



REPORT TO COUNCIL City of Sacramento

915 I Street, Sacramento, CA 95814-2604
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PUBLIC HEARING
January 15, 2008

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

Title: Code Enforcement 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 \$44,316.73 for unpaid fees and penalties and transmit the unpaid costs to the Sacramento County Auditor/Controller as special assessments against the properties.

Contact: Dennis Kubo, Program Manager, 808-8577

Presenters: Dennis Kubo, Program Manager

Department: Code Enforcement

Organization No: 4651

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 Chapter 8.04 of the Sacramento City Code.

Policy Considerations: Conducting the lien hearing is in accordance with Sacramento City Code Chapter 8.04. All property owners listed in the attachment were afforded an opportunity to appear before an impartial hearing examiner 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.

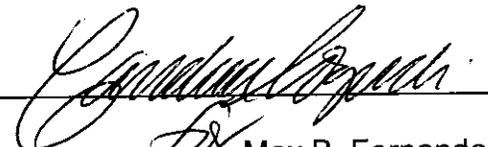
Environmental Considerations: The proposed resolution will not have any adverse environmental impact.

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: 
for Max B. Fernandez
Director, Code Enforcement Department

Recommendation Approved:


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 Chapter 8.04, and was afforded an opportunity to appear before an appointed third-party Hearing Examiner. Subsequent to the hearing, a "Decision of 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 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, Section 8.04.430 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 Chapter 8.04, 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

January 15, 2008

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, in accordance with Sacramento City Code, Sections 8.04.370 through 8.04.420, did provide a hearing before the 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 Section 8.04.390,; and
- C. The Code Enforcement Department, established by competent evidence before the 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 \$44,316.73 for unpaid fees and penalties is the sum set forth by the appointed third-party Hearing Examiner's findings of fact of hearing held November 14, 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

Exhibit A

ITEM NO.	PARCEL NUMBER	CASE NUMBER	PROPERTY ADDRESS	PROPERTY OWNER	AMOUNT DUE	INVOICE NUMBER	CD	CTY CD
1.	013-0284-023-0000	07-029311	3243 9th Ave	Bank of New York	\$1,020.41	NS070477	5	0206
2.	013-0284-024-0000	06-016523	3237 9th Ave	Stephen Maki & Edwin Ratcliff	\$6,179.30	NS070201	5	0206
3.	014-0173-002-0000	07-029552	3868 7th Av	Steven H. & Deborah A. Soderberg	\$775.00	NS070547	5	0206
4.	020-0031-012-0000	06-022786	3833 36th St.	Michael Candelario	\$2,195.00	NS070549	5	0206
5.	020-0031-012-0000	06-022786	3833 36th St.	Michael Candelario	\$2,000.00	CEAP070107	5	0206
6.	020-0031-012-0000	06-022786	3833 36th St.	Michael Candelario	\$2,000.00	CEAP070108	5	0206
7.	020-0216-011-0000	06-022858	3833 21st Av	Jesus Mendoza Ramirez	\$1,020.47	NS070524	5	0206
8.	020-0216-012-0000	C050002847	3825 21st Av	Jesus Mendoza Ramirez	\$1,112.16	NS070525	5	0206
9.	020-0216-014-0000	06-015504	3803 21st Av	Hoa Cam Tuyen	\$330.47	NS070541	5	0206
10.	021-0262-060-0000	06-007665	4416 76th St	Jose R. Valadez	\$1,128.45	NS070389	6	0206
11.	022-0300-018-0000	07-027591	5251 Martin Luther King Bl	Sheryl LLC	\$2,707.00	NS070546	5	0206
12.	022-0300-018-0000	07-027591	5251 Martin Luther King Bl	Sheryl LLC	\$600.00	CEAP070105	5	0206
13.	023-0191-001-0000	06-010692	5101 Standish Rd	Dwayne Wilson	\$775.00	NS070458	1	0206
14.	035-0021-005-0000	06-005482	5824 Belleau Wood Ln	Ana M. Amado & Juan A. Rojas	\$185.00	NS070534	4	0206
15.	036-0192-022-0000	Z040010091	137 Otto Cr	Howard M. Louie & Dianne Louie	\$1,250.00	NS070536	5	0206
16.	036-0192-022-0000	Z040010091	137 Otto Cr	Howard M. Louie & Dianne Louie	\$4,999.00	CEAP070102	5	0206
17.	041-0041-010-0000	06-015884	2627 Hing	Margaret Sutton	\$1,950.00	NSV070004	5	0206
18.	041-0041-010-0000	06-015884	2627 Hing	Margaret Sutton	\$1,649.00	NS070414	5	0206
19.	047-0154-017-0000	06-018386	2336 66th Av	Toki Leamelino E.	\$875.00	NS070573	8	0206
20.	047-0154-017-0000	06-018386	2336 66th Av	Toki Leamelino E.	\$1,000.00	CEAP070109	8	0206
21.	047-0163-014-0000	06-019732	1478 65th Av	Credit Based Asset Servicing/Securitization LLC	\$1,440.47	NS070529	8	0206
22.	048-0181-005-0000	06-005669	7534 Skelton Way	Elizabeth Jefferson	\$185.00	NS070557	8	0206
23.	049-0470-062-0000	07-030942	3940 Limestone Wy	Gene Birk Anderson Jr.	\$775.00	NS070533	8	0206
24.	050-0510-008-0000	07-031167	31 St. Marie Cr	Campos Miguel	\$775.00	NS070570	8	0206
25.	052-0045-006-0000	07-034591	2272 Pierre Ave	William E. Melson/Evelyn I. Melson 2000 Trust	\$335.00	NS070517	2	0206
26.	052-0072-010-0000	06-008562	2163 Ferran Av	Herman C. Osby Jr. & Lois Osby	\$185.00	NS070551	8	0206
27.	052-0102-004-0000	06-014349	2288 Pierre Av.	Ruth H. McByde	\$875.00	NS070530	8	0206
28.	053-0093-014-0000	06-013528	3657 Fallis Cr	Gustavo A. Rios	\$185.00	NS070532	7	0206
29.	119-0280-050-0000	06-022485	7845 Deerglen Wy	Clarence M. Jordan	\$775.00	NS070562	7	0206
30.	226-0101-052-0000	06-023454	5209 Rio Linda Bl	Hannum Sandra	\$875.00	NS070577	2	0206
31.	238-0140-032-0000	06-021076	2239 Downar Way	Dinh T Quach	\$950.00	NS070332	2	0206
32.	252-0032-006-0000	07-026815	2216 North Av	Wall Gregory Keith/Laura/Patricia	\$85.00	NS070567	2	0206
33.	274-0151-023-0000	V050004034	461 Harding Av	Deutsche Bank National Trust Company	\$450.00	NS060200	1	0206
34.	275-0101-005-0000	07-026986	2381 Cantalier St	Deutsche Bank National Trust Company	\$775.00	NS070539	2	0206
35.	277-0011-024-0000	06-020254	2476 Empress St	Ebel P. Gonsalves & Gloria Gonsalves	\$875.00	NS070554	2	0206
36.	277-0072-006-0000	06-003740	2359 Erickson St	David H. Alexander	\$1,125.00	NS070284	2	0206
TOTAL:					\$44,316.73			

