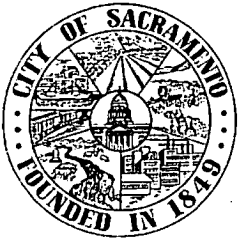


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CITY OF SACRAMENTO
CALIFORNIA

OFFICE OF THE
CITY MANAGER

June 23, 1980

CITY HALL
915 I STREET - 95814
(916) 449-5704

City Council
Sacramento, California

Honorable Members in Session:

SUBJECT: Lonnie Landrum, 325 Barrette Avenue, Apartment 1

SUMMARY

On June 10, 1980, Lonnie Landrum appeared before the City Council to register a formal complaint against the City Building Inspection Division. Mr. Landrum alleged that the City Building Inspection Division was not responsive to his complaints and had refused to inspect his apartment. He stated that the apartment had major defects resulting in unsafe living conditions.

BACKGROUND

I met with Mr. Landrum on June 11, 1980 in my office. He alleges that the apartment in which he resides at 325 Barrette Avenue is unsafe and unsanitary. He lists electrical defects, water damage, an inoperable hot water faucet, water-soaked lineoleum in the kitchen, the outside steps have dry rot, cockroaches, etc. After discussing these defects in detail, I informed Mr. Landrum that I would contact the Housing Inspector and the County Health Department and schedule an inspection.

In my conversation with Mr. Landrum I also informed him that if in the Building Inspector's opinion none of these defects is detrimental to safety (i.e. health of the occupant), he would not write them up.

Mr. Don Nelson, from the Building Inspection Division, conducted an inspection of the above listed property on June 13, 1980 and the following are the deficiencies existing there:

1. Switch in living room inoperative.
2. Reverse grade on installation of air conditioning wall unit causing water to drip inside structure (kitchen area).
3. No locks on sliding glass windows
4. Two small holes in sheetrock, bedroom area.
No dry rot visible.

No code requirements for window locks or safety strips on stairs.

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By the City Council
Office of the City Clerk

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Tenant requested a copy of write-up on inspection findings. He was informed that information was given to property owner only.

CONCLUSION

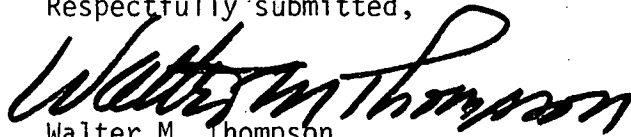
Mr. Don Nelson, Building Inspector, is of the opinion that none of the items are critical and that a corrective notice report would not be initiated.

As a result of this meeting Mr. Nelson found out that Mr. Landrum and the owner are involved in litigation due to the failure of Mr. Landrum to pay his rent for the last six (6) months. This was also substantiated by Mr. Dan Jacobson of the County Health Department who is being subpoenaed to appear in court on this matter.

RECOMMENDATION

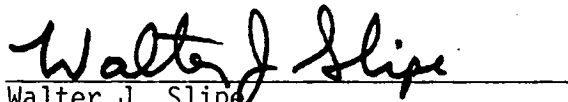
The problem that exist should be resolved between Mr. Landrum and his landlord. The minor deficiencies noted do not require any additional City action.

Respectfully submitted,



Walter M. Thompson
Citizens Assistance Officer

Recommendation Approved:



Walter J. Slipe
City Manager