

HOUSING CODE ADVISORY AND APPEALS BOARD

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Barry Boyd, Vice Chair
George Antablian
Clancy Taylor

COMMISSION STAFF

Peter Lemos, Code and Housing Enforcement Chief
Leia Billings, Secretary
David Kim, Deputy City Attorney

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, January 14, 2026

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.

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City of Sacramento
Housing Code Advisory and Appeals Board

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

Regular Meeting Agenda
Wednesday, January 14, 2026
5:30 PM

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.

1. Approval of Minutes December 10, 2025

Location: (Citywide)

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

Contact: Peter Lemos, Code & Housing Enforcement Chief, (916) 808-8183,
Community Development

Public Hearings

Housing & Dangerous Buildings Case Cost Recovery – Contested

Item	Summary	Council District	Case/Inspector	Address/Invoice	Owner
2		5	25-023473 PAUL LOVATO	3108 2 ND AV CDDCHC22804 (\$1,737.50)	PARK TOWNE HOLDINGS LP
3		2	25-033838 PAUL LOVATO	3112 MARYSVILLE BL CDDCHB10772 (\$626.33)	WHITE, TONI
4		2	25-033838 PAUL LOVATO	3112 MARYSVILLE BL CDDCHC22983 (\$190)	WHITE, TONI

5. Housing & Dangerous Buildings Case Cost Recovery – Uncontested

Location: (Citywide)

Recommendation: For lines 1-85, 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: Peter Lemos, Code & Housing Enforcement Chief, (916) 808-8183, Community Development

Line	APN	Council District	Case/Inspector	Address/Invoice	Owner
1	010-0315-007-0000	5	22-009902/ DANIEL LOWTHER	3450 1ST AV/ CDDCHC23022 (\$380)	DEOLIVEIRA ROSANGELA F
2	009-0143-019-0000	4	16-028988/ ELIJAH PROK	2031 13TH ST/ CDDCHC23036 (\$380)	SCOTT MONG IT YEE and ADA LIU YEE
3	020-0121-019-0000	5	24-025931/ JEREMIAH CARTER	3333 19TH AV/ CDDCHC22985 (\$380)	NGUYEN HAO D
4	020-0205-004-0000	5	23-039450/ WILLIAM ELY	3408 19TH AV/ CDDCHC22993 (\$380)	SAYARATH SOUKTHAVY/JAY/ETAL
5	021-0282-013-0000	6	25-032157/ ARRION GILDERSLEEVE	5200 20TH AV/ CDDCHC22964 (\$190)	BERMUDEZ JOSE EDGAR
6	048-0106-011-0000	8	23-041462/ JEREMIAH CARTER	7530 21ST ST/ CDDCHC23050 (\$380)	STALLWORTH CHARLES J/WILLIA/DOROTHY J
7	022-0015-003-0000	5	25-028243/ JEREMIAH CARTER	3341 23RD AV/ CDDCHC22995 (\$1,597.50)	SVC REALTY INVESTMENTS LLC
8	023-0211-006-0000	6	25-013081/ PAUL LOVATO	5531 27TH AV/ CDDCHC23025 (\$380)	GUILFORD CHRISTOPHER E/CYNTHIA M HUNTER
9	019-0043-021-0000	5	25-004838/ WILLIAM ELY	3959 28TH ST/ CDDCHC22945 (\$380)	PEREZ JASON/RAFAEL
10	008-0264-002-0000	4	25-034240/ LUDWIG MORADA	1348 44TH ST/ CDDCHC23003 (\$1,597.50)	GANN FAMILY TRUST
11	014-0293-011-0000	5	25-015204/ DANIEL LOWTHER	3725 47TH ST/ CDDCHB10796 (\$785)	LW 13TH ST LLC

12	026-0072-005-0000	6	19-005563/ PAUL LOVATO	5641 53RD ST/ CDDCHC23000 (\$380)	JULIA UMANA
13	023-0161-004-0000	6	19-030255/ PAUL LOVATO	5290 64TH ST/ CDDCHC22973 (\$380)	ESTATE OF DAVID WHITLOCK C/O SACRAMENTO
14	049-0162-005-0000	8	24-027886/ DANIEL LOWTHER	2540 65TH AV/ CDDCHC22984 (\$380)	PD FAMILY TRUST
15	023-0062-007-0000	6	24-045934/ PAUL LOVATO	4933 64TH ST/ CDDCHC22961 (\$380)	VIRDEE KULWINDER S
16	027-0071-017-0000	6	24-000392/ PAUL LOVATO	5630 79TH ST/ CDDCHC22934 (\$380)	MONTOYA ELIZABETH
17	062-0080-060-0000	6	19-042349/ PAUL LOVATO	5849 88TH ST/ CDDCHC23005 (\$380)	OASIS FUND LLC- GARIB KARAPTYAN
18	265-0390-013-0000	2	25-008746/ MATTHEW SARTAIN	3012 ACADEMY WY/ CDDCHC22972 (\$380)	SKYLEX I LLC
19	061-0061-043-0000	6	25-037754/ JASON MARTINONI	8175 ALPINE AV Suite I/ CDDCHB10806 (\$720)	ALPINE OWNER LLC
20	061-0061-043-0000	6	25-035834/ DANIEL LOWTHER	8175 ALPINE AV/ CDDCHB10802 (\$720)	ALPINE OWNER LLC
21	262-0262-030-0000	3	25-029372/ ELIJAH PROK	2584 AMERICAN AV/ CDDCHB10791 (\$790)	GOLDEN ST ATE HOMES LLC
22	238-0111-007-0000	2	21-010319/ ALAN JENSEN	304 ANDERSON CT/ CDDCHC23009 (\$380)	FRANCHISE INVESTMENT PRO PERTIES INC
23	052-0121-012-0000	8	23-014634/ ARRION GILDERSLEEVE	1656 ANOKA AV/ CDDCHC22982 (\$380)	JAY L HUANG
24	277-0271-017-0000	2	24-026728/ NICK TRYON	1950 ARDEN WY/ CDDCHC22980 (\$380)	MSD DV ARDEN WAY LLC
25	238-0180-016-0000	2	25-021587/ MATTHEW SARTAIN	4104 ASTORIA ST/ CDDCHC23014 (\$380)	MARY A VELASQUEZ LIVING TRUST
26	263-0202-011-0000	2	25-005195/ MATTHEW SARTAIN	2579 BEAUMONT ST/ CDDCHC22968 (\$380)	KLOSTRAKIS NEKTARIOS
27	010-0241-016-0000	4	23-015271/ WILLIAM ELY	2721 BROADWAY/ CDDCHC22994 (\$380)	DJKM TRUST
28	015-0061-035-0000	6	20-015413/ PAUL LOVATO	5624 BROADWAY/ CDDCHC22999 (\$380)	MAESTAS MARTA

29	263-0291-020-0000	2	24-018365/ MATTHEW SARTAIN	228 COOKINGHAM WY/ CDDCHC22969 (\$380)	BETTYE J GREER REVOCABLE LIVING TRUST
30	265-0130-042-0000	2	25-030207/ LUDWIG MORADA	10, 12, 14, 16 CORAL LN/ CDDCHC22956 (\$1,877.50)	SOFIA TRUST OF 2015
31	265-0130-046-0000	2	23-030028/ LUDWIG MORADA	11, 15, 17, 19, 20, & 22 CORAL LN AKA 2936 CLAY ST/ CDDCHC22965 (\$380)	SOFIA TRUST OF 2015
32	001-8005-201-8000	5	24-045987/ ARRION GILDERSLEEVE	4241 CUSTIS AV/ CDDCHC22991 (\$380)	HELEN NOAH
33	026-5025-300-3000	2	24-014788/ ALAN JENSEN	2608 Del Paso BL/ CDDCHC22953 (\$380)	WOLDEMARIAM KASSAHUN W/MESERET DIBABA
34	038-0201-014-0000	6	24-029597/ JASON MARTINONI	6200 DIAS AV/ CDDCHC23044 (\$380)	LAWRENCE FUNDING LLC A CALIFORNIA LIMIT
35	263-0242-023-0000	2	25-006007/ LUDWIG MORADA	637 EL CAMINO AV/ CDDCHC22967 (\$190)	FUTURE LEGENDS LLC
36	011-0273-014-0000	6	25-006590/ ARRION GILDERSLEEVE	6001 FAIR WY/ CDDCHC23043 (\$380)	BELTRAM DEBRAH R
37	049-0370-001-0000	5	19-040666/ PAUL LOVATO	3810 FLORIN RD/ CDDCHC23012 (\$380)	KIN INVESTMENTS CORPORATION
38	079-0182-001-0000	6	20-017127/ PAUL LOVATO	8331 FOLSOM BL/ CDDCHC23032 (\$380)	RAFIQ L TC LLC
39	010-0293-009-0000	7	21-052746/ DANIEL LOWTHER	2666 FRANKLIN BL/ CDDCHC22988 (\$380)	CLARENCE DUANE JOHNSON
40	020-0261-010-0000	5	25-003616/ WILLIAM ELY	4613 FRANKLIN BL/ CDDCHC23017 (\$380)	SHAFIQUE LUBNA/MUHAMMED
41	050-0010-047-0000	5	23-018957/ JASON MARTINONI	7282 FRANKLIN BL/ CDDCHC22998 (\$380)	DOBASHI AHMED SAEED
42	265-0303-044-0000	2	24-036603/ MATTHEW SARTAIN	1115 FRIENZA AV/ CDDCHC22939 (\$380)	WANG CHANG/YEN
43	265-0303-051-0000	2	21-013435/ MATTHEW SARTAIN	1131 FRIENZA AV/ CDDCHC22938 (\$380)	IYASERE MICHAEL
44	266-0321-004-0000	2	23-016904/ MATTHEW SARTAIN	1731 FRIENZA AV/ CDDCHC23015 (\$380)	HUMANITY CENTER

45	025-0081-007-0000	5	24-012029/ PAUL LOVATO	2780 FRUITRIDGE RD/ CDDCHC23028 (\$380)	RAMIREZ BENANCIO
46	049-0193-001-0000	8	16-006685/ WILLIAM ELY	3117 GARDENDALE RD/ CDDCHB10808 (\$994.10)	YEN LING WANG
47	237-0081-012-0000	2	24-012342/ LUDWIG MORADA	1136 GRACE AV/ CDDCHC23029 (\$380)	SMITH DARLENE J/EDWARD J
48	250-0311-039-0000	2	24-043199/ ALAN JENSEN	201 GRAVS AV/ CDDCHC23008 (\$380)	SEATTLE BANK
49	275-0028-006-0000	2	25-026250/ LUDWIG MORADA	2296 GROVE AV/ CDDCHC22976 (\$1,360)	ALLEN INVESTMENTS & DESIGN LLC
50	031-0890-053-0000	7	24-045388/ DANIEL LOWTHER	858 GULFWIND WY/ CDDCHC23010 (\$380)	GETCHELL LLOYD JR/RHONDA
51	237-0335-013-0000	1	25-035504/ ELIJAH PROK	137 GUNNISON AV/ CDDCHC23020 (\$190)	HERNANDEZ JUAN DE DIOS ESPINDOLA/ET AL
52	237-0335-013-0000	1	25-035504/ ELIJAH PROK	137 GUNNISON AV/ CDDCHB10795 (\$1,530)	HERNANDEZ JUAN DE DIOS ESPINDOLA/ET AL
53	009-0334-006-0000	7	21-017236/ JASON MARTINONI	2664 HARKNESS ST/ CDDCHC22940 (\$380)	MORRIS THOMAS SKILLMAN III/JULIA
54	263-0231-020-0000	2	24-043670/ ELIJAH PROK	2504 HAWTHORNE ST/ CDDCHB10789 (\$1,090)	CAYA MORTGAGE SERVICING LP A CALIFORNIA Attn:
55	035-0234-002-0000	5	25-031243/ ARRION GILDERSLEEVE	6860 HOGAN DR/ CDDCHC23019 (\$237.50)	SANNEBECK ERNEST M/ALICIA D
56	006-0072-048-0000	4	25-027376/ DANIEL LOWTHER	118 K ST/ CDDCHC22978 (\$1,650)	EBNER/EMPIRE LLC
57	049-0281-037-0001	5	24-003298/ PAUL LOVATO	123 LA FRESA CT # 1/ CDDCHC23034 (\$380)	THE MANAGEMENT TRUST
58	117-0545-008-0000	8	23-028111/ DANIEL LOWTHER	5199 LA PAMELA WY/ CDDCHC22936 (\$380)	JEET SHIVANI
59	263-0131-001-0000	2	25-006720/ NICK TRYON	406 LAS PALMAS AV/ CDDCHC22951 (\$380)	BLACK OAK CIRCLE CORP.
60	265-0323-016-0000	2	24-026660/ LUDWIG MORADA	2551 LEXINGTON ST/ CDDCHC23013 (\$380)	DABKOSKI FAMILY TRUST/JOHN KASSAR REVOC
61	225-1910-043-0000	3	21-024866/ ELIJAH PROK	3465 LOGGERHEAD WY/ CDDCHC22948 (\$380)	ENDERS ROBERT/CYNTHIA

62	052-0170-003-0000	8	23-034581/ JASON MARTINONI	7705 LYTLE ST/ CDDCHC22996 (\$380)	DAYTON TALIS A/RUEBEN J DEHOYAS/ETAL
63	215-0280-030-0000	2	25-031086/ ELIJAH PROK	1507 MAIN AV/ CDDCHC22963 (\$1,650)	MIX MICHAEL
64	022-0300-020-0000	5	22-000630/ WILLIAM ELY	5201 MARTIN LUTHER KING JR BL/ CDDCHC22990 (\$380)	SHAB TRUST
65	237-0092-016-0000	2	25-008715/ ELIJAH PROK	4450 MARYSVILLE BL/ CDDCHC23047 (\$380)	A ANDRIASYAN INC
66	251-0181-029-0000	2	22-022072/ MATTHEW SARTAIN	1445 NOGALES ST/ CDDCHC23006 (\$380)	COMMUNITY CHURCH OF GOD IN CHRIST NUMBE
67	252-0032-010-0000	2	18-020959/ MATTHEW SARTAIN	2246 NORTH AV/ CDDCHC23016 (\$380)	SCHAEFER SCOTT C
68	262-0261-018-0000	3	23-008410/ ALAN JENSEN	205 PERALTA AV/ CDDCHC22989 (\$380)	LLOYD A GETCHELL JR
69	048-0043-003-0000	8	22-022068/ PAUL LOVATO	7431 PUTNAM WY/ CDDCHC23021 (\$380)	SABIN WESLEY THOMAS JR
70	038-0350-048-0000	6	20-003060/ JASON MARTINONI	6242 RING DR/ CDDCHC22997 (\$380)	GOLD RIVER PROPERTIES INC
71	016-0211-011-0000	7	18-033183/ PAUL LOVATO	5270 RIVERSIDE BL/ CDDCHC23045 (\$380)	ROCHA JUAN M
72	014-0189-004-0000	5	25-023711/ ARRION GILDERSLEEVE	4124 SANTA ROSA AV/ CDDCHC22981 (\$1,597.50)	JORDAN JERMAINE
73	263-0216-010-0000	2	25-005269/ NICK TRYON	172 SANTIAGO AV/ CDDCHC22947 (\$380)	SILVA ELENA
74	265-0022-048-0000	2	24-014176/ ELIJAH PROK	1181 SONOMA AV/ CDDCHC23041 (\$380)	JESSICA PIZANO/ROGELIO PIZANO RAMIREZ
75	238-0092-022-0000	2	10-007462/ ALAN JENSEN	406 STILLWELL CT/ CDDCHC22959 (\$380)	406 STILLWELL COURT TRUST
76	015-0242-027-0000	6	22-034633/ PAUL LOVATO	3717 STOCKTON BL/ CDDCHC22957 (\$380)	ANGELA MARIE LOPES
77	014-0294-008-0000	5	22-046442/ PAUL LOVATO	3840 STOCKTON BL/ CDDCHC23004 (\$380)	GEORGIA J ADAMS 2010 REVOCABLE TRUST
78	038-0191-001-0000	6	24-030938/ PAUL LOVATO	6303 STOCKTON BL/ CDDCHC22933 (\$380)	JESUS AND BETHANY ANGELES LIVING TRUST

79	040-0032-020-0000	6	24-037042/ PAUL LOVATO	6715 STOCKTON BL/ CDDCHC23038 (\$380)	DSD SOLUTIONS INC
80	277-0203-024-0000	2	22-032221/ ALAN JENSEN	2148 SURREY RD/ CDDCHC23026 (\$380)	DEBORAH LYNNE O'BRIEN
81	010-0127-007-0000	4	20-002737/ ELIJAH PROK	2714 T ST/ CDDCHC22987 (\$380)	REESE TERRY
82	010-0134-015-0000	4	25-001063/ ALAN JENSEN	3216 T ST/ CDDCHC23031 (\$380)	IRONCLAD WEST COAST LLC
83	225-2640-015-0000	1	25-035972/ MATTHEW SARTAIN	1842 TERRACINA DR/ CDDCHC23035 (\$237.50)	MANN VARDEEP SINGH
84	225-2640-015-0000	1	25-035972/ MATTHEW SARTAIN	1842 TERRACINA DR/ CDDCHB10794 (\$2,815)	MANN VARDEEP SINGH
85	215-0244-016-0000	2	24-026330/ NICK TRYON	1800 VINCI AV/ CDDCHC23007 (\$380)	SINGH NAVDEEP/MANINDER KAUR SAINI

Discussion Calendar

6. Election of Chair and Vice Chair for 2026

Estimated Time: 5 Minutes

Location: Citywide

Recommendation: Elect Chair and Vice Chair for 2026

Contact: Peter Lemos, Code & Housing Enforcement Chief, (916) 808-8183,
Community Development

Board Comments – Ideas and Questions

Public Comments – Matters Not on the Agenda

Adjournment