

HOUSING CODE ADVISORY AND APPEALS BOARD

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Peter Lemos, Code and Housing Enforcement Chief
Bo Cosley, Principal Building Inspector
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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*

Wednesday, July 23, 2025

5:30 p.m.

NOTICE TO THE PUBLIC

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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

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

Regular Meeting Agenda
Wednesday, July 23, 2025
5:30 PM

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

Open Session

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 June 11, 2025

Location: (Citywide)

Recommendation: Pass a Motion to approve Board minutes for June 11, 2025

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

Public Hearings

Notice & Order Appeals

Item #	Council District	Case/Inspector	Address	Owner
2	4	25-011478 LUDWIG MORADA	2018 6 TH ST	ALEXANDER FRANK L II/ROYA

Housing & Dangerous Buildings Case Cost Recovery – Contested

Item	Summary	Council District	Case/Inspector	Address/Invoice	Owner
3		1	25-002622 DANIEL LOWTHER	15 SIKES CT CDDCHB10432 (\$626.33)	ROOPRAI JATINDER P S/SATVEER KAUR
4		5	17-025848 PAUL LOVATO	4516 11 TH AV CDDCHC21456 (\$380)	ILAISAANE KAIPA FUNGAVAKA
5		6	25-001034 ARRION GILDERSLEEVE	5561 48 TH ST CDDCHC21653 (\$1,550)	NEXT GEN INVESTMENT GROUP LLC

6. Housing & Dangerous Buildings Case Cost Recovery – Uncontested

Location: (Citywide)

Recommendation: For lines 1-97, 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	006-0044-012-0000	4	20-010126/ MATTHEW SARTAIN	921 10TH ST/ CDDCHC21642 (\$190)	1023 J STREET QOF LLC
2	006-0044-011-0000	4	20-010128/ MATTHEW SARTAIN	927 10TH ST/ CDDCHB10536 (\$755)	1023 J STREET QOF LLC
3	014-0251-047-0000	5	25-002284/ PAUL LOVATO	4409 11TH AVE/ CDDCHC21672 (\$1597.5)	VALENTINE ALFONSO
4	006-0055-009-0000	4	25-006583/ DANIEL LOWTHER	823 14TH ST/ CDDCHB10527 (\$720)	THOMAS C PRICE/JULIET G PRICE REVOCABLE
5	061-0131-002-0000	6	23-005565/ PAUL LOVATO	0 21ST AVE/ CDDCHC21665 (\$380)	HBB HOLDING CO INC
6	027-0106-015-0000	6	24-039656/ PAUL LOVATO	6063 36TH AV/ CDDCHC21676 (\$380)	ROSAS LOPEZ JUAN CARLOS
7	027-0350-022-0000	6	20-040718/ PAUL LOVATO	8140 36TH AVE/ CDDCHC21663 (\$380)	RICHARD G BARGE 2022 REVOCABLE TRUST
8	020-0072-016-0000	5	17-006385/ PAUL LOVATO	3975 39TH ST/ CDDCHC21555 (\$380)	ALPINE HOLDINGS INCORPORATED

9	004-0241-015-0000	4	22-047883/ ALAN JENSEN	640 41ST ST/ CDDCHC21664 (\$380)	CHURCH OF CREATION
10	037-0310-023-0000	6	25-007838/ DANIEL LOWTHER	5895 47TH AVE/ CDDCHB10544 (\$675)	PEP BOYS MANNY MOE/JACK
11	027-0024-025-0000	6	25-005191/ CARL TAFOYA	5639 59TH ST/ CDDCHC21652 (\$1597.5)	IHFC CALIFORNIA LLC
12	023-0161-004-0000	6	19-030255/ PAUL LOVATO	5290 64TH ST/ CDDCHC21560 (\$380)	DAVID A. WHIT LOCK
13	007-0215-001-0000	4	24-047346/ LUDWIG MORADA	1401 ALHAMBRA BL/ CDDCHC21502 (\$190)	ALHAMBRA 1401 LLC
14	007-0215-001-0000	4	25-007230/ RICHARD LEIKER	1401 ALHAMBRA BL/ CDDCHB10532 (\$720)	ALHAMBRA 1401 LLC
15	052-0121-012-0000	8	23-014634/ ARRION GILDERSLEEVE	1656 ANOKA AV/ CDDCHC21567 (\$380)	JAY L HUANG
16	021-0333-015-0000	6	24-015728/ PAUL LOVATO	6825 BENDER CT/ CDDCHC21576 (\$380)	CASTRO JAVIER JR
17	237-0130-050-0000	2	14-012733/ MATTHEW SARTAIN	803 BLAINE AVE/ CDDCHC21645 (\$380)	PRASAD KUMAR/RAVENDRA K
18	251-0015-017-0000	2	24-034812/ ALAN JENSEN	3918 BRANCH ST/ CDDCHC21512 (\$237.5)	BROWN JAMES
19	225-0656-006-0000	3	24-006313/ ELIJAH PROK	3442 BRIDGEFORD DR/ CDDCHB10519 (\$916.33)	AARON/SARAH MANE MAGALLANES
20	015-0061-035-0000	6	20-015413/ PAUL LOVATO	5624 BROADWAY/ CDDCHC21500 (\$380)	MARTA MAESTAS
21	015-0061-035-0000	6	20-015413/ PAUL LOVATO	5624 BROADWAY/ CDDCHC21657 (\$380)	MARTA MAESTAS
22	117-0730-017-0000	8	25-004162/ ELIJAH PROK	6870 CALVINE RD/ CDDCHC21572 (\$190)	CAP CITY CONSTRUCTION LLC
23	117-0730-017-0000	8	25-004162/ ELIJAH PROK	6870 CALVINE RD/ CDDCHB10500 (\$765)	CAP CITY CONSTRUCTION LLC
24	117-0730-018-0000	8	25-006402/ ELIJAH PROK	6872 CALVINE RD/ CDDCHB10522 (\$655)	CAP CITY CONSTRUCTION LLC
25	117-0730-018-0000	8	25-006402/ ELIJAH PROK	6872 CALVINE RD/ CDDCHC21666 (\$190)	CAP CITY CONSTRUCTION LLC

26	117-0730-024-0000	8	25-004888/ DANIEL LOWTHER	6894 CALVINE RD/ CDDCHB10518 (\$720)	CAP CITY CONSTRUCTION LLC
27	117-0720-013-0000	8	25-004407/ DANIEL LOWTHER	8547 CENTER PKWY/ CDDCHB10515 (\$860)	CARREIRA, MANUEL III
28	252-0261-012-0000	2	24-044023/ NICK TRYON	3424 CHRISTIE CT/ CDDCHC21527 (\$1597.5)	TULE RIVER HOMEBUYER EARNED EQUITY AGENCY
29	225-1100-072-0000	1	24-000083/ LUDWIG MORADA	1800 CLAYTON WY/ CDDCHC21562 (\$380)	SE CER SEMIH
30	018-0052-018-0000	5	24-045987/ ARRION GILDERSLEEVE	4241 CUSTIS AVE/ CDDCHC21649 (\$1597.5)	HELEN NOAH
31	225-0900-001-0024	3	21-046548/ LUDWIG MORADA	800 DEL VERDE CIR #4/ CDDCHC21518 (\$380)	WANG YEN L
32	002-0131-026-0000	4	23-013390/ MATTHEW SARTAIN	1517 E ST/ CDDCHC21546 (\$380)	PEARL 24 INCORPORATED
33	036-0153-011-0000	5	23-019583/ PAUL LOVATO	2711 EDINGER AVE/ CDDCHC21650 (\$1597.5)	HAUNGATAU TUPOU N/FISIIOSE L
34	031-0873-060-0000	7	20-002993/ DANIEL LOWTHER	14 EDUARDO CT/ CDDCHC21577 (\$380)	DANIEL KADELL REVOCABLE TRUST C/O HELEN ARENA
35	263-0232-032-0000	2	25-007146/ RICHARD LEIKER	477 EL CAMINO AVE/ CDDCHB10531 (\$645)	REYEZ CRUZ FRED TONIE/RUPERTO REYES/ETAL
36	064-0020-039-0000	6	25-007909/ DANIEL LOWTHER	8532 ELDER CREEK RD/ CDDCHB10540 (\$720)	SOZZI BROS LLC/L L SOZZI/EST OF
37	008-0323-014-0000	4	23-033192/ ALAN JENSEN	6438 ELVAS AV/ CDDCHC21552 (\$1360)	PUNT ENTERPRISES INC
38	023-0174-027-0000	6	25-007362/ RICHARD LEIKER	5240 EMERSON RD/ CDDCHB10534 (\$720)	BROWN JACQUELINE L
39	265-0323-025-0000	2	24-013728/ LUDWIG MORADA	2570 EVERGREEN ST/ CDDCHC21566 (\$380)	STRETOVICH LYUDMILA/PAVEL
40	078-0121-010-0000	6	25-002456/ ARRION GILDERSLEEVE	8641 FALLBROOK WAY/ CDDCHC21670 (\$1597.5)	RICK MCCANN
41	119-0354-011-0000	8	23-038514/ ARRION GILDERSLEEVE	4043 FAWN CIR/ CDDCHC21517 (\$380)	MORRIS THERESA SUE
42	047-0290-001-0000	8	25-004775/ DANIEL LOWTHER	1350 FLORIN RD/ CDDCHB10517 (\$720)	ARC DBPCFBR001 LLC (LONG DRUGS)

43	035-0334-033-0000	5	24-039725/ PAUL LOVATO	2335 FLORIN RD/ CDDCHB10257 (\$270)	ARCHLAND PROPERTY II LP
44	263-0162-011-0000	2	21-051421/ LUDWIG MORADA	2627 FORREST ST/ CDDCHC21519 (\$380)	ROBINSON ROBERT
45	010-0293-009-0000	7	21-052746/ DANIEL LOWTHER	2666 FRANKLIN BL/ CDDCHC21493 (\$380)	CLARENCE DUANE JOHNSON
46	013-0281-034-0000	5	24-004152/ WILLIAM ELY	3207 FRANKLIN BL/ CDDCHC21495 (\$380)	ALBERT TRESKON REVOCABLE TRUST
47	013-0281-034-0000	5	24-004152/ WILLIAM ELY	3207 FRANKLIN BL/ CDDCHC21669 (\$380)	ALBERT TRESKON REVOCABLE TRUST
48	049-0193-001-0000	8	16-006685/ WILLIAM ELY	3117 GARDENDALE RD/ CDDCHC21658 (\$380)	YEN LING WANG
49	117-0320-038-0000	5	24-043794/ ARRION GILDERSLEEVE	7988 GOLDEN FIELD WY/ CDDCHC21508 (\$1597.5)	KING KAY ANITA
50	237-0081-012-0000	2	24-012342/ LUDWIG MORADA	1136 GRACE AV/ CDDCHC21528 (\$380)	SMITH DARLENE J/EDWARD J
51	030-0760-003-0000	7	24-036722/ JASON MARTINONI	6265 GRANGERS DAIRY DR/ CDDCHB10535 (\$3821.33)	WOLFF VAUGHN ELLIOT
52	030-0760-003-0000	7	24-036722/ JASON MARTINONI	6265 GRANGERS DAIRY DR/ CDDCHC21667 (\$1360)	WOLFF VAUGHN ELLIOT
53	275-0025-004-0000	2	24-022764/ ELIJAH PROK	2305 GROVE AV/ CDDCHB10529 (\$600)	MUEHE TAMMIE/JOSEPH
54	274-0161-017-0000	3	23-032718/ ELIJAH PROK	271 HARDING AV/ CDDCHC21558 (\$380)	SPEED CASH OFFERS LLC
55	009-0334-006-0000	7	21-017236/ JASON MARTINONI	2664 HARKNESS ST/ CDDCHC21520 (\$380)	MORRIS THOMAS SKILLMAN III/JULIA
56	006-0034-010-0000	4	21-016041/ MATTHEW SARTAIN	725 J ST/ CDDCHC21539 (\$380)	J STREET REFORMATION
57	006-0034-009-0000	4	21-016040/ MATTHEW SARTAIN	727 J ST/ CDDCHC21542 (\$380)	J STREET REFORMATION
58	006-0044-013-0000	4	20-010129/ MATTHEW SARTAIN	1023 J ST/ CDDCHC21534 (\$190)	1023 J STREET QOF LLC
59	007-0022-028-0000	4	25-004205/ NICK TRYON	2101 J ST/ CDDCHB10497 (\$645)	2101 J STREET PARTNERS LLC

60	265-0401-011-0000	2	25-007835/ ALAN JENSEN	1633 JULIESSE AVE/ CDDCHB10545 (\$1668.7)	LOUIS E JONES III/REBECCA S JONES REV TRUST
61	237-0161-036-0000	2	24-027830/ MATTHEW SARTAIN	1413 KATHARINE AVE/ CDDCHC21661 (\$380)	THOR XIONG
62	250-0101-006-0000	2	24-040475/ MATTHEW SARTAIN	441 KESNER AVE/ CDDCHC21662 (\$380)	LAVALLEY ADAM/TERRY
63	049-0281-029-0003	8	18-037003/ WILLIAM ELY	57 LA FRESA CT/ CDDCHC21656 (\$380)	MICHAEL IYASERE
64	265-0323-016-0000	2	24-026660/ LUDWIG MORADA	2551 LEXINGTON ST/ CDDCHC21490 (\$380)	DABKOSKI FAMILY TRUST/JOHN KASSAR REVOCABLE TRUST
65	078-0440-024-0000	6	24-035790/ CARL TAFOYA	2 LOCHNESS CT/ CDDCHC21501 (\$1597.5)	DEES JEFFREY R
66	252-0310-019-0000	2	24-045440/ ALAN JENSEN	1900 LOS ROBLES BLVD/ CDDCHC21654 (\$1597.5)	BARKER FRANCES
67	052-0170-003-0000	8	23-034581/ JASON MARTINONI	7705 LYTLE ST/ CDDCHB10513 (\$655)	DAYTON TAUS A/RUEBEN J DEHOYAS/ETAL
68	215-0280-026-0000	2	21-043333/ ALAN JENSEN	1521 MAIN AV/ CDDCHC21565 (\$380)	CHUMBER JOGINDER
69	266-0170-026-0000	2	24-008310/ ELIJAH PROK	2121 MARCONI AV/ CDDCHC21537 (\$380)	PHAM OZ PROPERTY LLC
70	274-0480-018-0000	3	25-004924/ RICHARD LEIKER	2339 MARINA GLEN WY/ CDDCHB10498 (\$640)	JOHNSON ZACHARY W
71	022-0300-020-0000	5	22-000630/ WILLIAM ELY	5201 MARTIN LUTHER KING JR BL/ CDDCHC21569 (\$380)	SHAB TRUST
72	251-0325-006-0000	2	19-001723/ ALAN JENSEN	3201 MARYSVILLE BL/ CDDCHC21578 (\$380)	HERITAGE VILLA LLC
73	237-0130-020-0000	2	22-029845/ MATTHEW SARTAIN	4229 MAY ST/ CDDCHC21498 (\$380)	CASTRO ALBERTO JR/ARIELLE
74	250-0351-007-0000	2	19-028900/ MATTHEW SARTAIN	15 MORRISON AV/ CDDCHC21522 (\$380)	VLADIMIR DEGTAREV
75	225-0040-101-0000	1	25-005551/ PAUL LOVATO	4740 NATOMAS BL/ CDDCHB10505 (\$720)	B33 PARK PLACE LLC(KOHL'S)
76	226-0080-092-0000	2	23-017313/ MATTHEW SARTAIN	1027 NEAL RD/ CDDCHC21496 (\$380)	VICTORIA D MARQUEZ / JESSIE RENSLOW

77	007-0191-020-0000	4	24-000444/ LUDWIG MORADA	1232 NEW MOON ALY/ CDDCHC21494 (\$380)	SISA PROPERTIES LLC
78	036-0192-005-0000	5	24-046575/ RICHARD LEIKER	169 OTTO CIR/ CDDCHB10494 (\$1230)	J2N INDUSTRIES LLC
79	226-0151-012-0000	2	19-035467/ ALAN JENSEN	544 PINEDALE AV/ CDDCHC21564 (\$380)	SAVENG JOHN
80	117-0648-003-0000	8	24-023262/ ARRION GILDERSLEEVE	8109 PORT ROYALE WY/ CDDCHC21568 (\$380)	THIND FAMILY LIVING TRUST
81	048-0043-003-0000	8	22-022068/ PAUL LOVATO	7431 PUTNAM WY/ CDDCHC21525 (\$380)	WESLEY THOMAS SABIN, JR
82	265-0162-025-0000	2	24-020612/ ALAN JENSEN	2830 RIO LINDA BL/ CDDCHC21571 (\$380)	CULLEN PEGGY ANN
83	225-1650-013-0000	3	23-011628/ MATTHEW SARTAIN	3521 SAN JUAN RD/ CDDCHC21557 (\$380)	TAYLOR S SCIGLIANO AND LETICIA TORRES SC
84	263-0311-012-0000	2	24-048374/ RICHARD LEIKER	199 SCONCE WY/ CDDCHB10490 (\$720)	CARVAJAL JOHANA PAOLA AVILA
85	015-0113-055-0000	6	22-044476/ PAUL LOVATO	3341 STOCKTON BL/ CDDCHC21535 (\$380)	H PETER NOVICK REVOCABLE TRUST/CHAD M
86	015-0242-027-0000	6	22-034633/ PAUL LOVATO	3717 STOCKTON BL/ CDDCHC21497 (\$380)	LOPES ANGELA MARIE
87	015-0242-027-0000	6	22-034633/ PAUL LOVATO	3717 STOCKTON BL/ CDDCHC21655 (\$380)	LOPES ANGELA MARIE
88	023-0111-025-0000	6	24-030552/ PAUL LOVATO	5015 STOCKTON BL/ CDDCHC21660 (\$380)	CHAE SUN LEE FAMILY REVOCABLE LIVING TRUST
89	038-0191-001-0000	6	24-030938/ PAUL LOVATO	6303 STOCKTON BL/ CDDCHC21481 (\$380)	JESUS AND BETHANY ANGELES LIVING TRUST
90	238-0092-022-0000	2	10-007462/ ALAN JENSEN	406 STILLWELL CT/ CDDCHC21563 (\$380)	406 STILLWELL COURT TRUST
91	011-0135-010-0000	6	23-009185/ PAUL LOVATO	4880 T ST/ CDDCHC21550 (\$380)	JACKIE BARITELL TRUST
92	262-0072-013-0000	3	24-019521/ LUDWIG MORADA	319 TENAYA AV/ CDDCHC21510 (\$47.5)	ESTATE OF HARVEY W BAKER
93	262-0072-013-0000	3	24-019521/ LUDWIG MORADA	319 TENAYA AV/ CDDCHB10530 (\$540)	ESTATE OF HARVEY W BAKER

94	262-0073-009-0000	3	23-021002/ ALAN JENSEN	322 TENAYA AV/ CDDCHB10538 (\$1490)	CAP CITY CONSTRUCTION LLC
95	262-0073-008-0000	3	24-026041/ ALAN JENSEN	330 TENAYA AV/ CDDCHB10537 (\$1430)	CAP CITY CONSTRUCTION LLC
96	041-0023-018-0000	5	24-021518/ CARL TAFOYA	2729 TOY AVE/ CDDCHC21553 (\$237.5)	CAYA MORTGAGE SERVICING LIMITED PARTNERSHIP
97	117-0750-080-0000	8	24-033378/ ARRION GILDERSLEEVE	4824 VILLA ROYALE WY/ CDDCHC21483 (\$1597.5)	OKORO CAROLINE C

Commission Comments-Ideas and Questions

Public Comments – Matters Not on the Agenda

Adjournment