



APPROVED
BY THE CITY COUNCIL

NOV 21 1989

OFFICE OF THE
CITY CLERK

19

DEPARTMENT OF
PLANNING AND DEVELOPMENT

CITY OF SACRAMENTO
CALIFORNIA

1231 I STREET
ROOM 200
SACRAMENTO, CA
95814-2998

November 15, 1989

BUILDING INSPECTIONS
916-449-5716

City Council
Sacramento, California

PLANNING
916-449-5604

Honorable Members in Session

Subject: Hearing for Costs of Demolition of Dilapidated Buildings Located at
3524 Branch Street, 3027 Crandall Avenue, 3821 Elm Street, 1628 "Q"
Street, 815 Mac Arthur Street, 733 Morey Avenue, 580 Morrison Avenue,
903 1/2 North Avenue, 3109 San Rafael Court, 605 South Avenue

SUMMARY:

A hearing has been set for this date November 21, 1989, to determine the costs of demolition for the buildings which were 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 (Housing Code). The City has exercised its authority to abate such public nuisance by causing the demolition of the buildings and the clearing of the respective lots. Demolition notices were properly executed and the properties have been cleared of the structures in a satisfactory manner.

BACKGROUND:

All of the subject buildings were substandard as defined by Chapter 49 of the City Code.

The buildings located at 815 Mac Arthur Street, 733 Morey Avenue and 903 1/3 North Avenue were declared immediately dangerous and demolished without a public hearing under the authority of Section 50.303 of the City Code. The owners of the remainder of the properties were notified to repair or demolish the buildings.

Public hearings were held before the Housing Code Advisory and Appeals Board after insufficient action was taken by the owners. The buildings were demolished after additional time to perform was granted by the owner. The Council is being asked to approve the costs and place liens on the properties.

FINANCIAL DATA:

The work of demolition was performed by a responsible private contractor who had submitted the lowest acceptable contractor bid for the work project. The total costs for the work of demolition 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 dilapidated buildings; 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 dilapidated buildings.

POLICY CONSIDERATIONS:

None

MBE/WBE EFFORTS:

One of the demolition contractors utilized was a certified MBE/WBE vendor.

RECOMMENDATION:

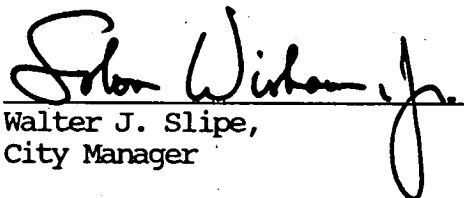
It is recommended that the Council adopt the attached Resolution to place the costs of the demolition performed by Calder Wrecking at 3524 Branch Street, 815 Mac Arthur Street, 733 Morey Avenue, 903 1/2 North Avenue; North Sacramento Metal Co at 580 Morrison Avenue; P & P Building Wrecking at 3821 Elm Street, 1628 "Q" Street; Valley Construction at 3109 San Rafael Court and 605 South Avenue; West Cost Building Wrecking, Inc. at 3027 Crandall Avenue 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:

Approved:


for: Walter J. Slipe,
City Manager


Michael M. Davis, Director
Planning and Development

Contact Person to
Answer Questions:

Donald D. Nelson
449-5404

November 21, 1989
Districts: 2, 4, 5

APPROVED
BY THE CITY COUNCIL

NOV 21 1989

OFFICE OF THE
CITY CLERK

RESOLUTION NO. 89- 888

ADOPTED BY THE SACRAMENTO CITY COUNCIL

ON DATE OF NOVEMBER 21, 1989

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

- | | |
|---------------------------|---------------------------|
| (1) 3524 BRANCH STREET | (6) 733 MOREY AVENUE |
| (2) 3027 CRANDALL AVENUE | (7) 580 MORRISON AVENUE |
| (3) 3821 ELM STREET | (8) 903 1/2 NORTH AVENUE |
| (4) 1628 "Q" STREET | (9) 3109 SAN RAFAEL COURT |
| (5) 815 MAC ARTHUR STREET | (10) 605 SOUTH AVENUE |

IN ACCORDANCE WITH THE CITY HOUSING 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, NOVEMBER 21, 1989, to determine the costs of demolition of the dilapidated buildings on said premises described below, pursuant to the provisions of the Housing Code; and

WHEREAS, 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, City Council held a hearing thereon and it was established by competent evidence that in each case the demolition had been performed by private contract awarded to the lowest responsible bidder; and that the total cost for each demolition 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 abating 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 abating the dilapidated buildings; and

WHEREAS, the City Council has found the total cost for each 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 of demolition of said buildings was and is the sum set forth below:

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

ADDRESS OF BUILDINGS:

- (1) 3524 BRANCH STREET
- (2) 3027 CRANDALL AVENUE
- (3) 3821 ELM STREET
- (4) 1628 "Q" STREET
- (5) 815 MAC ARTHUR
- (6) 733 MOREY AVENUE
- (7) 580 MORRISON AVENUE
- (8) 903 1/2 NORTH AVENUE
- (9) 3109 SAN RAFAEL COURT
- (10) 605 SOUTH AVENUE

OWNERS:

- (1) EDWARD C. AND ALVINE TAYLOR
- (2) MARGIE M. WARD
- (3) RAYMOND G. SCHROEDER
- (4) J. W. PRATT AND BARBARA S. PRATT
- (5) BRUCE DUNCAN
- (6) SAM L. LATINO
- (7) RICHARD D. AND LYNNE R. ZORTHIAN
- (8) GLADYS CALDWELL, c/o MARY WILSON
- (9) HALBERT H. DECKARD, JR.
- (10) LOUIS H. NARCISSE

TOTAL COSTS:

- (1) \$1,696.00
- (2) \$2,832.00
- (3) \$2,720.80
- (4) \$4,154.40
- (5) \$2,172.00
- (6) \$1,164.00
- (7) \$2,811.52
- (8) \$2,116.00
- (9) \$3,334.56
- (10) \$2,214.56

ASSESSOR'S PARCEL NO.:

- (1) 251-0154-019-0000
- (2) 265-0091-033-0000
- (3) 251-0081-008-0000
- (4) 006-0294-006-0000
- (5) 238-0060-008-0000

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- (6) 250-0093-015-0000
- (7) 250-0063-011-0000
- (8) 237-0200-064-0000
- (9) 014-0187-017-0000
- (10) 250-0114-022-0000

LEGAL DESCRIPTIONS:

(1) Lots 3 and 4, Block 22, as shown on the "Plat of North Sacramento Heights", recorded June 9, 1911, in Book 12 of Maps, Map No. 22, records of said County.

Also known as: 3524 Branch Street

(2) The South 80 feet of the North 200 feet of Lot 8 in Block 28 as shown on the "Plat of North Sacramento Subdivision No. 8", recorded in Book 13 of Maps, Map No. 49, records of said County.

Also known as: 3027 Crandall Avenue

(3) Lot 20, in Block 9, as shown on the Plat of East Del Paso Heights, recorded in the office of the Sacramento County recorded August 8, 1912, in Book 13 of Maps, Map No. 32.

Also known as: 3821 Elm Street

(4) The West one-half of Lot 4 in the Block Bounded by "Q" and "R", 16th and 17th Streets, of the City of Sacramento, according to the official map or plan thereof.

Also known as: 1628 "Q" Street

(5) Lot 284, as shown on the "Plat of Parker Homes Terrace Subdivision ", recorded September 8, 1949, in Book 29 of Maps, Map No. 24, records of said County.

Also known as: 815 Mac Arthur Street

(6) Lot 21, in Block 24, of West Del Paso Heights, according to the Amended Plat thereof, filed in the office of the recorder of Sacramento County, California on December 5, 1911, in Book 12 of Maps, Map No. 52.

Also known as: 733 Morey Avenue

(7) Lot 2, Block 14, amended plat of West Del Paso Heights, filed December 5, 1911, in Book 12 of Maps, Map No. 52.

Also known as: 580 Morrison Avenue

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RESOLUTION NO.: _____

DATE ADOPTED: _____

(8) All that portion of Lot 61 of Subdivision of Section No. 11 of Rancho Del Paso; according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on April 18, 1913, in Book 14 of Maps, Map No. 5, described as follows:

BEGINNING at a point in the South line of Section 11, in the South line of Lot 61, distant thereon South 89 degree 02 1/2' West 227.2 feet from the Southwest corner of said Lot; thence from said point of beginning, continuing along said line South 89 degrees 02 1/2' West 32.16 feet to the Southeast corner of the property described in Deed from William V. Stiles, a single man, to Frances Carp, recorded June 7, 1945, Book 1148, Page 11, Official Records; thence along the Easterly boundary line of said Carp property, North 02 degrees 12' West 132.45 feet; thence South 83 degrees 38 feet West 14.0 feet and North 01 degrees 02 1/2' West 116.0 feet to a point therein; thence leaving said Easterly line and running North 89 degrees 02 1/2' East 41.77 feet; thence South 02 degrees 54' East 250.00 feet, more or less, to the point of beginning.

The measurements include the North 20.0 feet of North Avenue as shown upon the filed map.

Also known as 903 - 1/2 North Avenue

(9) Lot 12, as shown on the "Plat of Stillson Tract", recorded in Book 10 of Maps, Map No. 15, records of said County.

Also known as: 3109 San Rafael Court

(10) Lot 15, Block 31 of Amended Plat of West Del Paso Heights; according to the official plat thereof, filed in the office of the Recorder of Sacramento County, California, on December 5, 1911, in book 12 of Maps, Map No. 52.

Also known as: 605 South Avenue

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 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 49 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, 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.

FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____

4. 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

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FOR CITY CLERK USE ONLY

RESOLUTION NO.: _____

DATE ADOPTED: _____