

HOUSING CODE ADVISORY AND APPEALS BOARD

Kevin McKinley, Chair
Melisa Gaudreau, Vice Chair
Kyla Powell
Irina Kachagin
Verne Gore

BOARD STAFF

Ron O'Connor, Director of Operations
John Leno, Principal Building Inspector
Holly Bava, Secretary
Lan Wang, Senior Deputy City Attorney

Minutes

Housing Code Advisory and Appeals Board

Historic City Hall 915 I Street
2nd Floor Hearing Room

Published by the
Community Development Department
(916) 808-8846

Wednesday, October 8, 2014

5:30 p.m.

NOTICE TO THE PUBLIC

You are welcomed and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

Notice to Lobbyists: When addressing the legislative bodies you must identify yourself as a lobbyist and announce the client/business/organization you are representing.
(City Code 2.15.160).

Speaker slips are available on the City's Website and located in racks inside the chamber and should be completed and submitted to the Board Clerk.

Government Code 54950 (The Brown Act) requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order and estimated time for Agenda items are listed for reference and may be taken in any order deemed appropriate by the legislative body.

The Agenda provides a general description and staff Recommendation; however, the legislative bodies may take action other than what is recommended. Full staff reports are available for public review, including all attachments and exhibits at the Code Compliance Division of the Community Development Department and all written material received is available at the meeting for public review.

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Code Compliance Division at (916) 808-8846 at least 48 hours prior to the meeting.

General Conduct for the Public Attending Housing Code Advisory and Appeals Board Meetings

- Members of the public attending Housing Code Advisory and Appeals Board meetings shall observe the same rules and decorum applicable to the Members and staff as noted in Chapters 3 and 4 of Council Rules of Procedure.
- Stamping of feet, whistles, yells or shouting, physically threatening conduct, and/or similar demonstrations are unacceptable public behavior and will be prohibited by the Sergeant-at-Arms.
- Lobbyists must identify themselves and the client(s), business or organization they represent before speaking to the Board.
- Members of the public wishing to provide documents to the Board shall comply with Rule 7 D of the Council Rules of Procedure.

Members of the Public Addressing the Housing Code Advisory and Appeals Board

Purpose of Public Comment. The City provides opportunities for the public to address the Board as a whole in order to listen to the public's opinions regarding non-agendized matters within the subject matter jurisdiction of the City during Regular meetings and regarding items on the Agenda at all other meetings.

- Public comments should not be addressed to individual Members nor to City officials, but rather to the Housing Code Advisory and Appeals Board as a whole regarding City business.
- While the public may speak their opinions on City business, personal attacks on Members and City officials, use of swear words, and signs or displays of disrespect for individuals are discouraged as they impede good communication with the Board.
- Consistent with the Brown Act, the public comment periods on the Agenda are not intended to be "Question and Answer" periods or conversations with the Board and City officials. The limited circumstances under which Members may respond to public comments are set out in Rule 8 D 2 of the Council Rules of Procedure.
- Members of the public with questions concerning Consent Calendar items may contact the staff person on the report prior to the meeting to reduce the need for discussion of Consent Calendar items and to better respond to the public's questions.

Speaker Time Limits.

In the interest of facilitating the Board's conduct of the business of the City, the following time limits apply to members of the public (speakers) who wish to address the Board during the meeting.

- **Matters not on the Agenda.** Two (2) minutes per speaker.
- **Consent Calendar Items.** The Consent Calendar is considered a single item, and speakers are therefore subject to the two (2) minute time limit for the entire Consent Calendar. Consent Calendar items can be pulled at a member's request. Such pulled Consent Calendar items will be considered individually and up to two (2) minutes of public comment per speaker on those items will be permitted.
- **Discussion Calendar Items.** Two (2) minutes per speaker.

Time Limits per Meeting In addition to the above time limits per item, the total amount of time any one individual may address the Board at any meeting is eight (8) minutes.

- Each speaker shall limit his/her remarks to the specified time allotment.
- The Presiding Officer shall consistently utilize the timing system which provides speakers with notice of their remaining time to complete their comments. A countdown display of the allotted time will appear and will flash red at the end of the allotted time.
- In the further interest of time, speakers may be asked to limit their comments to new materials and not repeat what a prior speaker said. Organized groups may choose a single spokesperson who may speak for the group but with no increase in time.
- Speakers shall not concede any part of their allotted time to another speaker.
- The Presiding Officer may further limit the time allotted for public comments per speaker or in total for the orderly conduct of the meeting and such limits shall be fairly applied

MINUTES

Wednesday, October 8, 2014

5:30 p.m.

Historic City Hall 915 I Street 2nd Floor Hearing Room

Open Session - 5:30 p.m.

Roll Call – McKinley, Gaudreau, Powell and Gore present; Kachagin absent

Consent Calendar Estimated Time: 5 minutes

All items listed under the Consent Calendar are considered and acted upon by one Motion. Anyone may request an item be removed for separate consideration.

1. Approval of Minutes for September 10, 2014

Location: (Citywide)

Recommendation: Approve Board minutes for September 10, 2014

Contact: Ron O'Connor, Operations Manager, (916) 808-8183, Community Development

Action: Moved by consent unanimously 3-0 by McKinley, Powell & Gore. Gaudreau abstained.

Public Hearings

Public hearings may be reordered at the discretion of the chair.

Notice & Order Appeals

Item #	Council District	Case #	Address	Owner
2	5	14-005495/ RICHARD LEIKER	2608 41 ST ST	POURIA KASHKOULI
BI R. Leiker presented for City Staff and the appellant, Pouria Kashkouli, appeared before the Board. After hearing testimony and reviewing submitted documents, a motion was made to uphold staff recommendation. Moved by McKinley, seconded by Gore; motion carried unanimously 4-0.				

Housing & Dangerous Buildings Case Cost Recovery - Contested

Item	Summary	Appeal	Council District	Case/Inspector	Address/Invoice	Owner
3		X	3	13-022675/ DAVID SALINOVICH	1362 50 TH ST/ CEDCHC09590 (\$1,619)	DOUGLAS NOWKA TRUSTEE, THE RAMONA L. GILMORE REV TRUST
BI D. Salinovich presented for City Staff and the appellant, Doug Nowka Jr., appeared before the Board. After considering testimony and submitted documents, a motion was made to reduce invoice CEDCHC09590 from \$1,619 to \$200. Moved by Powell, seconded by Gaudreau; motion carried 3-1.						
4	X	X	8	12-003205/ JOSH PINO	22 DE FER CR/ CEDCHB02422 (\$433)	IMC ENTERPRISE INC.
BI J. Pino presented for City Staff and the appellant, Inessa Chernioglo, appeared before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation. Moved by Gore, seconded by Gaudreau; motion carried 3-1.						

5	X	X	5	14-007731/ DOUG PIERSON	2134 SARAZEN AV/ CEDCHB02319 (\$259)	CHRIS STONE, ELIZABETH FORREST STONE & NAT STONE
Bl D. Pierson presented for City Staff and the appellant, Vernal Stone, did not appear before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation. Moved by McKinley, seconded by Gore; motion carried unanimously 4-0.						

Housing & Dangerous Buildings Case Cost Recovery - Uncontested

For items 6 – 68, City Staff recommends that a resolution be adopted confirming the total charge noted by each agenda item for the expenses incurred by the City in the enforcement of the provisions of the Housing Code and/or Dangerous Buildings Code with respect to the property known by the physical address and/or parcel number (APN) as noted within each agenda item.

Gaudreau motioned to approve Uncontested Housing & Dangerous Buildings Case Cost Recovery items 6-8, 10-26, 28-57 and 59-68, seconded by McKinley; motion carried unanimously 4-0.

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
6	014-0101-012-0000	5	14-006687/ DONNA BARTON	3972 2ND AV/ CEDCHC09640 (\$219)	MARK EDWARD KING
7	006-0073-039-0000	4	14-004993/ DAVID SALINOVICH	1001 2ND ST/ CEDCHC09638 (\$2,169)	NISSIM LANYADOO REVOCABLE TRUST 1999
8	014-0188-002-0000	5	07-053453/ DOUG PIERSON	4112 7TH AV/ CEDCHB02320 (\$397)	HERBERT G. NICHOLS
9	012-0341-009-0000	4	13-012883/ RICHARD LEIKER	1208 8TH AV/ CEDCHC09596 (\$1,419)	QRP CAPITAL LLC
Pulled by City Staff					
10	014-0281-004-0000	5	13-023053/ JOHN VANELLA	4340 12TH AV/ CEDCHB02325 (\$217)	TENISHA THOMAS
11	020-0131-001-0000	5	14-009661/ DONNA BARTON	3600 16TH AV/ CEDCHB02401 (\$517)	FIFTY5 LIMITED PARTNERSHIP
12	020-0144-016-0000	5	13-006844/ JOHN VANELLA	3948 17TH AV/ CEDCHC09603 (\$119)	DENNIS CHERENKOV
13	020-0144-016-0000	5	13-006844/ JOHN VANELLA	3948 17TH AV/ CEDCHB02314 (\$1,105)	DENNIS CHERENKOV
14	019-0064-020-0000	5	14-004702/ DOUG PIERSON	2717 18TH AV/ CEDCHC09610 (\$219)	HOUSEHOLD FINANCE
15	020-0132-015-0000	5	14-009562/ BO COSLEY	3748 18TH AV/ CEDCHB02335 (\$1,315)	STEVEN CLARK
16	020-0213-014-0000	5	14-013395/ PAT MELANSON	3732 19TH AV/ CEDCHB02425 (\$325)	RAJESH KUMAR
17	020-0213-015-0000	5	13-017746/ JOHN VANELLA	3746 19TH AV/ CEDCHB02330 (\$265)	GORDON LANE
18	021-0207-001-0000	5	14-005153/ DONNA BARTON	5416 19TH AV/ CEDCHC09673 (\$219)	CYNTHIA L & MICHAEL J CHILELLI
19	020-0206-012-0000	5	13-005274/ JOHN VANELLA	3401 21ST AV/ CEDCHC09607 (\$119)	LION VENTURES LLC
20	023-0213-010-0000	6	13-022288/ RICHARD LEIKER	5600 27TH AV/ CEDCHB02345 (\$763)	PHYLLIS DIAZ
21	003-0196-011-0000	4	13-017919/ MAURICE SCHRANZ	714 27TH ST/ CEDCHC09591 (\$1,657)	MICHELE WILMS
22	049-0245-003-0000	8	13-017598/ DONNA BARTON	7429 29TH ST/ CEDCHB02338 (\$433)	FAITH A MALCOLM
23	007-0221-001-0000	3	13-007281/ DAVID SALINOVICH	1301 32ND ST/ CEDCHB02310 (\$241)	MICHAEL A ORTEGA SR

24	013-0392-016-0000	5	14-010778/ BO COSLEY	3615 33RD ST/ CEDCHB02427 (\$866.60)	JP MORGAN CHASE BANK
25	025-0163-001-0000	5	13-018022/ BO COSLEY	2734 34TH AV/ CEDCHC09598 (\$1,619)	HUGH VANG & SAM LATINO
26	013-0142-023-0000	5	14-009686/ DOUG PIERSON	2949 34TH ST/ CEDCHB02395 (\$224.60)	DONALD HAWKINS/PATRICIA A CALHOUN
27	020-0021-010-0000	5	13-000266/ ANDY CHAVEZ	3816 34TH ST/ CEDCHB02398 (\$362.60)	FARID HASHIM
Late Appeal Received					
28	014-0221-010-0000	5	13-023198/ BO COSLEY	3340 44TH ST/ CEDCHB02402 (\$2,005)	GORDON LANE
29	014-0283-016-0000	5	14-004261/ DOUG PIERSON	3730 46TH ST/ CEDCHB02400 (\$224.60)	FIFTY5 LIMITED PARTNERSHIP
30	023-0054-008-0000	6	14-009507/ ANDY CHAVEZ	4920 63RD ST/ CEDCHB02318 (\$721)	ZENITH ENDEAVORS LLC
31	023-0054-008-0000	6	14-009507/ ANDY CHAVEZ	4920 63RD ST/ CEDCHC09604 (\$219)	ZENITH ENDEAVORS LLC
32	047-0184-005-0000	8	13-021722/ ANDY CHAVEZ	2016 66TH AV/ CEDCHC09586 (\$219)	DAWN C CORREIA
33	021-0092-032-0000	6	12-014237/ RICHARD LEIKER	3913 73RD ST/ CEDCHB02340 (\$452.60)	FEDERAL NATIONAL MTG ASSN
34	263-0051-020-0000	2	07-051731/ LEONARD DUCLOS	147 ARCADE BL/ CEDCHB02421 (\$307)	MERNA KINNEY
35	263-0041-014-0000	2	14-005631/ DON MARCHESCHI	745 ARCADE BL/ CEDCHB02309 (\$568.91)	JUANA M/JESSE Q ARRIAGA
36	119-0312-007-0000	7	14-011594/ BO COSLEY	4500 ARMADALE WY/ CEDCHB02337 (\$433)	KINNISTON REVOCABLE LIVING TRUST
37	119-0312-007-0000	7	14-011594/ BO COSLEY	4500 ARMADALE WY/ CEDCHC09617 (\$119)	KINNISTON REVOCABLE LIVING TRUST
38	238-0150-015-0000	2	13-018998/ CHAD GARBER	4212 BARBARA ST/ CEDCHB02316 (\$1,699)	ROBERT W ROBBINS
39	117-0560-008-0000	7	14-005456/ RICHARD LEIKER	6125 CALVINE RD/ CEDCHB02307 (\$883)	HOUSEHOLD FINANCE CORP CALIFORNIA
40	117-0560-008-0000	7	14-005456/ RICHARD LEIKER	6125 CALVINE RD/ CEDCHC09602 (\$219)	HOUSEHOLD FINANCE CORP CALIFORNIA
41	265-0122-045-0000	2	14-011709/ CHAD GARBER	2911 CLAY ST/ CEDCHB02418 (\$224.60)	HERMAN/SARINA QUON
42	048-0122-004-0000	8	14-009602/ JOHN VANELLA	7500 COLLINGWOOD ST/ CEDCHB02323 (\$505)	ASHLEY CHANG
43	048-0122-004-0000	8	14-009602/ JOHN VANELLA	7500 COLLINGWOOD ST/ CEDCHC09612 (\$119)	ASHLEY CHANG
44	265-0100-025-0000	2	14-007316/ DON MARCHESCHI	3053 DEL PASO BL/ CEDCHC09675 (\$1,619)	SHELTER PROPERTIES INC
45	274-0640-050-0000	4	14-003885/ DAVID SALINOVICH	3536 DELTA QUEEN AV/ CEDCHC09674 (\$1,419)	IQBAL JAVED/MAFIA ANWAR
46	275-0014-006-0000	2	12-029065/ LARRY ECCLESTON	128 EL CAMINO AV/ CEDCHB02420 (\$343)	MANMOHAN SINGH
47	263-0163-029-0000	2	13-024262/ MAURICE SCHRANZ	2681 FAIRFIELD ST/ CEDCHC09670 (\$355)	MPN 14 LIMITED PARTNERSHIP
48	052-0051-001-0000	8	14-005861/ ANDY CHAVEZ	1797 FERRAN AV/ CEDCHC09614 (\$1,619)	GAIL SIDES
49	052-0051-001-0000	8	14-005861/ ANDY CHAVEZ	1797 FERRAN AV/ CEDCHB02327 (\$668.60)	GAIL SIDES
50	275-0163-010-0000	2	14-001518/ CHAD GARBER	1019 LOCHBRAE RD/ CEDCHC09584 (\$119)	SATYANDRA KUMAR & ANJANI SUKHU

51	251-0211-010-0000	2	13-017080/ MAURICE SCHRANZ	1207 LOS ROBLES BL/ CEDCHB02428 (\$307)	RAUL MARTINEZ, SUCCESSOR TRUSTEE OF THE ROBERT J. MARTINEZ FAMILY TRUST
52	251-0211-012-0000	2	11-026569/ GENE CALUYA	1215 LOS ROBLES BL/ CEDCHC09585 (\$119)	GEORGE ANTABLIAN & LANCE DEHNING
53	252-0301-065-0000	2	12-028529/ DAVID SALINOVICH	1638 LOS ROBLES BL/ CEDCHB02416 (\$199)	PNC BANK, N.A.
54	226-0323-010-0000	2	14-006654/ MAURICE SCHRANZ	122 MINT LEAF WY/ CEDCHC09639 (\$219)	LIVERMORE YANG LLC
55	201-0950-028-0000	1	14-010913/ KIM HAGEN	621 NATALINO CIR/ CEDCHB02336 (\$385)	LESLIE A PAINE
56	252-0214-030-0000	2	12-011418/ CHAD GARBER	1720 NOGALES ST/ CEDCHC09630 (\$119)	KEN A/DIANNE E ECKLER
57	263-0142-025-0000	2	07-056292/ LEONARD DUCLOS	2756 OAKMONT ST/ CEDCHB02349 (\$307)	JOSE & JUANA NAVARRO
58	225-1800-039-0000	4	14-012372/ LEONARD DUCLOS	2909 OTTUMWA DR/ CEDCHB02419 (\$307)	THERESA M ADAMS
Paid In Full					
59	251-0011-032-0000	2	13-018003/ LEONARD DUCLOS	3901 PALMETTO ST/ CEDCHC09592 (\$1,419)	RSB PROPS 2 LIMITED PARTNERSHIP
60	252-0074-018-0000	2	14-009819/ CHAD GARBER	3828 PRESIDIO ST/ CEDCHB02348 (\$224.60)	JIAN M ZHAO
61	020-0074-009-0000	5	12-012921/ JOHN VANELLA	4015 SAN CARLOS WY/ CEDCHC09593 (\$119)	L.J. WALLACE/ANNIE MAE C/O BEATRICE WEBB
62	263-0222-011-0000	2	13-000077/ MAURICE SCHRANZ	282 SANTIAGO AV/ CEDCHB02313 (\$217)	KARLIN LYNCH & KERRY MORIARTY
63	263-0222-011-0000	2	13-000077/ MAURICE SCHRANZ	282 SANTIAGO AV/ CEDCHB02414 (\$361)	KARLIN LYNCH & KERRY MORIARTY
64	265-0030-024-0000	2	12-005589/ CHAD GARBER	1279 SONOMA AV/ CEDCHC09629 (\$119)	DOUGLAS E DUFFIN/GERALD/MARLE NE R AVENA
65	238-0092-022-0000	2	10-007462/ LEONARD DUCLOS	406 STILLWELL CT/ CEDCHB02329 (\$217)	N VEST N REAL ESTATE SERVICES
66	047-0181-010-0000	8	13-002622/ JOHN VANELLA	7362 TILDEN WY/ CEDCHB02315 (\$247)	A C/ROSETTA R TILLMAN
67	225-0561-018-0000	3	13-023120/ LARRY ECCLESTON	1239 TRAIL END WY/ CEDCHC09601 (\$219)	ROXANNE M FONTES MEIER
68	277-0213-001-0000	2	13-023376/ LARRY ECCLESTON	2045 WATERFORD RD/ CEDCHB02346 (\$241)	BANK OF AMERICA

Discussion Calendar

Discussion calendar items include an oral presentation including those recommending "receive and file".

69. Elect a Relocation Benefits Committee (Oral)

Location: (Citywide)

Recommendation: Pursuant to Sacramento City Code section 8.100.990(B), Chairman McKinley is to appoint three members to the relocation benefits committee, which shall consist of three members of the HCAAB (Housing Code Advisory and Appeals Board).

Contact: Ron O'Connor, Operations Manager, (916) 808-8183, Community Development

Action: McKinley temporarily appointed board members Gaudreau, Powell and Gore to the relocation benefits committee to hear the appeals that have been received. Mr. McKinley requested the item to be agendaized for the November hearing to reappoint the committee.

Public Comments – Matters Not on the Agenda

City staff Ron O'Connor announced his retirement effective December 12th. City staff John Leno will be the new contact.

Member Comments – Ideas, Questions and Meeting/Conference Reports

Gaudreau announced that Sacramento Heritage has a mobile app that is up and running which can be downloaded from iTunes or Google store by searching "Sacramento Walking Tours". A launch event is scheduled for Saturday, October 11th.

Adjournment

7:06 PM