
File ID: 2024-01849

11/12/2024

Public Hearing Item 13.

**Housing and Dangerous Buildings Case Fees - Findings of Fact for Special Assessment
(Noticed 08/15/2024)**

File ID: 2024-01849

Location: Citywide

Recommendation: Conduct a public hearing and upon conclusion, adopt a **Resolution** making the unpaid expenses incurred by the City in abating nuisances, in the amount as listed on Exhibit A, personal obligations of the respective property owners and special assessments against their properties.

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

Presenter: Peter Lemos, 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 Housing and Dangerous Buildings Case Fees - Findings of Fact for Special Assessment that is the subject of this report is a fiscal activity of the local government that does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment, and is not a project under the California Environmental Quality Act (CEQA). (Public Resources Code sections 21065 and 21080 and CEQA Guidelines section 15378(b)(4).) No CEQA review is required. CEQA Guidelines section 15060(c)(3).

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 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. 2024-

Adopted by the Sacramento City Council

November 12, 2024

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 \$59,993 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

ITEM NO.	PARCEL NUMBER	CASE NUMBER	PROPERTY ADDRESS	PROPERTY OWNER	FEE AMOUNT DUE	INVOICE NUMBER	CD	COUNTY CODE
1	003-0153-021-0000	21-050390	423 28TH ST	AHMAD RASHID	\$305	CDDCHC19093	4	0656
2	003-0201-018-0000	18-028413	2719 G ST	BRANDON HUGHES LIVING TRUST	\$305	CDDCHC19082	4	0656
3	004-0193-006-0000	22-038638	432 42ND ST	EST OF YOLANDA RAMIREZ	\$305	CDDCHC19222	4	0656
4	006-0024-034-0000	23-002073	401 J ST	SOO YUEN BENEV ASSN OF SACTO	\$305	CDDCHC19127	4	0656
5	006-0024-034-0000	23-002073	401 J ST	SOO YUEN BENEV ASSN OF SACTO	\$305	CDDCHC19509	4	0656
6	006-0034-009-0000	21-016040	727 J ST	J STREET REFORMATION	\$305	CDDCHC19454	4	0656
7	006-0034-009-0000	21-016040	727 J ST	J STREET REFORMATION	\$305	CDDCHC19132	4	0656
8	006-0034-010-0000	21-016041	725 J ST	J STREET REFORMATION	\$305	CDDCHC19456	4	0656
9	006-0034-040-0000	21-016041	725 J ST	J STREET REFORMATION	\$305	CDDCHC19130	4	0656
10	006-0104-001-0000	22-027463	1000 K ST	1000 K STREET SACRAMENTO LLC	\$305	CDDCHC19448	4	0656
11	007-0092-023-0000	23-033755	2101 L ST	REDMAN HALL LLC	\$305	CDDCHC19458	4	0656
12	007-0164-021-0000	21-048893	2501 N ST	WE HOLD RIGHT LLC	\$305	CDDCHC19195	4	0656
13	007-0191-020-0000	24-000444	1232 NEW MOON ALY	SISA PROPERTIES LLC	\$1,847.50	CDDCHC19212	4	0656
14	007-0212-015-0000	20-030463	3003 O ST	LAWTON PROPERTY HOLDINGS LLC	\$740	CDDCHB09757	4	0678
15	007-0212-015-0000	20-030463	3003 O ST	LAWTON PROPERTY HOLDINGS LLC	\$625	CDDCHB09730	4	0678
16	009-0334-006-0000	21-017236	2664 HARKNESS ST	THOMAS SKILLMAN III/JULIA MORRIS	\$305	CDDCHC19163	7	0656

17	010-0114-014-0000	21-046861	2118 26TH ST	THOMAS GENE HARRIS	\$47.50	CDDCHC19097	4	0656
18	011-0135-010-0000	23-009185	4880 T ST	JACKIE BARITELL TRUST	\$305	CDDCHC19164	6	0656
19	013-0281-034-0000	24-004152	3207 FRANKLIN BL	ALBERT TRESKON REVOCABLE TRUST	\$1,075	CDDCHC19201	5	0656
20	014-0192-005-0000	18-031390	3024 44TH ST	AGUSTIN MONTALVO	\$305	CDDCHC19122	5	0656
21	014-0261-007-0000	23-043523	3726 39TH ST	ELIZABETH MONTELONGO	\$305	CDDCHC19118	5	0656
22	014-0294-008-0000	22-046442	3840 STOCKTON BL	GEORGIA J ADAMS 2010 REVOCABLE TRUST	\$305	CDDCHC19124	5	0656
23	015-0061-035-0000	20-015413	5624 BROADWAY	MARTA MAESTAS	\$305	CDDCHC19177	6	0656
24	015-0061-035-0000	20-015413	5624 BROADWAY	MARTA MAESTAS	\$305	CDDCHC19468	6	0656
25	015-0113-055-0000	22-044476	3341 STOCKTON BL	CHAD M NOVICK/H PETER NOVICK REVOCABLE TRUST	\$305	CDDCHC19120	6	0656
26	015-0215-002-0000	21-026774	3560 58TH ST	RAMIREZ ROBERTO H/TR	\$305	CDDCHC19194	6	0656
27	015-0242-027-0000	22-034633	3717 STOCKTON BL	ANGELA MARIE LOPES	\$305	CDDCHC19197	6	0656
28	016-0211-011-0000	18-033183	5270 RIVERSIDE BL	JUAN M ROCHA	\$305	CDDCHC19115	7	0656
29	016-0313-008-0000	21-041917	1136 DERICK WY	DAVID PRICE PENTONEY	\$305	CDDCHC19096	7	0656
30	018-0163-020-0000	23-045536	2145 IRVIN WY	EST OF WILLIAM F PARDI	\$305	CDDCHC19169	5	0656
31	018-0242-006-0000	24-007097	5500 23RD ST	PEARL PARKER/LYNNE GREENWOOD LIVING TRUST	\$1,272.50	CDDCHC19447	5	0656
32	019-0065-004-0000	22-038463	2913 16TH AV	2913 16TH AVENUE LLC	\$305	CDDCHC19221	5	0656
33	019-0065-004-0000	22-038463	2913 16TH AV	2913 16TH AVENUE LLC	\$780	CDDCHB09961	5	0678

34	019-0071-001-0000	16-028289	4421 24TH ST	PANAMA POTTERY LLC	\$305	CDDCHC19184	5	0656
35	019-0191-031-0000	22-033472	3061 29TH AV	SALVADOR VALENCIA	\$305	CDDCHC19084	5	0656
36	019-0191-031-0000	22-033472	3061 29TH AV	SALVADOR VALENCIA	\$305	CDDCHC19230	5	0656
37	002-0122-006-0000	24-009491	1224 E ST	1224 E STREET LLC	\$150	CDDCHC19140	4	0656
38	021-0021-022-0000	24-003980	4909 15TH AV	RAMIREZ REVOCABLE LIVING TRUST	\$650	CDDCHB09800	6	0678
39	021-0021-022-0000	24-003980	4909 15TH AV	RAMIREZ REVOCABLE LIVING TRUST	\$1,225	CDDCHC19001	6	0656
40	021-0021-022-0000	24-003980	4909 15TH AV	RAMIREZ REVOCABLE LIVING TRUST	\$100	CDDCHC19464	6	0656
41	021-0041-036-0000	21-046236	3952 57TH ST	SHANTE DANMOLE	\$305	CDDCHC19196	6	0656
42	021-0291-040-0000	22-036084	5525 20TH AV	EDWIN H/NOBUKO ALLISON	\$700.75	CDDCHB09553	6	0678
43	021-0302-042-0000	22-026851	5823 21ST AV	MICHAEL/MICHAELA/CONNER PURNELL	\$305	CDDCHC19173	6	0656
44	022-0067-006-0000	23-004536	4810 47TH ST	JAMIE L CELAYA	\$305	CDDCHC19172	6	0656
45	022-0067-006-0000	23-004536	4810 47TH ST	JAMIE L CELAYA	\$305	CDDCHC19469	6	0656
46	022-0094-040-0000	22-047522	3731 26TH AV	HOWARD SUTTON	\$305	CDDCHC19470	5	0656
47	022-0094-040-0000	22-047522	3731 26TH AV	HOWARD SUTTON	\$305	CDDCHC19167	5	0656
48	022-0152-002-0000	24-009081	3300 27TH AV	LYNETTE/JACK O CHADWICK	\$1,225	CDDCHC19160	5	0656
49	022-0161-013-0000	23-029103	3611 27TH AV	LAWRENCE FAMILY TRUST	\$305	CDDCHC19176	5	0656
50	023-0161-004-0000	19-030255	5290 64TH ST	DAVID A WHITLOCK	\$305	CDDCHC19136	6	0656

51	023-0294-001-0000	21-013962	5408 ONTARIO ST	FRED A/LE T FORREST FAMILY TRUST	\$305	CDDCHC19179	6	0656
52	026-0072-005-0000	19-005563	5641 53RD ST	JULIA UMANA	\$305	CDDCHC19183	6	0656
53	026-0072-005-0000	19-005563	5641 53RD ST	JULIA UMANA	\$305	CDDCHC19475	6	0656
54	027-0071-017-0000	24-000392	5630 79TH ST	ELIZABETH MONTOYA	\$305	CDDCHC19180	6	0656
55	027-0071-017-0000	24-000392	5630 79TH ST	ELIZABETH MONTOYA	\$305	CDDCHC19465	6	0656
56	027-0104-004-0000	24-016534	5920 34TH AV	ELIZABETH M LABRADO 2007 REVOCABLE TRUST	\$150	CDDCHC19482	6	0656
57	027-0350-022-0000	20-040718	8140 36TH AV	RICHARD G BARGE 2022 REVOCABLE TRUST	\$305	CDDCHC19083	6	0656
58	027-0350-022-0000	20-040718	8140 36TH AV	RICHARD G BARGE 2022 REVOCABLE TRUST	\$305	CDDCHC19219	6	0656
59	030-0630-009-0000	23-031277	6830 WAVECREST WY	PAMELA J SUWINSKY	\$305	CDDCHC19174	7	0656
60	030-0630-009-0000	23-031277	6830 WAVECREST WY	PAMELA J SUWINSKY	\$305	CDDCHC19471	7	0656
61	031-0873-060-0000	20-002993	14 EDUARDO CT	DANIEL KADELL	\$305	CDDCHC19229	7	0656
62	035-0054-006-0000	24-000187	1609 KITCHNER RD	BALKAR SINGH THIND/ SIMRAN KAUR THIN LIVING TRUST	\$47.50	CDDCHC19206	5	0656
63	035-0132-019-0000	22-048579	2325 GLEN ELLEN CR	MARIO ALACLA	\$305	CDDCHC19472	5	0656
64	035-0132-019-0000	22-048579	2325 GLEN ELLEN CR	MARIO ALACLA	\$305	CDDCHC19182	5	0656
65	035-0255-007-0000	23-026372	6961 HOGAN DR	TRACY N BEASLEY TRUST	\$305	CDDCHC19170	5	0656
66	035-0255-007-0000	23-026372	6961 HOGAN DR	TRACY N BEASLEY TRUST	\$305	CDDCHC19474	5	0656
67	035-0324-013-0000	24-010662	2146 60TH AV	GAIL A ROE	\$1,225	CDDCVP00098	5	0206

68	038-0350-048-0000	20-003060	6242 RING DR	GOLD RIVER PROPERTIES INC	\$305	CDDCHC19225	6	0656
69	038-0350-048-0000	20-003060	6242 RING DR	GOLD RIVER PROPERTIES INC	\$305	CDDCHC19085	6	0656
70	039-0201-007-0000	24-010144	5900 RIZA AV	KARMA APARTMENTS LLC/NOMADE HILL CAPITAL LLC	\$640	CDDCHB09876	6	0678
71	041-0120-009-0012	23-046650	3811 FLORIN RD #12	PAUL JOSEPH/MELODY YANG	\$305	CDDCHC19190	5	0656
72	043-0240-035-0000	24-003388	7600 TIERRA WOOD WY	ESTATE OF LEOTHIA HILL	\$2,326.33	CDDCHB09827	6	0678
73	043-0240-035-0000	24-003388	7600 TIERRA WOOD WY	ESTATE OF LEOTHIA HILL	\$1,272.50	CDDCHC19033	6	0656
74	047-0136-004-0000	23-032393	7313 STOCKDALE ST	MELISSA ESSICK	\$305	CDDCHC19119	8	0656
75	047-0254-011-0000	23-016731	2064 67TH AV	BOBBY FISHER LLC	\$566.67	CDDCHB09968	8	0678
76	048-0043-003-0000	22-022068	7431 PUTNAM WY	WESLEY THOMAS SABIN JR	\$305	CDDCHC19193	8	0656
77	048-0106-011-0000	23-041462	7530 21ST ST	CHARLES/WILLIE STALLWORTH/DOROTHY MOODY/ETAL	\$305	CDDCHC19090	8	0656
78	049-0370-001-0000	19-040666	3810 FLORIN RD	K/N INVESTMENTS CORPORATION	\$305	CDDCHC19094	5	0656
79	049-0370-001-0000	19-040666	3810 FLORIN RD	K/N INVESTMENTS CORPORATION	\$305	CDDCHC19223	5	0656
80	050-0010-047-0000	23-018957	7282 FRANKLIN BL	AHMED SAEED DOBASHI	\$305	CDDCHC19162	5	0656
81	052-0121-012-0000	23-014634	1656 ANOKA AV	JAY L HUANG	\$305	CDDCHC19125	8	0656
82	053-0081-013-0000	22-036857	2601 CADJEW AV	THI T LA	\$305	CDDCHC19218	8	0656
83	079-0182-001-0000	20-017127	8331 FOLSOM BL	RAFIQ LTC LLC	\$305	CDDCHC19466	6	0656

84	079-0182-001-0000	20-017127	8331 FOLSOM BL	RAFIQ LTC LLC	\$305	CDDCHC19181	6	0656
85	079-0282-027-0000	22-049279	3300 POWER INN RD	SCIENTA POWER INN LLC	\$305	CDDCHC19101	6	0656
86	117-0036-007-0000	23-045511	6464 VALLEY HI DR	THOMAS MOMOH	\$1,272.50	CDDCHC19446	8	0656
87	117-0545-008-0000	23-028111	5199 LA PAMELA WY	SHIVANI JEET	\$1,272.50	CDDCHC19203	8	0656
88	117-1350-041-0000	21-036954	7475 WHITMORE ST	DOLORES M GARCIA	\$1,075	CDDCHC19227	8	0656
89	117-1350-041-0000	21-036954	7475 WHITMORE ST	DOLORES M GARCIA	\$471.33	CDDCHB09899	8	0678
90	118-0033-038-0000	23-030860	7748 QUINBY WY	MATTHEW/ROSE CHINAKWE	\$1,272.50	CDDCHC19213	5	0656
91	119-0354-011-0000	23-038514	4043 FAWN CR	THERESA SUE MORRIS	\$305	CDDCHC19189	8	0656
92	201-1390-017-0000	23-015712	5719 ALLOWAY ST	REYNARD RUTHERFORD/MARCIA COSMA	\$305	CDDCHC19178	1	0656
93	225-0583-041-0000	24-016920	1863 CROSSMILL WY	FELIPE/ALMA NATALI JIMENEZ	\$640	CDDCHB09964	3	0678
94	225-0656-006-0000	24-006313	3442 BRIDGEFORD DR	ARRON/SARAH MAGALLANES	\$1,272.50	CDDCHC19452	3	0656
95	225-1100-072-0000	24-000083	1800 CLAYTON WY	SEMIH SECER	\$1,272.50	CDDCHC19215	1	0656
96	225-1650-013-0000	23-011628	3521 SAN JUAN RD	SCIGLIANO FAMILY TRUST/TARA ZIELENSKI	\$197.50	CDDCHC19220	3	0656
97	226-0042-022-0000	23-021130	4810 CAREY RD	AMANDEEP KAUR	\$305	CDDCHC19224	1	0656
98	226-0151-005-0000	19-009261	440 PINEDALE AV	AVEL/PAVEL DUBINETSKY/BORIS SEMENOVA	\$305	CDDCHC19174	1	0656
99	237-0130-050-0000	14-012733	803 BLAINE AV	RAVENDRA/KUMAR PRASAD	\$305	CDDCHC19185	2	0656
100	237-0285-037-0000	23-038050	230 DU BOIS AV	ERNEST M FERNANDEZ	\$705	CDDCHB09971	1	0678

101	250-0026-017-0000	22-022850	240 MORRISON AV	ANAND R/SUBHASHNI D VINOD	\$305	CDDCHC19175	2	0656
102	250-0073-030-0000	22-046242	3800 KNIGHTLINGER ST	MAYRA MUNIR	\$305	CDDCHC19467	2	0656
103	250-014-0016-0000	21-028835	3551 TAYLOR ST	ARUN/GYAN WATI PARASAD	\$305	CDDCHC19088	2	0656
104	250-0351-007-0000	19-028900	15 MORRISON AV	VLADIMIR DEGTYAREV	\$305	CDDCHC19186	2	0656
105	251-0071-003-0000	23-010046	3841 CLAY ST	JAVIER CEJA/MARIA TERESA GARCIA OCHO	\$305	CDDCHC19460	2	0656
106	251-0082-027-0000	22-024712	1502 HARRIS AV	ODILE SYLVIE RESTOG SMITH	\$47.50	CDDCHC19098	2	0656
107	251-0124-001-0000	21-048669	3634 MARYSVILLE BL	MERVIN BROOKINS/PRENTICE WILSON	\$305	CDDCHC19478	2	0656
108	251-0124-001-0000	21-048669	3634 MARYSVILLE BL	MERVIN BROOKINS/PRENTICE WILSON	\$305	CDDCHC19138	2	0656
109	251-0143-012-0000	22-047812	3603 HAYWOOD ST	EST OF EDWIN P CLEVELAND	\$1,850	CDDCHB09970	2	0678
110	252-0173-019-0000	23-004582	3624 NATOMA WY	SALVADOR BRAVO	\$305	CDDCHC19459	2	0656
111	252-0173-019-0000	23-004582	3624 NATOMA WY	SALVADOR BRAVO	\$1,075	CDDCHC19092	2	0656
112	252-0182-005-0000	20-004660	3621 DAYTON ST	GARCIA FAMILY TRUST	\$305	CDDCHC19480	2	0656
113	252-0302-005-0000	20-039884	3201 DEL PASO BL	GANG DONG/MICHELLE LAU	\$305	CDDCHC19462	2	0656
114	252-0302-005-0000	20-039884	3201 DEL PASO BL	GANG DONG/MICHELLE LAU	\$305	CDDCHC19102	2	0656
115	262-0113-013-0000	16-015157	308 INDIANA AV	SERGIO HUERTA-MENDOZA	\$305	CDDCHC19187	3	0656
116	262-0261-018-0000	23-008410	205 PERALTA AV	LLOYD A GETCHELL JR	\$305	CDDCHC19453	3	0656
117	263-0322-018-0000	22-027540	119 DANVILLE WY	LAWRENCE JOE/TR	\$305	CDDCHC19476	2	0656

118	263-0322-018-0000	22-027540	119 DANVILLE WY	LAWRENCE JOE/TR	\$305	CDDCHC19103	2	0656
119	265-0021-033-0000	20-016543	1025 SONOMA AV	LAWRENCE TAYLOR	\$305	CDDCHC19086	2	0656
120	265-0222-023-0000	23-032764	2890 DEL PASO BL	AZIZUR REHMAN/AHMAD U/ATEEQ U RAHMAN	\$475	CDDCHB09866	2	0678
121	266-0312-004-0000	23-021253	1714 GLENROSE AV	ROBERT TRUJILLO	\$1,075	CDDCHC19080	2	0656
122	266-0312-004-0000	23-021253	1714 GLENROSE AV	ROBERT TRUJILLO	\$325	CDDCHC19109	2	0656
123	275-0091-013-0000	23-007992	1715 DEL PASO BL	SACRAMENTO SPEED SHOP LLC	\$305	CDDCHC19477	2	0656
124	275-0091-013-0000	23-007992	1715 DEL PASO BL	SACRAMENTO SPEED SHOP LLC	\$305	CDDCHC19134	2	0656
125	275-0146-003-0000	24-013780	2181 CANTALIER ST	CALIFORNIA RENOVATION CONTRACTORS CORP	\$1,272.50	CDDCHC19473	2	0656
126	275-0161-014-0000	22-002564	1001 DEL PASO BL	STELLA X Y MA LIVING TRUST	\$305	CDDCHC19099	2	0656
127	275-0161-014-0000	22-002564	1001 DEL PASO BL	STELLA X Y MA LIVING TRUST	\$305	CDDCHC19450	2	0656
128	277-0203-024-0000	22-032221	2148 SURREY RD	DEBORAH LYNNE O'BRIEN	\$305	CDDCHC19226	2	0656
TOTAL					\$59,992.58			