



4.4

DEPARTMENT OF  
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO  
CALIFORNIA

1231 I STREET  
ROOM 200  
SACRAMENTO, CA  
95814-2998

January 3, 1990

**APPROVED**  
BY THE CITY COUNCIL

BUILDING INSPECTIONS  
916-449-5716

PLANNING  
916-449-5604

City Council  
Sacramento, California

JAN 9 1990

OFFICE OF THE  
CITY CLERK

*except 2155 Ferran  
Ave which was cont  
D 01-23-90*

Honorable Members in Session:

Subject: Hearing for Costs of Securement of Dilapidated Buildings Located at:  
270 Bell Avenue, 656 Bowles Street, 664 Bowles Street, 670 Bowles Street,  
1229 "E" Street, 2155 Ferran Avenue, 627 Harris Avenue, 1905 I Street, 3812 May Street

**SUMMARY:**

A hearing has been set for this date January 9, 1990, to determine the costs of securement for the buildings which are located at the above addresses. The buildings have been declared to be a public nuisance pursuant to the provisions of Chapter 49 of the Sacramento City Code. The City exercised its authority to such public nuisance by causing the securement of the buildings.

**BACKGROUND:**

The City of Sacramento, in an effort to reduce the impact of vacant buildings in the area, has ordered securement of the above-listed buildings and to make these buildings safe from entry by trespassers by locking all doors and windows, and closing with securing materials all other openings into the buildings which are accessible to trespassers.

**FINANCIAL DATA:**

The work of securement was performed by a responsible private contractor. The total costs for the work of securement includes the amount of the private contract; an engineering fee of 12% of the amount of the private contract to defray administrative costs incurred by the City in securing the dilapidated buildings; title search fee; and, where necessary, other charges which reflect any additional costs or portions of such costs incurred by the City in securing the dilapidated buildings.

Honorable Members in Session

January 3, 1990

**POLICY CONSIDERATIONS:**

None

**MBE/WBE EFFORTS:**

None

**RECOMMENDATIONS:**

It is recommended that the City Council adopted the attached Resolution placing the costs of securement work performed by Fredricks Mortgage Service at 270 Bell Avenue, 656, 664 & 670 Bowles Street, and 627 Harris Avenue; Ralph's Home and Yard Improvement at 2155 Ferran Avenue; Willie Jones Painting and Construction at 1229 "E" Street, 1905 "I" Street and 3812 May Street as a lien upon the properties, and that the Director of Finance, the Revenues and Collections Officer, the Manager of Building Inspections Division, the County Auditor, and the property owners be so notified.

Respectfully submitted,

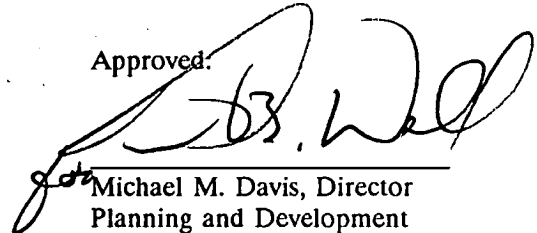


D. T. Sullivan, Manager  
Building Inspections Division

Recommendation Approved:

  
Walter J. Slipe, City Manager

Approved:

  
Michael M. Davis, Director  
Planning and Development

Contact Person to  
Answer Questions:

Donald D. Nelson  
449-5404

January 9, 1990  
Districts: 1, 2 & 8

APPROVED  
BY THE CITY COUNCIL

oo  
amended

**RESOLUTION NO. 90-038**

JAN 9 1990

ADOPTED BY THE SACRAMENTO CITY COUNCIL

OFFICE OF THE  
CITY CLERK

ON DATE OF JANUARY 9, 1990

**RESOLUTION DETERMINING THE REASONABLE COSTS AND FINDINGS OF FACT FOR THE SECUREMENT OF DILAPIDATED BUILDINGS LOCATED AT:**

- |                       |                        |
|-----------------------|------------------------|
| (1) 270 Bell Avenue   | (6) 2155 Ferran Avenue |
| (2) 656 Bowles Street | (7) 627 Harris Avenue  |
| (3) 664 Bowles Street | (8) 1905 "I" Street    |
| (4) 670 Bowles Street | (9) 3812 May Street    |
| (5) 1229 "E" Street   |                        |

**WHEREAS**, heretofore the City Council has set a public hearing for this date, **January 9, 1990**, to determine the costs for the securement of dilapidated buildings on said premises described below, pursuant to the provisions of the City Housing and Dangerous Building Code; and

**WHEREAS**, a public notice of the time and place of said hearing was given and published for the time and in the manner provided by law; and

**WHEREAS**, the City Council held a hearing thereon and it was established by competent evidence that in each case the securement work had been performed by private contract awarded to the lowest responsible bidder; and that the total cost for such securement work was determined to be the sum of the following: the amount of the private contract; an administrative fee of 12% of the amount of the private contract to defray costs incurred by the City in securing the dilapidated buildings; title search fees; and where necessary, other charges which reflect any actual additional costs or portion thereof incurred by the City in securing the dilapidated buildings; and

**WHEREAS**, the City Council has found the total costs for the securement to be a reasonable cost, and any protests made were overruled;

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

1. That the reasonable costs for the securing of the dilapidated building was and is the sum set forth below:

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**ADDRESS OF BUILDINGS:**

- (1) 270 Bell Avenue
- (2) 656 Bowles Street
- (3) 664 Bowles Street
- (4) 670 Bowles Street
- (5) 1229 "E" Street
- (6) 2155 Ferran Avenue
- (7) 627 Harris Avenue
- (8) 1905 "I" Street
- (9) 3812 May Street

**OWNERS:**

- (1) First National Bank
- (2) Computer Peripherals India Technology, Inc.
- (3) Computer Peripherals India Technology, Inc.
- (4) Computer Peripherals India Technology, Inc.
- (5) Juan Enrique Valdez
- (6) Morton M. Tannen
- (7) Perry D. and Gladys A. Taylor
- (8) Dason Sacramento Associates
- (9) Evelyne Jamet

**TOTAL COSTS:**

- (1) \$ 900.80
- (2) \$2,004.00
- (3) \$2,004.00
- (4) \$2,004.00
- (5) \$2,284.00
- (6) \$1,052.00
- (7) \$ 816.80
- (8) \$1,752.00
- (9) \$1,292.00

**ASSESSOR'S PARCEL NO.:**

- (1) 237-0261-007-0000
- (2) 263-0203-014-0000
- (3) 263-0203-015-0000
- (4) 263-0203-003-0000
- (5) 002-0121-016-0000
- (6) 052-0072-007-0000
- (7) 250-0050-049-0000
- (8) 007-0013-013-0000
- (9) 251-0063-016-0000

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RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

**LEGAL DESCRIPTIONS:**

(1) Lot 13 of Glenwood Park Unit No. 1, according to the official plat thereof, filed in the office of the recorder of Sacramento County, California, on December 6, 1960, in book 63 of maps, map no. 17.

Also known as: 270 Bell Avenue

(2) All that portion of Lot 3 in Block A of North Sacramento Subdivision No. 8, according to the official Plat thereof, filed in the office of the Recorder of Sacramento County, California, on March 26, 1913, in Book 13 of Maps, Map No. 49, described as follows:

BEGINNING at point in said Lot 3, located South 0 degrees 05' West 25 feet measured along the East line of said Lot 3, and North 89 degrees 55' West 66 feet, measured parallel to the South Line of said lot 3, from the Northeast corner of said Lot 3, thence from said point of beginning parallel to the South line of said lot 3, North 89 degrees 55' West 66 feet to a point on the West line of said Lot 3; thence along the West line of said lot 3, South 0 degrees 05' West 136 feet; thence parallel to the south line of said lot 3, South 89 degrees 05' East 66 feet, thence parallel to the East line of said lot 3, North 0 degrees 05' East 136 feet to the point of beginning.

Also known as: 656 Bowles Street

(3) All that portion of Lot 3 in Block A of North Sacramento Subdivision No. 8, according to the official Plat thereof, filed in the office of the Recorder of Sacramento County, California, on March 26, 1913, in Book 13 of Maps, Map No. 49, described as follows:

BEGINNING at a point on the East line of said Lot 3, located South 0 degrees 05' West 25 feet from the Northeast corner of said Lot 3; thence parallel to the South line of said Lot 3, North 89 degrees 55' West 66 feet; thence parallel to the East line of said lot 3, South 0 degrees 05' West 136 feet; thence parallel to the South line of said lot 3, south 89 degrees 55' East 66 feet to a point on the East line of said Lot 3; thence along the East line of said Lot 3, north 0 degrees 05' East 136 feet to the point of beginning.

Also known as: 664 Bowles Street

(4) The North 1/2 of the West 1/2 of Lot 4, Block A of North Sacramento Subdivision No. 8, according to the official Plat thereof, filed in the Office of the Recorder of Sacramento County, California, on March 26, 1911, in Book 13, of Maps, Map No. 49.

EXCEPTING THEREFROM the North 25 feet.

Also known as: 670 Bowles Street

(5) The East one-half of Lot 7 in the block bounded by "D" and "E", 12th and 13th Streets of the city of Sacramento, according to the map or plan thereof.

Also known as: 1229 "E" Street

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RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

(6) Lot 86, "Plat of Meadowview Manor Unit No. 2" recorded in book 57, of maps, map no. 10. records of said County.

Also known as: 2155 Ferran Avenue

(7) The East 50.20 feet of Lot 23 and the West 50 feet of Lot 24, all in Block 1, as shown on the "Amended Plat of West Del Paso Heights", recorded in the office of the County Recorder on December 5, 1911, in Book 12 of Maps, Map No. 52.

Also known as: 627 Harris Avenue

(8) The South 40 feet of Lot 8, in the Block bounded by "H" and "I" , 19th and 20th Streets, as shown on the official map or plan of said City of Sacramento.

Also known as: 1905 "I" Street

(9) Lot 9, in Block 18 of Del Paso Heights, according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on February 7, 1911, in Book 12 of Maps, Map No. 1.

Also known as: 3812 May Street

2. That the City of Sacramento is entitled to and hereby attaches a lien upon the above described real property and such lien, in the amount of the Total Costs of securement listed in the preceding paragraph, and shall be collectible at the time and in the same manner as general municipal taxes are collected, and shall be subject to the same penalties and procedure in the case of delinquency, all as provided in Chapter 49 of the Sacramento City Code.

3. That the owner of the property described herein may pay said lien at office of the Revenue Division, Room 104, City Hall, 915 "I" Street, Sacramento, California, at any time prior to July 15, 1990, and that in the event of such payment, the lien described in paragraph 2 hereof shall be satisfied and shall not be added to the next succeeding tax bill against the property.

4. That the City Clerk shall transmit a certified copy of this Resolution to the Revenue and Collections Officer, the Building Manager of Building Inspections Division, the County Auditor, the City Controller and the property owners.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
CITY CLERK

**FOR CITY CLERK USE ONLY**

RESOLUTION NO.: \_\_\_\_\_

DATE ADOPTED: \_\_\_\_\_

*file copy.*



OFFICE OF THE  
CITY CLERK  
  
OPERATION SERVICES

CITY OF SACRAMENTO  
CALIFORNIA

CITY HALL  
ROOM 304  
915 I STREET  
SACRAMENTO, CA  
95814-2671  
  
916-449-5426

January 18, 1990

Sacramento County Auditors  
P.O. Box 1703  
Sacramento, CA 95808

On January 9, 1990, the City Council adopted Resolution No. 90-038 relative to the reasonable costs and findings of fact for the securement of dilapidated building for the address(es) shown on the attached certified copy of said resolution.

If we can be of any further assistance to you, please feel free to call us at 449-5426.

Sincerely,

Valerie A. Burrowes  
cdc/4.4

Enclosure

cc: Revenue Officer  
Building Inspections Division  
Finance Director

*2/2/90  
Per Caroline Gamble -  
showed not done  
sent this to  
Auditor - Per.  
does it in July.  
a*