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CITY OF SACRAMENTO
SEP 9 8 47 AM '88
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DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

APPROVED
BY THE CITY COUNCIL

September 1, 1988

BUILDING INSPECTIONS
916-449-5716

SEP 13 1988

PLANNING
916-449-5604

OFFICE OF THE
CITY CLERK

CITY MANAGER'S OFFICE
RECEIVED

SEP 9 1988

City Council
Sacramento, California

Honorable Members in Session:

Subject: Hearing for Costs of Demolition of Dangerous Building Located at
2642 - 32nd Street

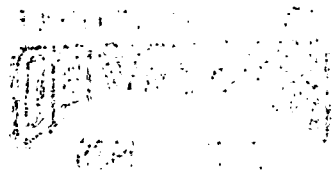
SUMMARY:

A hearing has been set for this date September 13, 1988, to determine the costs of demolition for the subject building which was located at the above address. The building had been declared to be a public nuisance pursuant to the provisions of Chapter 50 of the Sacramento City Code (Dangerous Building Code). The building owner, Mr. Robert Zenz, began demolition of the building and left the structure in an immediately dangerous condition. Building Division staff, when unable to contact Mr. Zenz, proceeded with demolition by a demolition contractor. The City has exercised its authority to abate such public nuisance by causing the demolition of the building and the clearing of the respective lot.

BACKGROUND:

The Council re-scheduled the hearing for this property from the June 8, 1988 to September 13, 1988, due to the fact that the owner, Mr. Robert Zenz, questioned whether he had been properly noticed of the impending demolition prior to its occurrence.

Building Inspections Division Staff including Inspectors Don Nelson, M. C. "Willy" Wilhelm and myself met with Mr. Zenz on July 8, 1988 to address his concerns.



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Honorable Members in Session

Following a structure fire on December 31, 1987, the dwelling at subject property was rendered a total loss. This assessment was made by the Building Department with concurrence by Mr. Zenz. Demolition of the structure was mandated and Mr. Zenz indicated he would demolish the structure himself. On February 23, 1988, Mr. Zenz was advised of the proper permit procedures and was provided with the necessary paper work which he said he'd have completed and returned to the Building Department by the end of the week, Friday, February 26, 1988.

Following Mr. Zenz failure to secure the demolition permit, Inspector Wilhelm inspected the property on March 3, 1988 and discovered that demolition work had already started and the building had been left in an immediately dangerous condition as defined in Section 50.303, Chapter 50 of the Sacramento City Code. Specifically, structural roof supports were caused to be severely leaning and the roof structure was determined to be in imminent danger of collapse over a public walkway. The property has been left unattended and no adequate barriers were in place to protect the public. Inspector Wilhelm then made immediate arrangement to eliminate the danger and secured bids from three demolition contractors. At the same time, Mr. Zenz was called at his residence and at work to advise him of the situation and as a courtesy, afford him the opportunity to make his own immediate arrangements to complete demolition. Messages were left on answering machines at both telephones requesting his urgent response.

No response was received and demolition was ordered for the following morning to the lowest bidding contractor.

The staff feels that appropriate procedures were followed on this case. Council should proceed in adopting the Resolution placing the costs of demolition as a lien on the property.

FINANCIAL DATA:

The work of demolition was performed by a responsible private contractor who had submitted the lowest acceptable bid for the work project. The total costs for the work of demolition is \$2,500.00, which 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 abating the dangerous building; title search fees; and where necessary other charges which reflect any additional costs or portions of such costs incurred by the City in abating the building.


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Honorable Members in Session

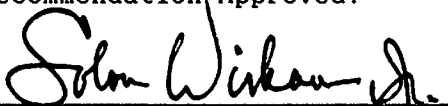
RECOMMENDATION:

It is recommended that the Council adopt the attached Resolution to place the costs of the demolition performed by P & P Building Wrecking, Inc., at 2642 - 32nd Street, as a lien upon the property, and that the Director of Finance, the Revenues and Collections Officer, the Manager of Building Inspections Division, the County Auditor, and the property owner be so notified.

Respectfully submitted,


D. T. Sullivan, Manager
Building Inspections Division

Recommendation Approved:


for: Walter J. Slife, City Manager

Attachments

cc: Michael Davis

September 13, 1988
District: 5

(CONFIDENTIAL)

The following information was obtained from a confidential source who has provided reliable information in the past. It is believed that this information is of significant value to the President and should be brought to your attention.

Very truly yours,

John F. Kennedy

John F. Kennedy

John F. Kennedy

John F. Kennedy

John F. Kennedy

John F. Kennedy

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RESOLUTION No. 88-789

Adopted by The Sacramento City Council on date of

SEPTEMBER 13, 1988

RESOLUTION DETERMINING THE REASONABLE COSTS AND FINDINGS OF FACT FOR THE ABATEMENT OF DANGEROUS BUILDING LOCATED AT:

2642 - 32nd Street

IN ACCORDANCE WITH THE CITY DANGEROUS BUILDING CODE AND PLACING A LIEN ON THE PROPERTY BY THE CITY FOR THE COSTS THEREOF

WHEREAS, heretofore the City Council has set a public hearing for this date, SEPTEMBER 13, 1988, to determine the costs for the abatement of dangerous buildings on said premises described below, pursuant to the provisions of the 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 abatement work had been performed by private contract awarded to the lowest responsible bidder; and that the total cost for such abatement 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 of the private contract to defray costs incurred by the City in abating the dangerous building; title search fees; and where necessary, other charges which reflect any actual additional costs or portion thereof incurred by the City in abating the dangerous building; and

WHEREAS, the City Council has found the total costs for the demolition 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 abatement of the dangerous building was and is the sum set forth below:

APPROVED
BY THE CITY COUNCIL

SEP 13 1988

OFFICE OF THE
CITY CLERK

THE OFFICE OF THE ATTORNEY GENERAL HAS REVIEWED THE MATTER AND IS OF THE OPINION THAT THE PROCEEDINGS WERE CONDUCTED IN ACCORDANCE WITH THE CONSTITUTION AND LAWS OF THE STATE.

IN WITNESS WHEREOF,

I, THE ATTORNEY GENERAL, HAVE HEREBY CERTIFIED THAT THE FOREGOING IS A TRUE AND CORRECT STATEMENT OF THE MATTER AS THE SAME APPEARS TO ME FROM THE RECORDS OF THE COURT.

WITNESSED MY HAND AND SEAL OF OFFICE AT THE CITY OF BOSTON, THIS _____ DAY OF _____, 19____.

ATTORNEY GENERAL

CLERK OF COURT

IN TESTIMONY WHEREOF, I HAVE HEREBY SET MY HAND AND SEAL OF OFFICE AT THE CITY OF BOSTON, THIS _____ DAY OF _____, 19____.

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ADDRESS OF BUILDING:

(1) 2642 - 32nd Street

OWNER:

(1) Robert L. Zenz

TOTAL COSTS:

(1) \$2,500.00

ASSESSOR'S PARCEL NO.:

(1) 010-0305-010-0000

LEGAL DESCRIPTION:

(1) The South fifty feet of the North one hundred feet of Lot 9, Block 23, as shown on the map of "Oak Park and South Sacramento", recorded in Book 2 of Maps, Map No. 26, records of said County.

TOGETHER WITH perpetual right of way for the purpose of laying and maintaining sewer and water pipes over and through the West 3 feet of the North fifty feet of said Lot Number 9.

Also known as: 2642 - 32nd 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 Cost of abatement 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 50 of the Sacramento City Code.

3. That the owner of the property described herein may pay said lien at the office of the Revenue Division, Room 104, City Hall, 915 I Street, Sacramento, California, at any time prior to July 15, 1989 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.

ADDITIONAL INFORMATION

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

MAYOR

ATTEST:

CITY CLERK

September 13, 1988
District: 5