



# REPORT TO COUNCIL

## City of Sacramento

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

CONSENT  
September 19, 2006

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:** Adopt a **Resolution** placing liens on the properties 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, (916) 808-8183

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

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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:** None

**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.

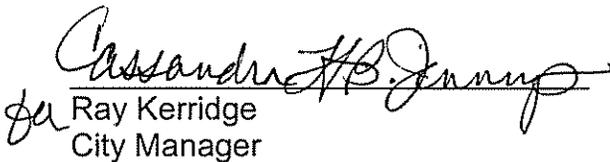
**Emerging Small Business Development (ESBD):** Not Applicable

Respectfully Submitted by



Max B. Fernandez  
Director, Code Enforcement Department

Recommendation Approved:



Ray Kerridge  
City Manager

**Table of Contents:**

Report	pg. 1-2
<b>Attachments</b>	
1 Background	pg. 3
2 Resolution	pg. 4-5
3 Findings of Fact	pg. 6-7

**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.

**Attachment 2**

**RESOLUTION NO.**

Adopted by the Sacramento City Council

**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, Chapter 8.96.320 and 8.04.110 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, Chapter 8.96.320 and 8.04.110; 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:**

- 1. The reasonable penalties in the aggregate amount not to exceed \$15,374.35 for paid fees and penalties is the sum set forth by the HCAAB and/or appointed third-party Hearing Examiners' findings of fact of hearing held July 26, 2006. This amount may be reduced as staff determines necessary.
- 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.
- 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.

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

## Attachment 3

Line #	Parcel Number	Case Number	Property Address	Property Owner	Amount Due	Invoice Number	Council District	County ID
1	013-0321-016-0000	C050045878	2764 9th Av	Daniel E & Karen K Thompson	\$875.00	NS060254	5	0206
2	014-0185-027-0000	C050038655	3219 Santa Cruz Wy	Johnn E Hebert Jr. & Estate of	\$875.00	NS060268	5	0206
3	014-0186-010-0000	C060004648	4106 Broadway	Bob M. Odom	\$950.00	NS060263	5	0206
4	014-0272-006-0000	C050000492	3708 42nd St	Clara Laverne Burgins	\$285.00	NS060252	5	0206
5	020-0212-014-0000	V010001112	3535 21st Av	Bictoriano Lopez	\$250.00	NSV010077	5	0206
6	020-0261-004-0000	C050047292	4601 Franklin Bl	Yolanda F. Juarez	\$185.00	NS060256	5	0206
7	036-0112-015-0000	C050046358	2625 51st Av	Ramiro Mares Vargas	\$875.00	NS060265	5	0206
8	052-0032-005-0000	C050030017	7622 22nd St	Jaime & Sergio Hernandez	\$1,014.50	NS060245	8	0206
9	118-0280-057-0000	C050033034	73 Audia Cr	Rosa Torres	\$975.00	NS060111	8	0206
10	119-0361-025-0000	V050029773	4075 Deer Run Wy	Don Ray Hicks	\$875.00	NS060264	7	0206
11	119-0361-025-0000	V050029773	4075 Deer Run Wy	Don Ray Hicks	\$390.00	NSV060004	7	0207
12	237-0040-015-0000	C050038100	600 Main Av	Walid & Gina Zoghbi	\$185.00	NS060257	2	0206
13	250-0420-038-0000	C050011558	3426 Rancho Rio Wy	Tevita S & Fetina V Moa	\$875.00	NS060202	1	0206
14	252-0042-004-0000	C050042646	2420 North Av	Leon & Casandra P Gibson	\$875.00	NS060269	2	0206
15	252-0121-011-0000	G060005416	3700 Kern St	Adrian V Preciado	\$430.00	GA060006	3	0206
16	263-0122-021-0000	C050023748	381 Eleanor Av	Toni & Louie E. Benavidez	\$875.00	NS060165	2	0206
17	274-0152-018-0000	C040038527	440 Harding Av	Pete G. Islas	\$950.00	NS060204	1	0206
18	275-0148-014-0000	C050042159	2196 Cantalier St	Minaxi Patel	\$875.00	NS060253	2	0206
19	277-0071-007-0000	V050046713	2359 Boxwood St	Naran K & Geeta N Patel	\$875.00	NS060267	2	0206

Code Enforcement Case Fees & Penalties-Liens

September 19, 2006

20	277-0071-022-0000	C050027039	2366 Empress St	Naran K & Geeta N Patel	\$875.00	NS060266	2	0206
<b>TOTAL TO BE LIENED</b>					<u>\$14,364.50</u>			