

BOARD/COMMISSION

George Antablian, Chair
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Barry Boyd
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Agenda

Housing Code Advisory and Appeals Board

**Historic City Hall
915 I Street**

**2nd Floor Hearing Room
Sacramento, CA 95814**

*Published by the Office of the City Clerk
(916) 808-7200*

COMMISSION STAFF

Peter Lemos, Code and Housing Enforcement Chief
Bo Cosley, Principal Building Inspector
Frances Alvarez, Secretary
Arvinder Kaur, Deputy City Attorney



Wednesday, December 11, 2024

5:30 p.m.

NOTICE TO THE PUBLIC

Where to Find the Agenda and Staff Reports: The agenda provides a general description of agenda items; however, legislative bodies may take action other than what is recommended.

Watch the Legislative Body Meeting Online: Live video streams and archives of past meetings are available at <https://meetings.cityofsacramento.org>.

Submit Written Comments Online: 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 at <https://meetings.cityofsacramento.org>.

Public Comment Speaker Time Limits: In the interest of facilitating the legislative body's conduct of the business of the City, members of the public (speakers) who wish to address the legislative body during the meeting will have two minutes per speaker for Consent Calendar Items, Public Hearing Items, Discussion Calendar Items, and Matters not on the Agenda for a maximum total of eight minutes per speaker per meeting. Each speaker shall limit his/her remarks to the specified time allotment.

Notice to Lobbyists: When addressing the legislative body, you must identify yourself as a lobbyist and announce the client/business/organization you are representing.

Assistance: In compliance with the Americans with Disabilities Act, if you need special assistance, a disability-related modification or accommodation, agenda materials in an alternative format, or auxiliary aids to participate in this meeting, please contact the Office of the City Clerk at 916-808-7200 or clerk@cityofsacramento.org as soon as possible. Providing at least 72 hours' notice will help ensure that reasonable arrangements can be made.

City of Sacramento

Housing Code Advisory and Appeals Board

Historic City Hall, 915 I Street 2nd Floor Hearing Room, Sacramento, CA 95814

Regular Meeting Agenda

Wednesday, December 11, 2024

5:30 p.m.

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

Open Session – 5:30 p.m.

Roll Call

Land Acknowledgement

Pledge of Allegiance

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 November 13, 2024**

Location: (Citywide)

Recommendation: Pass a Motion to approve Board minutes for November 13, 2024

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

Public Hearings

Housing & Dangerous Buildings Case Cost Recovery – Contested

Item	Summary	Council District	Case/Inspector	Address/Invoice	Owner
2		5	24-028999 JASON MARTINONI	5901 MACK RD CDDCHC20315 (\$1,597.50)	NHU MAI LLC
3		5	24-028999 JASON MARTINONI	5901 MACK RD CDDCHB10122 (\$1,318.99)	NHU MAI LLC
4		5	24-006412 WILLIAM ELY	3709 22 ND AV CDDCHC20114 (\$380)	THOMAS SANFILIPPO
5		5	23-046650 DANIEL LOWTHER	3811 FLORIN RD #12 CDDCHC19726 (\$305)	YANG PAUL JOSEPH/MELODY

6		5	23-046650 DANIEL LOWTHER	3811 FLORIN RD #12 CDDCHCD00041 (\$4,894)	YANG PAUL JOSEPH/MELODY
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7. Housing & Dangerous Buildings Case Cost Recovery – Uncontested

Location: (Citywide)

Recommendation: For lines 1-110, City Staff recommends that the board adopt a decision 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	009-0143-019-0000	4	16-028988/ ELIJAH PROK	2031 13TH ST/ CDDCHC20275 (\$380)	SCOTT MANGIT YEE/ADA LIU YEE
2	024-0344-005-0000	7	24-023317/ JEREMIAH CARTER	6541 14TH ST/ CDDCHC20317 (\$237.50)	TOYOKO NAKATOGAWA REVOCABLE TRUST
3	024-0344-005-0000	7	24-023317/ JEREMIAH CARTER	6541 14TH ST/ CDDCHB10123 (\$673.99)	TOYOKO NAKATOGAWA REVOCABLE TRUST
4	021-0021-022-0000	6	24-003980/ JASON MARTINONI	4909 15TH AV/ CDDCHC20326 (\$380)	RAMIREZ REVOCABLE LIVING TRUST
5	019-0065-004-0000	5	22-038463/ DANIEL LOWTHER	2913 16TH AV/ CDDCHB10166 (\$955)	2913 16TH AVENUE LLC
6	019-0065-004-0000	5	22-038463/ DANIEL LOWTHER	2913 16TH AV/ CDDCHB10163 (\$935)	2913 16TH AVENUE LLC
7	018-0032-013-0000	5	24-006418/ ARRION GILDERSLEEVE	4250 21ST ST/ CDDCHC20269 (\$380)	GOMEZ FAMILY TRUST
8	048-0106-011-0000	8	23-041462/ JEREMIAH CARTER	7530 21ST ST/ CDDCHC20339 (\$380)	STALLWORTH CHARLES J/WILLIE/DOROTHY J MOODY/ETAL
9	007-0154-001-0000	4	22-035575/ BRUCE HOLMES	1315 22ND ST/ CDDCHC20313 (\$380)	PARMANANDAM NAGA/ANNIE NAGA
10	020-0273-020-0000	5	24-006412/ WILLIAM ELY	3709 22ND AV/ CDDCHC20114 (\$380)	THOMAS SANFILIPPO
11	022-0012-001-0000	5	24-027605/ JASON MARTINONI	3100 23RD AV/ CDDCHC20120 (\$1,550)	RAHAT BAKSH
12	010-0114-014-0000	4	21-046861/ ELIJAH PROK	2118 26TH ST/ CDDCHC20273 (\$380)	HARRIS THOMAS GENE

13	019-0191-071-0000	5	22-037008/ PAUL LOVATO	2870 26TH AV/ CDDCHC20345 (\$380)	AKSHAT NANDA
14	022-0094-040-0000	5	22-047522/ JASON MARTINONI	3731 26TH AV/ CDDCHC20325 (\$380)	SUTTON HOWARD
15	010-0127-011-0000	4	20-025457/ BRUCE HOLMES	2008 28TH ST/ CDDCHC20099 (\$380)	RAMIREZ REVOCABLE LIVING TRUST
16	020-0015-026-0000	5	15-019816/ WILLIAM ELY	3737 32ND ST/ CDDCHC20261 (\$380)	YEN WANG
17	020-0015-026-0000	5	15-019816/ WILLIAM ELY	3737 32ND ST/ CDDCHB10167 (\$2,643.99)	YEN WANG
18	027-0350-022-0000	6	20-040718/ PAUL LOVATO	8140 36TH AV/ CDDCHC20341 (\$380)	RICHARD G BARGE 2022 REVOCABLE TRUST
19	020-0072-016-0000	5	17-006385/ PAUL LOVATO	3975 39TH ST/ CDDCHC20266 (\$380)	KARL JAY LYSINGER
20	026-0072-005-0000	6	19-005563/ PAUL LOVATO	5641 53RD ST/ CDDCHC20306 (\$380)	JULIA UMANA
21	021-0041-036-0000	5	21-046236/ DANIEL LOWTHER	3952 57TH ST/ CDDCHC20322 (\$380)	DANMOLE SHANTE
22	011-0272-008-0000	6	24-026676/ DANIEL LOWTHER	2718 59TH ST/ CDDCHC20286 (\$190)	SMITH JEAN MARION/ADAM
23	023-0132-001-0000	6	24-023221/ PAUL LOVATO	5100 59TH ST/ CDDCHC20352 (\$1597.50)	GILBERT ELVIN ANDRE
24	023-0161-004-0000	6	19-030255/ PAUL LOVATO	5290 64TH ST/ CDDCHC20265 (\$380)	DAVID A WHITLOCK
25	021-0331-026-0000	6	24-020848/ JEREMIAH CARTER	4760 69TH ST/ CDDCHC20309 (\$190)	NGUYEN LONG XUAN
26	021-0261-013-0000	6	24-004168/ PAUL LOVATO	4455 71ST ST/ CDDCHC20102 (\$380)	NICHOLAS WILLIAM III PONTLIANA REVOCABLE TRUST
27	027-0071-017-0000	6	24-000392/ PAUL LOVATO	5630 79TH ST/ CDDCHC20277 (\$380)	MONTOYA ELIZABETH
28	061-0061-043-0000	6	24-032182/ RICHARD LEIKER	8175 ALPINE AV/ CDDCHB10202 (\$720)	ALPINE OWNER LLC
29	052-0121-012-0000	8	23-014634/ ARRION GILDERSLEEVE	1656 ANOKA AV/ CDDCHC20104 (\$380)	JAY L HUANG
30	252-0301-043-0000	2	20-026797/ MATTHEW SARTAIN	1685 ARCADE BL/ CDDCHB10145 (\$655)	SEP HINES REV LIVING TRUST
31	061-0061-046-0000	6	19-004340/ PAUL LOVATO	8178 BELVEDERE AV/ CDDCHC20300 (\$380)	JAJ 1 LLC AND MICHAEL 17 LLC

32	251-0053-023-0000	2	24-031047/ ELIJAH PROK	3837 BRANCH ST/ CDDCHB10120 (\$815)	SEIGLE LEONARD J/DOROTHY J BROWN
33	010-0241-016-0000	4	23-015271/ WILLIAM ELY	2721 BROADWAY/ CDDCHC20293 (\$380)	DJKM TRUST
34	015-0061-035-0000	6	20-015413/ PAUL LOVATO	380 BROADWAY/ CDDCHC20294 (\$380)	MAESTAS MARTA
35	053-0081-013-0000	8	22-036857/ DANIEL LOWTHER	2601 CADJEW AV/ CDDCHC20323 (\$380)	LA THI T
36	262-0314-021-0000	3	18-013744/ MATTHEW SARTAIN	2837 CAMARILLO DR/ CDDCHB10200 (\$3,912.66)	HOLDAWAY BRETT S
37	251-0071-003-0000	2	23-010046/ ALAN JENSEN	3841 CLAY ST/ CDDCHC20329 (\$380)	CEJA JAVIER/MARIA TERESAGARCIA OCHOA
38	263-0322-018-0000	2	22-027540/ LUDWIG MORADA	119 DANVILLE WY/ CDDCHC20304 (\$380)	LAWRENCE JOE/TR
39	275-0044-018-0000	2	24-035067/ PAUL LOVATO	2213 DEL PASO BL/ CDDCHB10208 (\$720)	ZAKI MART INC
40	225-1970-012-0000	1	24-028870/ DANIEL LOWTHER	2751 DEL PASO BL/ CDDCHB10124 (\$675)	NORTH NATOMAS TOWN CENTER LLC
41	252-0302-005-0000	2	20-039884/ MATTHEW SARTAIN	3201 DEL PASO BL/ CDDCHC20330 (\$380)	GANG ZHAO DONG AND MICHELLE MEI SHEUNG LAU
42	226-0330-010-0000	2	16-009128/ MATTHEW SARTAIN	364 DELTA LEAF WY/ CDDCHC20112 (\$380)	WELLS FARGO BANK
43	225-0900-001-0024	3	21-046548/ LUDWIG MORADA	800 DEL VERDE CR #4/ CDDCHC20301 (\$380)	YEN LING WANG
44	016-0313-008-0000	4	21-041917/ JASON MARTINONI	1136 DERICK WY/ CDDCHC20299 (\$380)	DAVID PRICE PENTONEY REVOCABLE LIVING TRUST
45	237-0285-037-0000	1	23-038050/ ELIJAH PROK	230 DU BOIS AV/ CDDCHB10089 (\$720)	ERNEST M FERNANDEZ
46	237-0285-037-0000	1	23-038050/ ELIJAH PROK	230 DU BOIS AV/ CDDCHB10152 (\$645)	ERNEST M FERNANDEZ
47	031-0873-060-0000	7	20-002993/ DANIEL LOWTHER	14 EDUARDO CT/ CDDCHC20333 (\$380)	DANIEL J. KADELL
48	265-0253-015-0000	2	24-031717/ DANIEL LOWTHER	2623 ENSENADA WY/ CDDCHB10188 (\$720)	HOANG PHUNG/UYEN TRAN
49	049-0370-001-0000	8	19-040666/ PAUL LOVATO	3810 FLORIN RD/ CDDCHC20344 (\$380)	K/N INVESTMENTS CORPORATION
50	117-0270-017-0000	8	24-022070/ ARRION GILDERSLEEVE	8132 FRANCISCAN WAY/ CDDCHB10150 (\$1,968.99)	MELLENDEZ MARIO H/ HOPE A

51	013-0281-002-0000	5	24-022160/ PAUL LOVATO	3125 FRANKLIN BL/ CDDCHC20097 (\$1,597.50)	ALBERT F/ALAN C TRESKON REVOCABLE TRUST
52	013-0281-002-0000	5	24-022160/ PAUL LOVATO	3125 FRANKLIN BL/ CDDCHC20342 (\$380)	ALBERT F/ALAN C TRESKON REVOCABLE TRUST
53	013-0281-034-0000	5	24-004152/ WILLIAM ELY	3207 FRANKLIN BL/ CDDCHC20108 (\$380)	ALBERT TRESKON REVOCABLE TRUST
54	020-0111-044-0000	5	22-024110/ JASON MARTINONI	4125 FRANKLIN BL/ CDDCHC20328 (\$380)	BETHANY CURIEL
55	022-0012-021-0000	5	24-027608/ JEREMIAH CARTER	4815 FRANKLIN BL/ CDDCHC20256 (\$1,360)	LIU ANDY T/LIU JAMES
56	022-0012-021-0000	5	24-027608/ JEREMIAH CARTER	4815 FRANKLIN BL/ CDDCHB10129 (\$2,262.66)	LIU ANDY T / LIU JAMES
57	022-0012-021-0000		24-027608/ JEREMIAH CARTER	4815 FRANKLIN BL/ CDDCHB10189 (\$880)	LIU ANDY T/LIU JAMES
58	050-0010-047-0000	5	23-018957/ JASON MARTINONI	7282 FRANKLIN BL/ CDDCHC20316 (\$380)	DOBASHI AHMED SAEED
59	265-0303-051-0000	2	21-013435/ MATTHEW SARTAIN	1131 FRIENZA AV/ CDDCHC20320 (\$380)	MICHAEL IYASERE
60	025-0081-007-0000	5	24-012029/ PAUL LOVATO	2780 FRUITRIDGE RD/ CDDCHC20298 (\$380)	RAMIREZ BENANCIO
61	049-0193-001-0000	8	16-006685/ WILLIAM ELY	3117 GARDENDALE RD/ CDDCHC20262 (\$380)	YEN LING WANG
62	237-0530-057-0000	2	23-027549/ LUDWIG MORADA	4481 GENE AV/ CDDCHC20119 (\$380)	SINGH ISNEA/JITENDRA
63	250-0091-011-0000	2	24-029401/ RICHARD LEIKER	640 GRAND AV/ CDDCHC20302 (\$190)	DE SANTIS MELISSA M
64	250-0091-011-0000	2	24-029401/ RICHARD LEIKER	640 GRAND AV/ CDDCHB10172 (\$720)	DE SANTIS MELISSA M
65	274-0161-017-0000	3	23-032718/ TRAVIS BOLAND	271 HARDING AVR/ CDDCHC20272 (\$1,407.50)	SPEED CASH OFFERS LLC
66	009-0334-006-0000	7	21-017236/ JASON MARTINONI	2664 HARKNESS ST/ CDDCHC20311 (\$380)	MORRIS THOMAS SKILLMAN III/JULIA
67	117-0103-016-0000	8	23-023189/ ARRION GILDERSLEEVE	5997 HOLLYHURST WY/ CDDCHC20116 (\$380)	LIU ZHEN W/HUIWEN XU
68	262-0113-013-0000	3	16-015157/ MATTHEW SARTAIN	308 INDIANA AV/ CDDCHC20111 (\$380)	HUERTA-MENDOZA SERGIO
69	006-0024-035-0000	4	24-029448/ RICHARD LEIKER	419 J ST/ CDDCHB10127 (\$645)	GCC GROUP

70	265-0151-030-0000	2	19-005179/ ELIJAH PROK	1643 KATHLEEN AV/ CDDCHC20257 (\$380)	IYASERE MICHAEL
71	035-0054-006-0000	5	24-000187/ JEREMIAH CARTER	1609 KITCHNER RD/ CDDCHC20308 (\$380)	BALKAR SINGH THIND AND SIMRAN KAUR THIN
72	250-0073-030-0000	2	22-046242/ LUDWIG MORADA	3800 KNIGHTLINGER ST/ CDDCHC20118 (\$380)	MUNIR MAYRA
73	049-0282-005-0001	5	23-028046/ WILLIAM ELY	66 LA FRESA CT #1/ CDDCHC20109 (\$380)	ROBERT/DIANNE MONTOKA
74	266-0170-022-0000	2	24-006415/ MATTHEW SARTAIN	2137 MARCONI AV/ CDDCHC20271 (\$380)	PHAM OX PROPERTY LLC
75	251-0124-001-0000	2	21-048669/ LUDWIG MORADA	3634 MARYSVILLE BL/ CDDCHC20121 (\$380)	MERVIN BROOKINS/PRENTICE WILSON
76	252-0011-014-0000	2	23-000461/ MATTHEW SARTAIN	3910 MARYSVILLE BL/ CDDCHC20110 (\$380)	VICTORY TABERNACLE OF DPH INC
77	252-0011-014-0000	2	23-000461/ MATTHEW SARTAIN	3910 MARYSVILLE BL/ CDDCHB10197 (\$600)	VICTORY TABERNACLE OF DPH INC
78	237-0130-020-0000	2	22-029845/ MATTHEW SARTAIN	4229 MAY ST/ CDDCHC20307 (\$380)	CASTRO ALBERTO JR/ARRIELLE
79	225-1280-066-0000	1	24-007981/ ALAN JENSEN	111 MENARD CR/ CDDCHC20351 (\$1,597.50)	HEER SUNDIP/HARDEEP
80	007-0164-021-0000	4	21-048893/ LUDWIG MORADA	2501 N ST/ CDDCHC20347 (\$380)	WE HOLD RIGHT LLC
81	250-0312-022-0000	2	22-040899/ ELIJAH PROK	3259 NAREB ST/ CDDCHC20264 (\$380)	LOUIS E MITCHELL JR
82	251-0181-029-0000	2	22-022072/ MATTHEW SARTAIN	1445 NOGALES ST/ CDDCHC20310 (\$380)	COMMUNITY CHURCH OF GOD IN CHRIST NUMBE
83	252-0032-010-0000	2	18-020959/ MATTHEW SARTAIN	2246 NORTH AV/ CDDCHC20331 (\$380)	SCOTT C. SCHAEFER
84	252-0042-004-0000	2	23-011387/ ELIJAH PROK	2420 NORTH AV/ CDDCHC20270 (\$47.50)	GARCIA HERIBERTO/SANTOS/ISIDO RA DOMINGU
85	262-0261-018-0000	3	23-008410/ ALAN JENSEN	205 PERALTA AV/ CDDCHC20334 (\$380)	GETCHELL LLOYD A JR
86	226-0151-005-0000	1	19-009261/ ELIJAH PROK	440 PINEDALE AV/ CDDCHC19171 (\$305)	DUBINETSKY AVEL/PAVEL/BORIS SEMENOVA
87	048-0043-003-0000	8	22-022068/ PAUL LOVATO	7431 PUTNAM WY/ CDDCHC20337 (\$380)	WESLEY THOMAS SABIN, JR
88	006-0255-006-0000	4	19-041019/ ELIJAH PROK	512 Q ST/ CDDCHC20340 (\$380)	LORENE E. FAHN

89	038-0350-048-0000	6	20-003060/ JASON MARTINONI	6242 RING DR/ CDDCHC20297 (\$380)	GOLD RIVER PROPETIERS INC
90	038-0350-045-0000	6	24-022333/ DANIEL LOWTHER	6312 RING DR/ CDDCHC20288 (\$1,597.50)	TOAN MANH CHU AND DIEM THI PHAN QUINLAN
91	016-0211-011-0000	4	18-033183/ PAUL LOVATO	5270 RIVERSIDE BL/ CDDCHC20115 (\$380)	ROCHA JUAN M
92	010-0021-012-0000	4	24-027017/ RICHARD LEIKER	1809 S ST #98/ CDDCHB10154 (\$720)	ROSEVILLE INVESTMENT COMPANY LLC
93	225-1650-013-0000	3	23-011628/ TRAVIS BOLAND	3521 SAN JUAN RD/ CDDCHC20105 (\$380)	SCIGLIANO FAMILY TRUST/TARA ZIELENSKI
94	263-0045-005-0000	2	22-016686/ MATTHEW SARTAIN	656 SONOMA AV/ CDDCHC20305 (\$380)	SKYLINES MHP LLC
95	265-0021-033-0000	2	20-016543/ ELIJAH PROK	1025 SONOMA AV/ CDDCHC20122 (\$380)	LAWRENCE TAYLOR
96	015-0113-055-0000	6	22-044476/ PAUL LOVATO	3341 STOCKTON BL/ CDDCHC20117 (\$380)	H PETER NOVICK REVOCABLE TRUST/CHAD M N
97	015-0242-027-0000	6	22-034633/ PAUL LOVATO	3717 STOCKTON BL/ CDDCHC20324 (\$380)	LOPES ANGELA MARIE
98	014-0294-008-0000	5	22-046442/ PAUL LOVATO	3840 STOCKTON BL/ CDDCHC20296 (\$380)	GEORGIA J ADAMS 2010 REVOCABLE TRUST
99	119-2070-062-0000	5	24-026662/ DANIEL LOWTHER	12 SUN REIGN PL/ CDDCHC20255 (\$190)	CHOW YEE Y/SHU L PANG
100	011-0135-010-0000	6	23-009185/ PAUL LOVATO	4880 T ST/ CDDCHC20346 (\$380)	JACQUELINE M. BARITELL TRUST
101	262-0072-013-0000	3	24-019521/ LUDWIG MORADA	319 TENAYA AV/ CDDCHB10088 (\$880)	BAKER HARVEY/LETTIE
102	262-0072-013-0000	3	24-019521/ LUDWIG MORADA	319 TENAYA AV/ CDDCHC20332 (\$380)	BAKER HARVEY/LETTIE
103	262-0072-013-0000	3	24-019521/ LUDWIG MORADA	319 TENAYA AV/ CDDCHB10195 (\$740)	BAKER HARVEY/LETTIE
104	262-0073-009-0000	3	23-021002/ ALAN JENSEN	322 TENAYA AV/ CDDCHC20350 (\$190)	BAKER HARVEY/LETTIE
105	262-0073-009-0000	3	23-021002/ ALAN JENSEN	322 TENAYA AV/ CDDCHB10087 (\$1,475)	BAKER HARVEY/LETTIE
106	262-0073-009-0000	3	23-021002/ ALAN JENSEN	322 TENAYA AV/ CDDCHB10198 (\$855)	BAKER HARVEY/LETTIE
107	262-0073-008-0000	3	24-026041/ TRAVIS BOLAND	330 TENAYA AV/ CDDCHB10119 (\$3,696.33)	BAKER HARVEY/LETTIE

108	262-0073-008-0000	3	24-026041/ TRAVIS BOLAND	330 TENAYA AV/ CDDCHC20098 (\$1,597.50)	BAKER HARVEY/LETTIE
109	262-0073-008-0000	3	24-033830/ ELIJAH PROK	330 TENAYA AV/ CDDCHB10194 (\$720)	BAKER HARVEY
110	263-0203-013-0000	2	24-027779/ PAUL LOVATO	2570 TRACTION AV/ CDDCHB10128 (\$720)	GES EAT 052024 LLC

Board Comments-Ideas and Questions**Public Comments – Matters Not on the Agenda****Adjournment**