

HOUSING CODE ADVISORY AND APPEALS BOARD

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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, October 8, 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, October 8, 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 September 10, 2025

Location: (Citywide)

Recommendation: Pass a Motion to approve Board minutes for September 10, 2025

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		2	23-016904 MATTHEW SARTAIN	1731 FRIENZA AV CDDCHC21846 (\$1,407.50)	HUMANITY CENTER
3		6	14-008300 RICHARD LEIKER	4901 48 TH ST CDDCHB10691 (\$1,235)	SAELAO SAOVAROJE/CAZBAR
4		6	24-024328 ARRION GILDERSLEEVE	6800 FRUITRIDGE RD CDDCHC21918 (\$1,650)	LP DANVI INVESTMENTS LLC
5		5	22-024852 ARRION GILDERSLEEVE	3957 28 TH ST CDDCHB10630 (\$830)	THE ROGER SENFAND JAN JACOBS REVOCABLE TRUST

6. Housing & Dangerous Buildings Case Cost Recovery – Uncontested

Location: (Citywide)

Recommendation: For lines 1-99, 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	006-0012-021-0000	4	18-002458/ DANIEL LOWTHER	910 2ND ST/ CDDCHC22042 (\$380)	AEGIS ASSET BACKED SECURITIES LLC
2	014-0111-016-0000	5	19-019803/ DANIEL LOWTHER	4086 2ND AV/ CDDCHC22078 (\$47.50)	WAND M GENTRY REVOCABLE TRUST/ETAL
3	015-0201-012-0000	6	25-005582/ CARL TAFOYA	5431 11TH AV/ CDDCHC22059 (\$237.50)	ROSE FAMILY TRUST

4	021-0124-008-0000	6	25-004561/ PAUL LOVATO	5311 18TH AV/ CDDCHC22037 (\$380)	SMITH ANITE T
5	061-0081-010-0000	6	24-030666/ PAUL LOVATO	8016 18TH AV/ CDDCHC22039 (\$380)	ORTIZ NORMA L BRAJAS/MIGUEL TOVAR
6	012-0223-014-0000	7	22-041207/ ARRION GILDERSLEEVE	2974 19TH ST/ CDDCHC22076 (\$47.50)	CLIFFORD BICKER EST OF
7	020-0121-019-0000	5	24-025931/ JEREMIAH CARTER	3333 19TH AV/ CDDCHC22088 (\$380)	NGUYEN HAO D
8	020-0205-004-0000	5	23-039450/ WILLIAM ELY	3408 19TH ST/ CDDCHC22115 (\$380)	SAYARATH SANDY
9	061-0131-002-0000	6	23-005565/ PAUL LOVATO	0 21ST AV/ CDDCHC22026 (\$380)	HBB HOLDING CO INC
10	021-0302-042-0000	6	22-026851/ PAUL LOVATO	5823 21ST AV/ CDDCHC22066 (\$380)	PURNELL MICHAEL/MICHAELA/C ONNER
11	048-0106-011-0000	8	23-041462/ JEREMIAH CARTER	7530 21ST ST/ CDDCHC22118 (\$380)	STALLWORTH CHARLES J/WILLIE/DOROTHY J
12	021-0355-027-0000	6	24-047958/ DANIEL LOWTHER	7637 21ST AV/ CDDCHC22041 (\$237.50)	REYNALDA M AVILA TRUST
13	022-0094-040-0000	5	22-047522/ JASON MARTINONI	3731 26TH AV/ CDDCHC22022 (\$380)	SUTTON HOWARD
14	022-0094-040-0000	5	22-047522/ JASON MARTINONI	3731 26TH AV/ CDDCHC22214 (\$380)	SUTTON HOWARD
15	023-0211-006-0000	6	25-013081/ PAUL LOVATO	5531 27TH AV/ CDDCHC22074 (\$1,597.50)	GUILFORD CHRISTOPHER E/CYNTHIA M HUNTER
16	025-0081-022-0000	5	24-033407/ JASON MARTINONI	2701 32ND AV/ CDDCHC22075 (\$1,597.50)	ZOU BAILIN
17	020-0015-026-0000	5	15-019816/ WILLIAM ELY	3737 32ND ST/ CDDCHC22069 (\$47.50)	YEN WANG
18	027-0350-022-0000	6	20-040718/ PAUL LOVATO	8140 36TH AV/ CDDCHC22117 (\$380)	RICHARD BARGE REVOCABLE TRUST
19	026-0072-005-0000	6	19-005563/ PAUL LOVATO	5641 53RD ST/ CDDCHC22211 (\$380)	JULIA UMANA
20	023-0062-007-0000	6	24-045934/ PAUL LOVATO	4933 64TH ST/ CDDCHC22106 (\$380)	VIRDEE KULWINDER S

21	049-0162-005-0000	8	24-027886/ DANIEL LOWTHER	2540 65TH AV/ CDDCHC22095 (\$380)	PD FAMILY TRUST
22	048-0202-010-0000	8	24-037842/ ARRION GILDERSLEEVE	1409 69TH AV/ CDDCHC22029 (\$380)	2018 3 IH BORROWER LP
23	027-0071-017-0000	6	24-000392/ PAUL LOVATO	5630 79TH ST/ CDDCHC22100 (\$380)	MONTOYA ELIZABETH
24	265-0390-013-0000	2	25-008746/ MATTHEW SARTAIN	3012 ACADEMY WY/ CDDCHC22205 (\$380)	SKYLEX I LLC
25	274-0161-001-0000	3	24-041605/ LUDWIG MORADA	2340 AMERICAN AV/ CDDCHB10639 (\$755)	HURDLE LEE E
26	052-0121-012-0000	8	23-014634/ ARRION GILDERSLEEVE	1656 ANOKA AV/ CDDCHC22101 (\$380)	JAY L HUANG
27	263-0041-002-0000	2	24-039675/ NICK TRYON	587 ARCADE BL/ CDDCHC22217 (\$1,597.50)	CHAVEZ RICARDO GARCIA
28	251-0311-062-0000	2	25-014801/ ELIJAH PROK	1231 ARCADE BL/ CDDCHC22103 (\$237.50)	IANYA PAULETTE YOUNG LIVING TRUST
29	252-0301-043-0000	2	20-026797/ MATTHEW SARTAIN	1685 ARCADE BL/ CDDCHB10550 (\$380)	SEP HINES REVOCABLE LIVING TRUST
30	277-0271-017-0000	2	24-026728/ NICK TRYON	1950 ARDEN WY/ CDDCHC22109 (\$380)	MSD DV ARDEN WAY LLC
31	263-0202-011-0000	2	25-005195/ MATTHEW SARTAIN	2579 BEAUMONT ST/ CDDCHC22072 (\$380)	KLOSTRAKIS NEKT ARIOS
32	263-0202-011-0000	2	25-005195/ MATTHEW SARTAIN	2579 BEAUMONT ST/ CDDCHC22203 (\$47.50)	KLOSTRAKIS NEKT ARIOS
33	021-0333-015-0000	6	24-015728/ PAUL LOVATO	6825 BENDER CT/ CDDCHC22086 (\$380)	CASTRO JAVIER JR
34	010-0241-016-0000	4	23-015271/ WILLIAM ELY	2721 BROADWAY/ CDDCHC22025 (\$380)	DJKM TRUST
35	015-0061-035-0000	6	20-015413/ PAUL LOVATO	5624 BROADWAY/ CDDCHC22036 (\$380)	MAESTAS MARTA
36	053-0081-013-0000	8	22-036857/ DANIEL LOWTHER	2601 CADJEW AV/ CDDCHC22065 (\$380)	LA THI T
37	225-1100-072-0000	1	24-000083/ LUDWIG MORADA	1800 CLAYTON WAY/ CDDCHC22080 (\$380)	SEGER SEMIH

38	003-0092-020-0000	4	24-040420/ ELIJAH PROK	2409 D ST/ CDDCHC22195 (\$380)	NANCY M FLORES FAMILY TRUST
39	252-0302-005-0000	2	20-039884/ MATTHEW SARTAIN	3201 DEL PASO BL/ CDDCHC22229 (\$380)	GANG ZHAO DONG AND MICHELLE MEI SHEUNG
40	226-0330-010-0000	2	16-009128/ MATTHEW SARTAIN	264 DELTA LEAF WY/ CDDCHC22219 (\$380)	WELLS FARGO BANK
41	038-0191-011-0000	6	24-019319/ JASON MARTINONI	6122 DIAS AV/ CDDCHC22044 (\$380)	LAWRENCE FUNDING LLC/DESTINED TO REIGN
42	001-0081-013-0000	4	24-010218/ NICK TRYON	701 DOS RIOS ST/ CDDCHC22209 (\$380)	FIVE POINTS PLAZA LLC AND DOS RIOS VINE
43	003-0146-008-0000	4	24-014200/ ALAN JENSEN	2620 E ST/ CDDCHC22227 (\$380)	KIRBY SIMONA H
44	023-0074-020-0000	6	25-013944/ ARRION GILDERSLEEVE	5020 EMERSON RD/ CDDCHB10640 (\$3,187.98)	LARKEY GARY DALE EST OF
45	011-0273-014-0000	6	25-006590/ ARRION GILDERSLEEVE	6001 FAIR WY/ CDDCHC22122 (\$380)	BELTRAM DEBRAH R
46	119-0354-011-0000	8	23-038514/ ARRION GILDERSLEEVE	4043 FAWN CR/ CDDCHC22093 (\$380)	THERESA SUE MORRIS
47	263-0162-011-0000	2	21-051421/ LUDWIG MORADA	2627 FORREST ST/ CDDCHC22019 (\$427.50)	ROBINSON ROBERT
48	049-0370-001-0000	8	19-040666/ PAUL LOVATO	3810 FLORIN RD/ CDDCHC22215 (\$380)	KIN INVESTMENTS CORPORATION
49	013-0281-002-0000	5	24-022160/ PAUL LOVATO	3125 FRANKLIN BL/ CDDCHC22034 (\$380)	ALBERT TRESKON REVOCABLE TRUST
50	013-0281-034-0000	5	24-004152/ WILLIAM ELY	3207 FRANKLIN BL/ CDDCHC22222 (\$380)	ALBERT TRESKON REVOCABLE TRUST
51	020-0111-044-0000	5	22-024110/ JASON MARTINONI	4125 FRANKLIN BL/ CDDCHC22097 (\$380)	BETHANY CURIEL
52	022-0065-018-0000	5	24-027608/ JEREMIAH CARTER	4815 FRANKLIN BL/ CDDCHB10692 (\$780)	LIU ANDYT/LIU JAMES
53	050-0010-047-0000	5	23-018957/ JASON MARTINONI	7282 FRANKLIN BL/ CDDCHC22221 (\$380)	DOBASHI AHMED SAEED
54	265-0303-044-0000	2	24-036603/ MATTHEW SARTAIN	1115 FRIENZA AV/ CDDCHC22033 (\$380)	WANG CHANG/YEN

55	265-0303-051-0000	2	21-013435/ MATTHEW SARTAIN	1131 FRIENZA AV/ CDDCHC22032 (\$380)	IYASERE MICHAEL
56	003-0204-005-0000	4	25-015148/ NICK TRYON	2808 G ST/ CDDCHC22085 (\$1,360)	GORDON NATHANIEL A
57	049-0193-001-0000	8	16-006685/ WILLIAM ELY	3117 GARDENDALE RD/ CDDCHC22223 (\$380)	YEN LING WANG
58	237-0530-057-0000	2	23-027549/ LUDWIG MORADA	4481 GENE AV/ CDDCHC22116 (\$380)	SINGH ISNEA/JITENDRA
59	263-0110-038-0000	2	24-039950/ LUDWIG MORADA	2801 GROVE AV/ CDDCHC22204 (\$9,480)	KRISTIK LLC/NADEZHDA SOLOVYEVA
60	031-0890-053-0000	7	24-045388/ DANIEL LOWTHER	858 GULFWIND WY/ CDDCHC22051 (\$1,597.50)	GETCHELL LLOYD JR/RHONDA
61	048-0204-001-0000	8	24-045383/ DANIEL LOWTHER	7525 HANDLY WY/ CDDCHC22094 (\$1,597.50)	PRASAD MAHEND/SATYA
62	009-0334-006-0000	7	21-017236/ JASON MARTINONI	2664 HARKNESS ST/ CDDCHC22079 (\$380)	MORRIS THOMAS SKILLMAN III/JULIA
63	048-0073-004-0000	8	24-024037/ ARRION GILDERSLEEVE	7479 HENRIETTA DR/ CDDCHC22030 (\$380)	ALEXIS MARQUIES A
64	006-0101-010-0000	4	25-006721/ MATTHEW SARTAIN	918 J ST/ CDDCHC22027 (\$380)	TSHB LLC
65	265-0151-030-0000	2	19-005179/ ELIJAH PROK	1643 KATHLEEN AV/ CDDCHC22038 (\$380)	IYASERE MICHAEL
66	117-0493-017-0000	8	25-005579/ CARL TAFOYA	5690 KEVINBERG DR/ CDDCHC22061 (\$380)	GUERRERO MICHAEL J C JR
67	049-0281-029-0003	8	18-037003/ WILLIAM ELY	57 LA FRESA CT #3/ CDDCHC22224 (\$380)	IYASERE MICHAEL
68	049-0281-030-0002	5	23-010239/ WILLIAM ELY	65 LA FRESA CT #2/ CDDCHC22228 (\$380)	IYASERE MICHAEL
69	263-0131-001-0000	2	25-006720/ NICK TRYON	406 LAS PALMAS AV/ CDDCHC22064 (\$380)	BLACK OAK CIRCLE CORP
70	265-0323-016-0000	2	24-026660/ LUDWIG MORADA	2551 LEXINGTON ST/ CDDCHC22098 (\$380)	DABKOSKI FAMILY TRUST/JOHN KASSAR REVOC
71	078-0440-024-0000	6	24-035790/ CARL TAFOYA	2 LOCHNESS CT/ CDDCHC22023 (\$380)	DEES JEFFREY R

72	022-0300-020-0000	5	22-000630/ WILLIAM ELY	5201 MARTIN LUTHER KING JR BL/ CDDCHC22107 (\$380)	SHAB TRUST
73	251-0325-006-0000	2	19-001723/ ALAN JENSEN	3201 MARYSVILLE BL/ CDDCHC22220 (\$380)	HERITAGE VILLA LLC
74	251-0124-001-0000	2	21-048669/ LUDWIG MORADA	3634 MARYSVILLE BL/ CDDCHC22231 (\$380)	MERVIN BROOKINS/PRENTICE WILSON
75	237-0130-020-0000	2	22-029845/ MATTHEW SARTAIN	4229 MAY ST/ CDDCHC22024 (\$380)	CASTRO ALBERTO JR/ARIELLE
76	277-0195-015-0000	2	24-004782/ ALAN JENSEN	2128 MIDDLEBERRY RD/ CDDCHC22206 (\$380)	FEDERAL NATIONAL MORTGAGE ASSOCIATION C
77	250-0351-007-0000	2	19-028900/ MATTHEW SARTAIN	15 MORRISON AV/ CDDCHC22089 (\$380)	VLADIMIR DEGTAREV
78	250-0026-003-0000	2	24-043662/ NICK TRYON	70 MORRISON AV/ CDDCHC22218 (\$380)	SORIANO WILSON/DENNIS VELKHOVOY
79	031-1190-087-0000	7	24-037615/ DANIEL LOWTHER	7610 NADIA WY/ CDDCHC22096 (\$1,597.50)	SATO NAOMI
80	226-0080-092-0000	2	23-017313/ MATTHEW SARTAIN	1027 NEAL RD/ CDDCHC22020 (\$380)	VICTORIA D MARQUEZ/ JESSIE RENSLOW
81	251-0181-029-0000	2	22-022072/ MATTHEW SARTAIN	1445 NOGALES ST/ CDDCHC22230 (\$380)	COMMUNITY CHURCH OF GOD IN CHRIST NUMBE
82	252-0032-010-0000	2	18-020959/ MATTHEW SARTAIN	2246 NORTH AV/ CDDCHC22087 (\$380)	SCHAEFER SCOTT C
83	262-0261-018-0000	3	23-008410/ ALAN JENSEN	205 PERALTA AV/ CDDCHC22210 (\$380)	LLOYD A GETCHELL JR
84	052-0045-005-0000	8	20-008376/ CARL TAFOYA	2264 PIERRE AV/ CDDCHC22077 (\$47.50)	TRAN TUAN
85	048-0043-003-0000	8	22-022068/ PAUL LOVATO	7431 PUTNAM WY/ CDDCHC22060 (\$380)	SABIN WESLEY THOMAS JR
86	016-0211-011-0000	4	18-033183/ PAUL LOVATO	5270 RIVERSIDE BL/ CDDCHC22067 (\$380)	ROCHA JUAN M
87	039-0171-042-0000	6	25-014792/ CARL TAFOYA	6025 RIZA AV/ CDDCHC22053 (\$290)	LODIN OMARA
88	263-0045-005-0000	2	22-016686/ MATTHEW SARTAIN	656 SONOMA AV/ CDDCHC22031 (\$380)	SKYLINERS MHP LLC

89	015-0113-055-0000	6	22-044476/ PAUL LOVATO	3341 STOCKTON BL/ CDDCHC22021 (\$380)	H PETER NOVICK REVOCABLE TRUST/CHAD M N
90	015-0113-055-0000	6	22-044476/ PAUL LOVATO	3341 STOCKTON BL/ CDDCHB10628 (\$730)	H PETER NOVICK REVOCABLE TRUST/CHAD M N
91	015-0242-027-0000	6	22-034633/ PAUL LOVATO	3717 STOCKTON BL/ CDDCHC22198 (\$380)	ANGELA MARIE LOPES
92	014-0294-008-0000	5	22-046442/ PAUL LOVATO	3840 STOCKTON BL/ CDDCHC22104 (\$380)	GEORGIA J ADAMS 2010 REVOCABLE TRUST
93	038-0191-001-0000	6	24-030938/ PAUL LOVATO	6303 STOCKTON BL/ CDDCHC22099 (\$380)	JESUS AND BETHANY ANGELES LIVING TRUST
94	040-0032-020-0000	6	24-037042/ PAUL LOVATO	6715 STOCKTON BL/ CDDCHC22028 (\$380)	DSD SOLUTIONS INC
95	117-1140-031-0000	8	25-018806/ WILLIAM ELY	8251 SUNNY CREEK WY/ CDDCHC22123 (\$1,597.50)	SIMPSON DAYTON
96	010-0127-007-0000	4	20-002737/ ELIJAH PROK	2714 T ST/ CDDCHC22196 (\$380)	REESE TERRY
97	011-0135-010-0000	6	23-009185/ PAUL LOVATO	4880 T ST/ CDDCHC22102 (\$380)	JACQUELINE M. BARITELL TRUST C/O JACQUE
98	011-0281-027-0000	6	23-003338/ WILLIAM ELY	6243 TAHOE WY/ CDDCHC22058 (\$237.50)	GOOD NEIGHBOR HOMES LLC
99	043-0240-035-0000	6	24-003388/ ARRION GILDERSLEEVE	7600 TIERRA WOOD WY/ CDDCHC22208 (\$380)	PHILLIPS RHONDA

Commission Comments-Ideas and Questions

Public Comments – Matters Not on the Agenda

Adjournment