

**HOUSING CODE ADVISORY AND APPEALS BOARD**

**Barry Chamberlain**, Chair  
**George Antablian Jr.**, Vice Chair  
**Verne Gore**  
**Brandon Fisher**  
**Barry Boyd**



# Agenda

## Housing Code Advisory and Appeals Board Teleconference Meeting Only

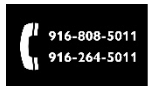
City Hall Complex  
915 I Street

Sacramento, CA 95814

Published by the Office of the City Clerk  
(916) 808-5163

**BOARD STAFF**

Peter Lemos, Code and Housing Enforcement Chief  
Bo Cosley, Principal Building Inspector  
Frances Alvarez, Secretary  
Maila Hansen, Senior Deputy City Attorney



Español | 中文 | Tagalog | Tiếng Việt | Hmoob | Русский

**Wednesday, May 11, 2022**

**5:30 p.m.**

### NOTICE TO THE PUBLIC

**Join this meeting via Zoom:**

<https://cityofsacramento-org.zoom.us/j/97873176387?pwd=Mno2b2JQdzY1RExSdzZuVjh5d1FIUT09>

**Meeting ID:** 978 7317 6387

**Passcode:** 657789

**Dial in via telephone:** 888-788-0099 – **Meeting ID:** 978 7317 6387 # #

In compliance with AB361 and the Resolution Declaring the Existence of a Local Emergency Relating to the COVID-19 Pandemic, adopted by the City of Sacramento City Council, City Council and other public meetings are currently **Teleconference Meetings Only** to align with local and federal guidelines and social distancing recommendations for the containment of the coronavirus.

**Where to Find the Agenda and Staff Reports:** The agenda provides a general description and staff recommendation; however, legislative bodies may take action other than what is recommended. Full staff reports are available for public review on the [City's Upcoming Meetings website](#) and include all attachments and exhibits. "To Be Delivered" and "Supplemental" reports will be published as they are received. Contracts subject to the 10-day review period, as required by Sacramento City Code section 4.04.020 and the Council Rules of Procedure, can be found on the [City's Contract Posting website](#).

**How to Submit Written Comments:** Written comments received are distributed to members, filed in the record, and will not be read aloud. Members of the public are encouraged to submit public comments electronically via **eComment** through the [City's Upcoming Meetings website](#) or via email at [publiccomment@cityofsacramento.org](mailto:publiccomment@cityofsacramento.org).

**How to Watch the Legislative Body:** Live video streams and indexed archives of meetings are available via the [City's Upcoming Meetings / Archived Meetings website](#).

*City Code section 4.04.020(A)* requires the agenda of each regular or adjourned regular meeting of a city legislative body (as defined in *Government Code section 54952*) be posted at least 120 hours prior or 24 hours prior to a special meeting in a location that is freely accessible to members of the public as required by the Ralph M. Brown Act *Government Code 54950 (The Brown Act)* including a brief description of each item to be transacted or discussed.

The City posts meeting agendas on the City website, 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.**

If you require special assistance to participate in the meeting, notify the Office of the City Clerk at (916) 808-7200 at least 48 hours prior to the meeting.

**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*).

### **Members of the Public Addressing the Legislative Body**

Purpose of Public Comment. The City provides opportunities for the public to address the legislative body 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 legislative body 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 legislative body.
- 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 Members 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 or the Member whose district is identified 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 legislative body's conduct of the business of the City, the following time limits apply to members of the public (speakers) who wish to address the legislative body 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 Commission 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 Commission 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.

# City of Sacramento

## Housing Code Advisory and Appeals Board

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City Hall Complex, 915 I Street, Sacramento, CA 95814

**Teleconference Meeting Only**

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### Regular Meeting Agenda

Wednesday, May 11, 2022

5:30 p.m.

*All items listed are heard and acted upon by the Housing Code Advisory and Appeals Board unless otherwise noted.*

**Join this meeting via Zoom:**

<https://cityofsacramento-org.zoom.us/j/97873176387?pwd=Mno2b2JQdzY1RExSdzZuVjh5d1FIUT09>

**Webinar ID:** 978 7317 6387

**Passcode:** 657789

**Dial in via telephone:** 888 788 0099 (Toll Free) – **Meeting ID:** 978 7317 6387 # #

### Open Session – 5:30 p.m.

#### Roll Call

#### Consent Calendar

*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 March 9, 2022**

**Location:** (Citywide)

**Recommendation:** Approve Board minutes for March 9, 2022

**Contact:** Bo Cosley, Principal Building Inspector, (916) 808-7503, Community Development

**Public Hearings****Notice & Order Appeals**

Item #	Council District	Case/Inspector	Address	Owner
2	2	22-011421/ ALAN JENSEN	356 SILVER EAGLE RD	NGAN DANG

**Housing & Dangerous Buildings Case Cost Recovery – Contested**

Item	Summary	Council District	Case/Inspector	Address/Invoice	Owner
3	X	6	21-053463/ RICHARD LEIKER	230 CADILLAC DR CDDCHB08364 (\$660)	230 CADILLAC DRIVE KF LLC
4		6	22-000475/ DANIEL LOWTHER	5099 STONER DR CDDCHB08381 (\$795.32)	SAMUEL ANGENENT

**5. Housing & Dangerous Buildings Case Cost Recovery – Uncontested****Location:** (Citywide)

**Recommendation:** For lines 1-64, City Staff recommends that a resolution be adopted confirming the total charge noted by each agenda line 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 line.

**Contact:** Bo Cosley, Principal Building Inspector, (916) 808-7503, Community Development

Line	APN	Council District	Case/Inspector	Address/Invoice	Owner
1	010-0333-021-0000	4	14-012836/ PAUL LOVATO	1815 2ND AV/ CDDCHC15834 (\$185)	REBECCA A ZOGLMAN
2	010-0365-006-0000	5	19-042712/ PAUL LOVATO	3132 2ND AV/ CDDCHC15828 (\$630)	STONEGATE DEVELOPMENT LLC
3	006-0044-011-0000	4	20-010128/ MATTHEW SARTAIN	927 10TH ST/ CDDCHB08405 (\$660)	SAC METROPOLITAN LLC
4	006-0044-011-0000	4	20-010128/ MATTHEW SARTAIN	927 10TH ST/ CDDCHB08383 (\$540)	SAC METROPOLITAN LLC
5	014-0284-005-0000	5	19-039960/ JASON MARTINONI	4400 13TH AV/ CDDCHC15833 (\$325)	MANUEL LOPEZ CABRALEZ AND ESPERANZA LOPEZ
6	048-0115-002-0000	8	20-019817/ PAUL LOVATO	7541 21ST ST/ CDDCHC15831 (\$325)	FORMAN WILLIAM J/NELLIE
7	048-0115-002-0000	8	20-019817/ PAUL LOVATO	7541 21ST ST/ CDDCHC15885 (\$325)	WILLIAM J/NELLIE FORMAN

8	019-0124-024-0000	5	21-044706/ PAUL LOVATO	2621 24TH AV/ CDDCHC15876 (\$1,410)	JOSE MARTINEZ RIOS/ SCOTT HILL CLARY
9	022-0081-015-0000	5	19-040469/ DANIEL LOWTHER	3335 25TH AV/ CDDCHC15858 (\$325)	ROBERTO V SANCHEZ
10	003-0195-014-0000	4	20-000093/ ELIJAH PROK	620 27TH ST/ CDDCHB08373 (\$630)	STANLEY CLIFFORD CEBALLOS
11	023-0246-002-0000	6	21-048883/ RICHARD LEIKER	6206 28TH AV/ CDDCHB08384 (\$1,180)	ANGELICA SINGLETON
12	023-0246-002-0000	6	21-048883/ RICHARD LEIKER	6206 28TH AV/ CDDCHB08372 (\$521.33)	ANGELICA SINGLETON
13	023-0246-002-0000	6	21-048883/ RICHARD LEIKER	6206 28TH AV/ CDDCHB08402 (\$565)	ANGELICA SINGLETON
14	020-0015-026-0000	5	15-019816/ RICHARD LEIKER	3737 32ND ST/ CDDCHB08350 (\$620)	YEN WANG
15	014-0041-016-0000	5	20-026566/ RICHARD LEIKER	2435 36TH ST/ CDDCHB08369 (\$660)	MARY COLYAR
16	027-0350-022-0000	6	20-040718/ PAUL LOVATO	8140 36TH AV/ CDDCHC15836 (\$325)	RICHARD BARGE
17	027-0341-009-0000	6	21-051151/ JOHN CARPENTER	8008 37TH AV/ CDDCHB08390 (\$1,126.33)	RUBY J LANGE
18	020-0034-002-0000	5	21-043789/ PAUL LOVATO	3833 38TH ST/ CDDCHC15879 (\$1,715)	ARRIBA FAMILY REVOCABLE TRUST
19	020-0072-016-0000	5	17-006385/ PAUL LOVATO	3975 39TH ST/ CDDCHC15853 (\$325)	KARL JAY LYSINGER
20	038-0152-003-0000	6	21-046780/ WILLIAM ELY	7916 43RD AV/ CDDCHB08376 (\$2,007.66)	LORRAINE N BAKER TRUSTEE OF THE JAMES
21	014-0192-005-0000	5	18-031390/ PAUL LOVATO	3024 44TH ST/ CDDCHC15852 (\$325)	AGUSTIN MONTALVO
22	026-0072-005-0000	6	19-005563/ PAUL LOVATO	5641 53RD ST/ CDDCHC15827 (\$630)	PHILIP BENEDETTO
23	015-0215-002-0000	5	21-026774/ DANIEL LOWTHER	3560 58TH ST/ CDDCHC15815 (\$1,110)	RAMIREZ ROBERTO H/TR
24	015-0215-002-0000	2	21-026774/ DANIEL LOWTHER	3560 58TH ST/ CDDCHB08346 (\$751.65)	RAMIREZ ROBERTO H/TR
25	021-0181-005-0000	6	21-045763/ PAUL LOVATO	4260 73RD ST/ CDDCHC15882 (\$1,715)	MORGAN PICKS TWO LLC
26	035-0063-008-0000	2	21-043827/ WILLIAM ELY	1428 ATHERTON ST/ CDDCHB08380 (\$3,080)	SPENCER RAY A/HELEN J
27	035-0063-008-0000	5	21-043827/ WILLIAM ELY	1428 ATHERTON ST/ CDDCHB08404 (\$680)	RAY A/HELEN J SPENCER
28	035-0112-027-0000	5	19-002859/ BO COSLEY	6650 BELLEAU WOOD LN/ CDDCHB08444 (\$1,804.50)	CLEARVIEW INVESTMENT
29	035-0112-027-0000	5	19-002859/ BO COSLEY	6650 BELLEAU WOOD LN/ CDDCHB08392 (\$915)	CLEARVIEW INVESTMENT
30	277-0183-009-0000	2	22-000834/ ELIJAH PROK	1936 BOWLING GREEN DR/ CDDCHB08377 (\$895)	MARTINEZ JULIO
31	251-0251-014-0000	2	21-050529/ LUDWIG MORADA	3312 BRANCH ST/ CDDCHB08356 (\$6,088)	SOUZA DARYL JOHN

32	251-0251-014-0000	2	21-050529/ LUDWIG MORADA	3312 BRANCH ST/ CDDCHC15823 (\$1,410)	SOUZA DARYL JOHN
33	251-0251-014-0000	2	21-050529/ LUDWIG MORADA	3312 BRANCH ST/ CDDCHB08374 (\$977)	SOUZA DARYL JOHN
34	225-0660-059-0000	3	21-043938/ ELIJAH PROK	3301 BRIDGEFORD DR/ CDDCHC15875 (\$1,410)	MONICA/JORGE SR MARTINEZ
35	043-0255-018-0000	6	20-023377/ PAUL LOVATO	14 CANTINA CT/ CDDCHB08385 (\$585)	WINNIE HONG TANG
36	043-0255-018-0000	2	20-023377/ PAUL LOVATO	14 CANTINA CT/ CDDCHC15832 (\$325)	TANG WINNIE HONG
37	043-0255-018-0000	6	20-023377/ PAUL LOVATO	14 CANTINA CT/ CDDCHC15884 (\$325)	WINNIE HONG TANG
38	275-0073-012-0000	2	19-043184/ ELIJAH PROK	2230 COLFAX ST/ CDDCHC15856 (\$325)	ZHI HE WONG
39	031-0873-060-0000	7	20-002993/ DANIEL LOWTHER	14 EDUARDO CT/ CDDCHC15857 (\$325)	DANIEL KADELL
40	225-0340-004-0000	2	20-008941/ LUDWIG MORADA	1210 FAIRWEATHER DR/ CDDCHC15821 (\$185)	JERRY WALTERS
41	252-0031-037-0000	2	21-048192/ JASON MARTINONI	2129 HARRIS AV/ CDDCHC15840 (\$1,410)	EDUARDO GUERRERO MACIAS
42	265-0303-005-0000	8	18-032746/ ELIJAH PROK	2632 LEXINGTON ST/ CDDCHC15820 (\$185)	MATEO MATA
43	049-0163-022-0000	8	19-019614/ DANIEL LOWTHER	7330 LOMA VERDE WY/ CDDCHC15859 (\$325)	PARMOD C DHIR
44	049-0390-012-0000	8	21-051971/ JASON MARTINONI	7331 MEADOWGATE DR/ CDDCHB08386 (\$670)	KIM NGUYEN STENHOUSE
45	049-0390-012-0000	6	21-051971/ JASON MARTINONI	7331 MEADOWGATE DR/ CDDCHC15824 (\$1,410)	NGUYEN STENHOUSE KIM
46	049-0390-012-0000	7	21-051971/ JASON MARTINONI	7331 MEADOWGATE DR/ CDDCHB08353 (\$1,361.65)	NGUYEN STENHOUSE KIM
47	049-0141-011-0000	8	19-017781/ PAUL LOVATO	2779 MEADOWVALE AV/ CEDCHC14388 (\$1,120)	ROXANNA TORRES
48	049-0141-011-0000	8	19-017781/ PAUL LOVATO	2779 MEADOWVALE AV/ CDDCHC15854 (\$325)	ROXANNA JANETH TORRES
49	031-0191-012-0000	5	21-046446/ JASON MARTINONI	7436 MYRTLE VISTA AV/ CDDCHC15878 (\$1,410)	YUE GUI CHEN
50	049-0380-001-0000	5	22-003085/ RICHARD LEIKER	7252 MUNSON WY/ CDDCHB08401 (\$660)	PC CA PARKVIEW LP
51	027-0311-029-0000	7	21-049497/ DANIEL LOWTHER	7099 NEW SACTO/ CDDCHC15814 (\$1,410)	LI JIE/SAM A VONG
52	262-0043-017-0000	3	17-019874/ LUDWIG MORADA	3163 NORTHVIEW DR/ CDDCHC15855 (\$325)	BERNADETTE CARMONA
53	119-0324-001-0000	2	21-016966/ JASON MARTINONI	7961 ORENZA WY/ CDDCHB08355 (\$655)	CAZARES CARLOS PALACIOS/ONELIA
54	119-0324-001-0000	7	21-016966/ JASON MARTINONI	7961 ORENZA WY/ CDDCHB08388 (\$730)	CARLOS PALACIOS CAZARES/ONELIA
55	237-0400-014-0000	2	22-053591/ PAUL LOVATO	4161 PELL DR/ CDDCHB08363 (\$800)	TCCA 4161 PELL DR LLC

56	265-0201-041-0000	4	21-043752/ ELIJAH PROK	2729 RIO LINDA BL/ CDDCHB08351 (\$770)	LILLIE L WILSON
57	265-0201-041-0000	1	21-043752/ ELIJAH PROK	2729 RIO LINDA BL/ CDDCHB08379 (\$600)	LILLIE L WILSON
58	016-0211-011-0000	1	18-033183/ PAUL LOVATO	5270 RIVERSIDE BL/ CDDCHC15830 (\$325)	ROCHA JUAN M
59	225-1740-103-0000	3	21-046791/ ALAN JENSEN	3600 RYNDERS WY/ CDDCHC15822 (\$1,410)	KUNDUR GOUTHAM REDDY
60	225-1740-103-0000	2	21-046791/ ALAN JENSEN	3600 RYNDERS WY/ CDDCHB08352 (\$660)	KUNDUR GOUTHAM REDDY
61	007-0184-020-0000	6	20-035822/ ELIJAH PROK	1225 SEVILLE WY/ CDDCHB08344 (\$660)	UPROCK DEVELOPERS LLC
62	047-0044-013-0000	8	22-006095/ JASON MARTINONI	1932 WAKEFIELD WY/ CDDCHB08408 (\$617.66)	HAWK FARIST W/CLARA M DAVIS
63	030-0600-047-0000	7	21-045945/ WILLIAM ELY	14 WESTLITE CT/ CDDCHB08443 (\$585)	MORIKONE ABRAHAM M
64	030-0600-047-0000	7	21-045945/ WILLIAM ELY	14 WESTLITE CT/ CDDCHB08361 (\$690)	MORIKONE ABRAHAM M

### **Board Comments-Ideas and Questions**

### **Public Comments – Matters Not on the Agenda**

### **Adjournment**