



# REPORT TO COUNCIL

## City of Sacramento

915 I Street, Sacramento, CA 95814-2604  
www. CityofSacramento.org

**PUBLIC HEARING**  
**October 16, 2007**

**Honorable Mayor and  
Members of the City Council**

**Title:** Housing Case Fees and Penalties – Findings of Fact for Special Assessment  
Liens

**Location/Council District:** Citywide

**Recommendation:** Conduct a public hearing and upon conclusion adopt a **Resolution** placing liens on the properties in the amount of **\$53,363.08** for unpaid fees and penalties and transmit the unpaid costs to the Sacramento County Auditor/Controller as special assessments against the properties.

**Contact:** Ron O'Connor, Code Enforcement Manager, 808-8183

**Presenters:** Ron O'Connor, Code Enforcement Manager

**Department:** Code Enforcement

**Organization No:** 4653

### **Description/Analysis**

**Issue:** Collection of delinquent fees and penalties are brought before the City Council to secure the debt by placing liens on the properties for which the fees and penalties were imposed pursuant to Titles 8.96 and 8.100 of the Sacramento City Code.

**Policy Considerations:** Conducting the lien hearing is in accordance with Sacramento City Code Titles 8.96 and 8.100. All property owners listed in the attachment were afforded an opportunity to appear before an impartial hearing examiner or hearing board for the stated violation. Each owner was afforded the additional opportunity to protest the imposition of the fees and penalties at a special assessment delinquency lien hearing.

Code Enforcement activities, including the related lien process, are consistent with policies associated with the City's goal to enhance and preserve the neighborhoods

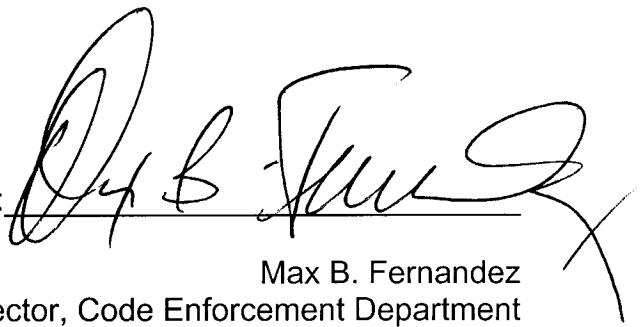
**Environmental Considerations:** The proposed resolution will not have any adverse environmental impact.

**Commission/Committee Action:** None


**Rationale for Recommendation:** Adopting this Resolution will enable the City to collect unpaid fees and penalties by placing special assessments upon properties, allowing the fees and penalties to be collected through County property tax collections.

**Financial Considerations:** Lien accruals will be made through County tax collections. The City will also receive partial reimbursement from monies collected by the County based on the "Teeter" legislation agreement with the County. Any money generated from these liens would be included in the approved budget.

**Emerging Small Business Development (ESBD):** Not Applicable

Respectfully Submitted by:   
Max B. Fernandez  
Director, Code Enforcement Department

Recommendation Approved:

  
for \_\_\_\_\_  
Ray Kerridge  
City Manager

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**Attachment 1**

**Background Information:**

Prior to the assessment of fees and penalties, each property owner was issued the appropriate legal notices, as set forth in Titles 8.96 and 8.100, and was afforded an opportunity to appear before the Housing Code Advisory and Appeals Board (HCAAB) and/or an appointed third-party examiner. Subsequent to the hearing, a “Decision of HCAAB or Hearing Examiner” notice was issued and mailed to the property owner. Included in this notice were findings and the specific fees and penalties. The decision of the HCAAB or Hearing Examiner is final, and judicial review must be conducted in the manner and time frame set forth in California Code of Civil Procedure §1094.6. Sacramento City Code, Chapter 8.100 Article XVI allows the City Council to order the penalty be made both as a personal obligation and a special assessment against the property.

Each property owner listed on the attachment has received all required notices under Titles 8.96 and 8.100, and has been afforded both an opportunity to appear for an administrative hearing and a special assessment hearing. Each has received a final decision notice. None of the listed owners has paid the fees and penalties.

We submit this Resolution to the City Council for declaration of a special assessment.

**RESOLUTION NO. 2007-**

Adopted by the Sacramento City Council

October 16, 2007

**ACCEPTING THE FINDINGS OF FACT OVERRULING PROTESTS AND  
PLACING LIENS ON PROPERTIES FOR UNPAID ASSESSMENTS  
FOR CODE ENFORCEMENT CASE FEES AND PENALTIES**

**BACKGROUND**

- A. The Code Enforcement Department, Housing & Dangerous Buildings Inspections, in accordance with Sacramento City Code, Chapter 8.96 Article IX provided a hearing before the Housing Code Advisory and Appeals Board (HCAAB) and/or appointed third-party Hearing Examiner to consider all protests for unpaid fees and penalties, if any.
- B. Notice of the time and place of hearing was given in accordance with Sacramento City Code, Chapter 8.96 Article IX
- C. The Code Enforcement Department, Housing & Dangerous Buildings Inspections, established by competent evidence before the HCAAB and/or appointed third-party Hearing Examiner that the unpaid fees and penalties had been imposed in accordance with City Code.
- D. The Code Enforcement Department, established by competent evidence before the Hearing Examiner that in each case the unpaid fees and penalties are due.
- E. The City Council has found the unpaid fees and penalties to be a reasonable cost.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL  
RESOLVES AS FOLLOWS:**

- Section 1: The reasonable penalties in the aggregate amount not to exceed **\$53,363.08** for unpaid fees and penalties is the sum set forth by the HCAAB and/or appointed third-party Hearing Examiners' findings of fact of hearings held July 11, 2007 and August 8, 2007. This amount may be reduced as staff determines necessary.
- Section 2: As provided in Section 38773.5 of the California Government Code, the City of Sacramento is entitled to and hereby attaches special assessment liens upon the described properties upon recordation in the office of the County Recorder of the County of Sacramento.

Section 3: Such liens shall constitute a special assessment against the properties at which the services were rendered, and shall be collectible at the same time and in the same manner as secured property taxes are collected, and shall be subject to the same penalties, priorities, and procedures in the case of delinquency.

Section 4: Such lien also constitutes a personal obligation against the owner of the property.

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Exhibit A – List of Properties to be Liened

Line #	PARCEL NUMBER	CASE NUMBER	PROPERTY ADDRESS	PROPERTY OWNER	AMOUNT DUE	INVOICE NUMBER	CD	CTY CD	P M T	P D
1.	002-0122-020-0000	H050012917	1217 F St	Louis & Florence Fong	\$ 1,070.00	HCE070128	3	0656	0	
2.	010-0166-036-0000	06-005618	2115 W St	Benjamin O. Ogbebor	\$11,760.00	HCE070199	4	0201	0	
3.	010-0383-013-0000	H050036470	2845 35th St	Magard Investments LLC	\$ 1,155.00	HCE070158	5	0656	0	
4.	013-0141-012-0000	H040029989	2956 34th St	Pamela Laura Robertson	\$ 380.00	HCE070202	5	0656	0	
5.	013-0141-012-0000	H040029989	2956 34th St	Pamela Laura Robertson	\$ 1,000.00	HSAP070021	5	0656	0	
6.	013-0392-016-0000	06-019611	3615 33rd St	Yarak Family Trust	\$ 1,155.00	RHP070013	5	0656	0	
7.	013-0402-023-0000	06-019566	3501 37th St	Ronald Lee Starr	\$ 1,155.00	RHP070002	5	0656	0	
8.	014-0188-006-0000	H050044830	4144 7th Av	Jodie Harris II	\$ 1,155.00	HCE070236	5	0656	0	
9.	014-0188-006-0000	H050044830	4144 7th Av	Jodie Harris II	\$ 2,380.00	HCE070237	5	0656	0	
10.	018-0044-012-0000	E050042279	4310 23rd St	Odessa Mathis	\$ 2,000.00	CEAP070042	5	0206	0	
11.	027-0040-011-0000	H010011455	5749 66th St	Ilaisaane & Fepaki T Fungavaka	\$ 374.80	HCE070224	6	0656	0	
12.	038-0202-002-0000	06-016620	6407 Elder Creek Rd	Fabian 1999 Revocable Trust c/o Georgia Myer	\$ 775.48	HCE070248	6	0678	0	
13.	038-0202-002-0000	06-016620	6407 Elder Creek Rd	Fabian 1999 Revocable Trust c/o Georgia Myer	\$18,040.00	HCE070249	6	0201	0	
14.	049-0320-039-0000	H050034303	4153 Brookfield	Terrance Tyvail Marshall	\$ 1,427.00	HCE070228	8	0656	0	
15.	049-0320-039-0000	H050034303	4153 Brookfield	Terrance Tyvail Marshall	\$ 492.00	HCE070229	8	0678	0	
16.	265-0171-036-0000	H040040184	2850 Branch St	Huan Chen and Bounlouei Yang	\$ 672.00	HCE070097	2	0656	0	
17.	265-0171-036-0000	H040040184	2850 Branch St	Huan Chen and Bounlouei Yang	\$ 221.00	HCE070098	2	0656	0	
18.	265-0171-036-0000	H040040184	2850 Branch St	Huan Chen and Bounlouei Yang	\$ 1,000.00	HSAP070010	2	0656	0	
19.	265-0383-001-0000	H020034200	1726 Kenwood St. AKA 3143 Academy Wy	Rick W. McDonough	\$ 1,000.00	HSAP070017	3	0656	0	
20.	266-0311-005-0000	H040025125	1634 Glenrose Av	Anastacio P Caneda Jr.	\$ 591.80	HCE070209	3	0656	0	
21.	274-0172-011-0000	H050011628	480 Jefferson Av	Magdalena Gutierrez	\$ 577.50	HCE070179	1	0656	0	
22.	275-0104-001-0000	06-018838	784 Dixieanne Av	Kushmira & Raitan Singh	\$ 1,155.00	RHP070005	2	0656	0	
23.	275-0104-017-0000	06-018907	2342 Cambridge St	Detra Murphy	\$ 1,155.00	RHP070017	2	0656	0	
24.	275-0104-018-0000	06-018901	2352 Cambridge St	Carla E Dow	\$ 361.50	HCE070203	2	0278	0	
25.	275-0104-018-0000	06-018901	2352 Cambridge St	Carla E Dow	\$ 1,155.00	RHP070016	2	0656	0	
26.	275-0104-021-0000	06-018874	2378 & 2384 Cambridge St	Andrea Johnson	\$ 1,155.00	RHP070015	2	0656	0	
<b>Total to Be Liened</b>					<b>\$53,363.08</b>					