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**CITY OF SACRAMENTO
CALIFORNIA**

**NEIGHBORHOOD SERVICES
DEPARTMENT**

**1231 I STREET, SUITE 200
SACRAMENTO, CA
95814-2997**

**Housing & Dangerous Buildings
916-264-5404
FAX: 264-6833**

March 12, 2004

City Council
Sacramento, California

Honorable Members in Session:

**SUBJECT: HOUSING CASE FEES AND PENALTIES -- FINDINGS OF FACT FOR
SPECIAL ASSESSMENT LIENS**

LOCATION AND COUNCIL DISTRICT: Citywide

RECOMMENDATION:

It is recommended that the City Council adopt the attached 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 PERSON: Ron O'Connor, Chief Building Inspector, Neighborhood Services
Department, 264-8183**

FOR COUNCIL MEETING OF: April 13, 2004

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.

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 have 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:

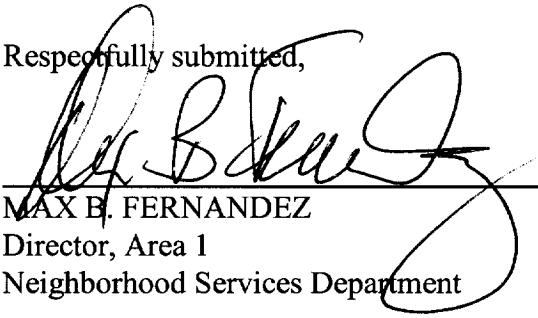
Conducting the lien hearing is in accordance with Sacramento City Code Titles 8.96 and 8.100. All property owners listed in the attachment were afforded an opportunity to appear before an impartial hearing examiner or hearing board for the stated violation. Each owner was afforded the additional opportunity 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.

E/SBD ISSUES:


Not applicable.

Respectfully submitted,



MAX B. FERNANDEZ
Director, Area 1
Neighborhood Services Department

Recommendation approved:



ROBERT P. THOMAS
City Manager

Attachments:

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RESOLUTION NO.

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF _____

A RESOLUTION ACCEPTING THE FINDINGS OF FACT OVERRULING PROTESTS AND PLACING LIENS ON PROPERTIES FOR UNPAID ASSESSMENTS AS SHOWN ON ATTACHMENT FOR HOUSING AND DANGEROUS BUILDINGS CASE FEES AND PENALTIES

WHEREAS:

- A. The Neighborhood Services Department, Code Enforcement Division, Housing & Dangerous Buildings Inspections, in accordance with Sacramento City Code, Chapter 8.96 Article IX did provide 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; and
- B. Notice of the time and place of hearing was given in accordance with Sacramento City Code, Chapter 8.96 Article IX; and
- C. The Neighborhood Services Department, Code Enforcement Division, 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; and
- D. The Neighborhood Services Department, Code Enforcement Division, 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; and
- E. The City Council has found the unpaid fees and penalties to be a reasonable cost.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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NOW THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF SACRAMENTO THAT:

1. The reasonable penalties in the aggregate amount not to exceed \$40,112.06 for unpaid fees and penalties is the sum set forth on the attachment 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 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.

MAYOR

CITY CLERK

Attachment

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

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Housing Case Fees & Penalties -- Attachment

April 13, 2004

Line #	Parcel Number	Case Number	Property Address	Property Owner	Amount Due	Invoice Number	Council District	County ID
1	002-0132-010-0000	H020007371	500 16th St	Zoilo C. and Luz F. Cendana	1,800.00	HCE030390	1	0656
2	007-0264-021-0000	H000027621	2501 P St	Luis Leyva and Elvia Leyva	7,499.98	HCE040121	3	0656
3	009-0056-019-0000	E030007678	515 T St	John Terra	715.00	VECT040002	4	0656
4	010-0205-007-0000	3324VST01	3324 V St	Bruce H. Thomas	4,999.99	HCE030465	1	0656
5	013-0341-070-0000	H010018886	3321 33rd St	Estate of John E. Hebert Jr.	2,000.00	HCE040037	5	0656
6	014-0071-021-0000	253639ST00	2536 39th St	Nick A. and Anna M. Schroeder	156.00	HCE040003	5	0656
7	020-0112-037-0000	H030012677	4101 32nd St	Christopher L & Stephanie Terrell	740.00	HCE040133	5	0656
8	021-0021-020-0000	H030027039	4917 15th Av	Vincent Cecchetti	827.00	HCE040130	5	0656
9	021-0021-020-0000	H030027039	4917 15th Av	Vincent Cecchetti	594.00	HCE040131	5	0678
10	022-0272-019-0000	H030020308	5445 McGlashan St	First Shelter Inc.	85.00	HCE040158	5	0656
11	022-0272-019-0000	H030020308	5445 McGlashan St	First Shelter Inc.	1,062.00	HCE040159	5	0678
12	023-0132-017-0000	H030007854	5105 Esmeralda St	George P. Martinez	175.00	HCE040018	6	0656
13	023-0132-017-0000	H030007854	5105 Esmeralda St	George P. Martinez	714.00	HCE040019	6	0678
14	035-0041-019-0000	H020034259	1431 Dickson St	Dorris Lindsay	240.00	HCE040141	4	0678
15	047-0022-001-0000	E020032783	1400 Florin Rd	Tomasi & Laumanu Vailea	715.00	VECT040003	8	0656
16	048-0135-004-0000	H030017000	7581 Lemarsh Wy	Efrain and Rosemarie Cordova	415.00	HCE040020	8	0656
17	048-0135-004-0000	H030017000	7581 Lemarsh Wy	Efrain and Rosemarie Cordova	1,548.00	HCE040021	8	0678

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Housing Case Fees & Penalties -- Attachment

April 13, 2004

Line #	Parcel Number	Case Number	Property Address	Property Owner	Amount Due	Invoice Number	Council District	County ID
18	052-0035-004-0000	H020007042	2232 Kenworthy Wy	Steven S. Lopez	2,499.99	HCE040004	8	0656
19	238-0160-030-0000	H030018416	2244 Downar Wy	John Saunders	1,559.70	HCE040137	2	0656
20	250-0150-013-0000	H030007592	716 South Av	Pete Lopes	766.00	HCE030449	2	0656
21	250-0150-013-0000	H030007592	716 South Av	Pete Lopes	180.00	HCE030450	2	0678
22	251-0132-016-0000	H020010104	3604 Rio Linda Blvd	Connie & George W. Bladh	815.00	HCE040140	2	0656
23	252-0014-001-0000	H030025456	1812 North Av	Jimmy Tran & Nancy Mai	810.00	HCE040148	2	0656
24	252-0014-001-0000	H030025456	1812 North Av	Jimmy Tran & Nancy Mai	3,270.00	HCE040149	2	0678
25	262-0082-024-0000	H030014474	515 Curran Av	Duane Lyons	815.00	HCE040139	1	0656
26	263-0041-017-0000	H030009445	801 Arcade Bl	Jaime Raul and Rosie E. Hernandez	715.00	HCE040127	2	0656
27	263-0093-001-0000	H030025926	3000 Altos Av	3000 Altos Land Trust	970.00	HCE040153	2	0656
28	263-0151-006-0000	H030007281	2651 Grove Av	R. Leon & Mary L. Ealey	1,749.60	HCE040152	2	0656
29	265-0052-016-0000	H020014788	1550 #5 Arcade Bl	Winona Simmons	1,035.00	HCE040154	3	0656
30	265-0262-012-0000	H030009974	2730 Clay St	Svend B & Sonja Robinson Trust, Etal	346.80	HCE040142	2	0657
31	265-0262-012-0000	H030009974	2730 Clay St	Svend B & Sonja Robinson Trust, Etal	294.00	HCE040143	2	0678

\$40,112.06

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