



## City Council Report

915 I Street, 1<sup>st</sup> Floor  
Sacramento, CA 95814

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**File ID:** 2017-00233

February 28, 2017

**Public Hearing Item 21**

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**Title: Housing and Dangerous Buildings Case Fees – Findings of Fact for Special Assessment (Noticed 10/13/2016 & 12/16/2016)**

**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 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. Subsequent to 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:** There are no sustainability considerations.

**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 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

## **RESOLUTION NO. 2017-**

Adopted by the Sacramento City Council

February 28, 2017

### **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 \$47,455 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 28, 2017**

<b>LINE</b>	<b>PARCEL NUMBER</b>	<b>CASE NUMBER</b>	<b>PROPERTY ADDRESS</b>	<b>PROPERTY OWNER</b>	<b>FEE AMOUNT DUE</b>	<b>INVOICE NUMBER</b>	<b>CD</b>	<b>COUNTY CODE</b>
1	002-0132-011-0000	14-018214	508 16TH ST	TARIQ M RASULI	\$119.00	CEDCHC11394	4	0656
2	004-0171-001-0000	15-025627	236 39TH ST	ALLIANCE DIRECT CAPITAL GROUP INC	\$1,619.00	CEDCHC11289	3	0656
3	004-0342-020-0000	16-012571	706 56TH ST	ENTEZARI/KOSHFAM	\$565.00	CEDCHB04674	3	0678
4	006-0053-002-0000	16-016844	1310 H ST	JOSEPH COOPER	\$664.00	CEDCHB04842	4	0678
5	007-0216-017-0000	16-009702	3165 O ST	BETTYE A HAZEN, TRUSTEE	\$259.00	CEDCHB04619	3	0678
6	007-0216-017-0000	16-009702	3165 O ST	BETTYE A HAZEN, TRUSTEE	\$319.00	CEDCHC11296	3	0656
7	009-0054-016-0000	15-020290	421 T ST	DAVID ANDREW SCANLON	\$1,557.00	CEDCHC11284	4	0656
8	009-0092-003-0000	16-000159	1500 S ST	RED KNOLL 15TH & S STREET LLC	\$1,105.00	CEDCHB04666	4	0678
9	010-0151-020-0000	15-024526	1811 W ST	MARK ORTIZ	\$119.00	CEDCHC11269	4	0656
10	010-0385-002-0000	15-005892	3608 3RD AV	848 LLC	\$1,619.00	CEDCHC11311	5	0656
11	020-0132-004-0000	16-007670	3642 18TH AV	ANTONIA MARTINEZ	\$1,562.60	CEDCHB04623	5	0678
12	020-0132-004-0000	16-007670	3642 18TH AV	ANTONIA MARTINEZ	\$219.00	CEDCHC11298	5	0656
13	020-0213-016-0000	14-014912	3748 19TH AV	KNIGHTHEAD LLC	\$307.00	CEDCHB04686	5	0678
14	020-0214-031-0000	12-010605	3631 21ST AV	ELLA MAE LOFTON	\$259.00	CEDCHB04672	5	0678

**Exhibit A – Report of the Building Official**

**February 28, 2017**

15	020-0214-031-0000	12-010605	3631 21ST AV	ELLA MAE LOFTON	\$355.00	CEDCHB04621	5	0678
16	021-0021-020-0000	16-002637	4917 15TH AV	MARIE I MERTZ	\$1,619.00	CEDCHC11334	5	0656
17	021-0333-003-0000	15-008740	4560 69TH ST	BINH NGUYEN & IRIS TRAN	\$219.00	CEDCHC11260	6	0656
18	024-0102-006-0000	15-023622	907 STERN CR	VIRGINIA J DICKSON	\$1,619.00	CEDCHC11286	4	0656
19	027-0035-006-0000	16-009488	5701 64TH ST	DEUTSCHE BANK NATIONAL TRUST CO	\$1,659.00	CEDCHB04838	6	0678
20	027-0035-006-0000	16-009488	5701 64TH ST	DEUTSCHE BANK NATIONAL TRUST CO	\$1,294.00	CEDCHC11398	6	0656
21	029-0174-003-0000	16-006249	5979 GLORIA DR	ELVERA L PETRELL	\$1,619.00	CEDCHC11403	5	0656
22	029-0174-003-0000	16-006249	5979 GLORIA DR	ELVERA L PETRELL	\$550.33	CEDCHB04847	5	0678
23	035-0032-018-0000	16-008558	1519 STERLING ST	VILLARREAL LLC	\$224.60	CEDCHB04616	5	0678
24	035-0325-010-0000	10-011272	2151 60TH AV	CHAD NOVICK	\$350.60	CEDCHB04685	5	0678
25	036-0133-005-0000	15-018306	6644 30TH ST	MARIO J WOODS	\$307.00	CEDCHB04626	5	0678
26	047-0044-007-0000	16-011890	7233 CROMWELL WY	SHERTXIA INC/CHOUA VANG	\$433.00	CEDCHB04654	8	0678
27	049-0510-004-0000	14-017813	27 QUASAR CR	BEATRICE F GREEN TRUSTEE	\$119.00	CEDCHC11330	8	0656
28	052-0033-004-0000	13-013978	7633 22ND ST	JONATHAN TORRENTE & CLARENCE LEW	\$217.00	CEDCHB04678	8	0678
29	117-0240-042-0000	16-011698	6100 HEATH WY	DANIEL L COOK	\$721.00	CEDCHB04658	7	0678
30	117-0350-077-0000	15-019925	6 PIVOT CT	GENARO G RAMOS	\$1,619.00	CEDCHC11283	7	0656

**Exhibit A – Report of the Building Official**

**February 28, 2017**

31	117-0350-086-0000	14-011875	7936 RICHION DR	KATT 2002 FAMILY TRUST	\$605.33	CEDCHB04853	7	0678
32	117-1250-053-0000	16-005284	5541 REXLEIGH CT	US BANK NTL ASSOCIATION	\$1,619.00	CEDCHC11335	8	0656
33	119-0296-018-0000	16-002541	6 DEER GROVE CT	KUMAR SURENDRA/AMITA	\$1,519.00	CEDCHC11318	7	0656
34	225-0430-060-0000	16-003207	2880 STONECREEK DR	RONALD/YVETTE LEE	\$307.00	CEDCHB04665	3	0678
35	225-0430-060-0000	16-003207	2880 STONECREEK DR	RONALD/YVETTE LEE	\$625.00	CEDCHB04681	3	0678
36	225-0430-060-0000	16-003207	2880 STONECREEK DR	RONALD/YVETTE LEE	\$379.00	CEDCHB04636	3	0678
37	225-0500-001-0000	16-011701	2795 TRUXEL RD	STACEY ELFRINK	\$385.00	CEDCHB04656	3	0678
38	225-0632-001-0000	16-010933	3152 MIRAMONTE DR	RANITA PRASAD	\$241.00	CEDCHB04638	3	0678
39	225-1270-021-0000	15-020888	16 ASTERISM CT	ZABI OMARY	\$1,619.00	CEDCHC11276	1	0656
40	225-1350-084-0000	15-019839	3600 BILSTED WY	MIGUEL MONNTELONGO/ROSALINDA ZEPEDA	\$1,619.00	CEDCHC11282	1	0656
41	226-0070-052-0000	15-024481	223 PINEDALE AV	ROSEMARY A WHITLEY REV TRUST	\$338.60	CEDCHB04673	2	0678
42	237-0192-013-0000	15-020884	712 GRANGER AV	REDWOOD STREET PROPERTIES LLC	\$1,619.00	CEDCHC11285	2	0656
43	250-0063-014-0000	07-045272	581 GRAND AV	CAROLINE A/LOU EDNA PRUITT	\$259.00	CEDCHB04630	2	0678
44	250-0121-016-0000	15-005728	445 W SILVER EAGLE RD	NATIONSTAR MORTGAGE LLC	\$119.00	CEDCHC11332	3	0656
45	250-0420-061-0000	16-014955	3481 RANCHO RIO WY	RICHARD M MCLAUGHLIN	\$624.00	CEDCHB04859	3	0678

**Exhibit A – Report of the Building Official**

**February 28, 2017**

46	251-0204-015-0000	15-025325	1030 CONGRESS AV	DHANRAJ SAHADEO	\$1,619.00	CEDCHC11288	2	0656
47	251-0212-036-0000	15-017875	1217 RIVERA DR	FH INVS LLC FIROOZEH HARNONIAN LIVING TRUST	\$219.00	CEDCHC11281	2	0656
48	252-0012-021-0000	15-003624	3938 IVY ST	THOMAS REVOCABLE TRUST	\$1,089.00	CEDCHB04839	2	0678
49	263-0241-031-0000	15-017467	2556 TRACTION AV	MIAN HABIB HAIDER/NORMA SAENZ LIVING TRUST	\$2,189.00	CEDCHC11307	2	0656
50	265-0261-066-0000	16-011397	1115 GLENROSE AV	WELLS FARGO BANK	\$1,094.00	CEDCHC11405	2	0656
51	265-0261-066-0000	16-011397	1115 GLENROSE AV	WELLS FARGO BANK	\$379.00	CEDCHB04671	2	0678
52	265-0261-066-0000	16-011397	1115 GLENROSE AV	WELLS FARGO BANK	\$433.00	CEDCHB04679	2	0678
53	265-0261-066-0000	16-011397	1115 GLENROSE AV	WELLS FARGO BANK	\$119.00	CEDCHC11324	2	0656
54	265-0261-066-0000	16-011397	1115 GLENROSE AV	WELLS FARGO BANK	\$1,234.00	CEDCHB04854	2	0678
55	265-0341-005-0000	15-017868	2546 TAFT ST	CHARLES S COLARD (EST OF)	\$569.00	CEDCHB04845	2	0678
56	265-0341-005-0000	15-017868	2546 TAFT ST	CHARLES S COLARD (EST OF)	\$119.00	CEDCHC11402	2	0656
57	266-0331-016-0000	15-023994	2610 ALBATROSS WY	TRESSIE C BACCELLIA	\$1,519.00	CEDCHC11287	2	0656
58	266-0361-018-0000	14-020721	2560 PRINCETON ST	RICHARDO GONZALEZ	\$119.00	CEDCHC11305	2	0656
59	275-0113-012-0000	15-018444	1117 EL MONTE AV	REDWOOD STREET PROPERTIES LLC	\$1,657.00	CEDCHC11317	2	0656
<b>TOTAL</b>					<b>\$47,454.06</b>			