64 | 238-0201-005-0000 | 16-022272 | 2209 NORTH AV | BLAIR IVERSON/JUDITH DOYLE | \$1,344 | CEDCHC11948 | 2 | 0656 |
| 65 | 250-0063-014-0000 | 07-045272 | 581 GRAND AV | CAROLINE A/LOU EDNA PRUITT | \$2,806.25 | CEDCHB05605 | 2 | 0201 |
| 66 | 250-0083-005-0000 | 15-001912 | 528 LINDSAY AV | NORCAL HOUSING/ECONOMIC DEVELOPMENT CORP | \$549 | CEDCHB05572 | 2 | 0678 |
| 67 | 250-0091-026-0000 | 17-014778 | 644 GRAND AV | HUGO C RAMIREZ | \$624 | CEDCHB05475 | 2 | 0678 |
| 68 | 251-0043-003-0000 | 09-043818 | 3945 BALSAM ST | EDGAR TOVAR | \$290 | CEDCHB05483 | 2 | 0201 |
| 69 | 251-0212-011-0000 | 14-014185 | 1320 LOS ROBLES BL | EDDIE AMUNEKE | \$839 | CEDCHB05508 | 2 | 0678 |
| 70 | 252-0012-021-0000 | 15-003624 | 3938 IVY ST | THOMAS REVOCABLE TRUST | \$664.74 | CEDCHB05452 | 2 | 0201 |
| 71 | 252-0012-021-0000 | 15-003624 | 3938 IVY ST | THOMAS REVOCABLE TRUST | \$15,319 | CEDCHB05453 | 2 | 0201 |
| 72 | 252-0124-012-0000 | 17-008660 | 3705 PRESIDIO ST | RICK CUNNIFFE | \$1,244 | CEDCHC11970 | 2 | 0656 |
| 73 | 262-0195-003-0000 | 14-016961 | 2725 NORMINGTON DR | CARL HUFFSTUTLER | \$881.66 | CEDCHB05584 | 3 | 0678 |
| 74 | 263-0053-015-0000 | 16-027464 | 180 LINDLEY DR | NAYOMA B MCCRAY | \$484 | CEDCHB05573 | 2 | 0678 |
| 75 | 263-0341-008-0000 | 16-019943 | 30 ARCADE BL | GUILLERMO SEGURA/VERONICA GUERRERO CONTRERAS | \$169 | CEDCHC11951 | 2 | 0656 |
| 76 | 265-0261-066-0000 | 16-011397 | 1115 GLENROSE AV | WELLS FARGO BANK | \$549 | CEDCHB05402 | 2 | 0678 |
| 77 | 265-0301-007-0000 | 10-005090 | 1021 OLIVERA WY | DAVID/LANORA GARIBAY | \$504 | CEDCHB05414 | 2 | 0678 |

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| | | | | | | | | |
|--------------|-------------------|-----------|-------------------|--------------------|--------------------|-------------|---|------|
| 78 | 295-0040-047-0000 | 16-026874 | 910 UNIVERSITY AV | 910 UNIVERSITY LLC | \$759 | CEDCHB05404 | 6 | 0678 |
| 79 | 295-0040-047-0000 | 16-026874 | 910 UNIVERSITY AV | 910 UNIVERSITY LLC | \$1,344 | CEDCHC11929 | 6 | 0656 |
| TOTAL | | | | | \$88,602.78 | | | |