

Agenda

Housing Code Advisory and Appeals Board

Historic City Hall

915 I Street

2nd Floor Hearing Room

Sacramento, CA 95814

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(916) 808-7200*

HOUSING CODE ADVISORY AND APPEALS BOARD

Brandon Fisher, Chair
Clancy Taylor, Vice Chair
George Antablian
Barry Boyd
Krista Bunting

COMMISSION STAFF

Peter Lemos, Code and Housing Enforcement Chief
Daniel Lowther, Principal Building Inspector
Leia Billings, Secretary
David Kim, Senior Deputy City Attorney

Wednesday, June 10, 2026

5:30 p.m.

NOTICE TO THE PUBLIC

Where to Find the Agenda and Staff Reports: The agenda provides a general description and staff recommendation; however, legislative bodies may take action other than what is recommended. Full staff reports are available at: <https://meetings.cityofsacramento.org>.

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Submit Written Comments Online: Written comments submitted for items on this agenda received prior to the close of the meeting will become part of the official meeting record but will not be read aloud during the meeting. Members of the public are encouraged to provide comments electronically using the eComment feature available at: <https://meetings.cityofsacramento.org>.

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, June 10, 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 May 13, 2026

Location: (Citywide)

Recommendation: Pass a Motion to approve Board minutes for May 13, 2026

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

Public Hearings

Notice & Order Appeals

Item #	Council District	Case/Inspector	Address	Owner
2	4	25-006734 ELIJAH PROK	2117 3 RD ST	DE BARROS ANTHONY

Housing & Dangerous Buildings Case Cost Recovery – Contested

Item	Summary	Council District	Case/Inspector	Address/Invoice	Owner
3		4	25-002876 MATTHEW SARTAIN	2104 9 TH ST CDDCHC24218 (\$410.40)	MOORIER REVOCABLE TRUST
4		2	22-022072 MATTHEW SARTAIN	1445 NOGALES ST CDDCHC24213 (\$410.40)	COMMUNITY CHURCH OF GOD IN CHRIST NUMBER ONE

5. Housing & Dangerous Buildings Case Cost Recovery – Uncontested

Location: (Citywide)

Recommendation: For lines 1-91 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	006-0044-012-0000	4	20-010126/ MATTHEW SARTAIN	921 10TH ST/ CDDCHC24556 (\$410.40)	1023 J STREET QOF LLC
2	006-0044-011-0000	4	20-010128/ MATTHEW SARTAIN	927 10TH ST/ CDDCHC24555 (\$410.40)	1023 J STREET QOF LLC
3	002-0075-022-0000	4	23-025553/ ELIJAH PROK	323 11TH ST/ CDDCHC24579 (\$410.40)	BONIC HOMES LLC
4	009-0143-019-0000	4	16-028988/ ELIJAH PROK	2031 13TH ST/ CDDCHC24561 (\$410.40)	SCOTT MONGIT YEE and ADA LIU YEE
5	024-0344-005-0000	7	24-023317/ JEREMIAH CARTER	6541 14TH ST/ CDDCHC24496 (\$54.00)	TOYOKO NAKATOGAWA REVOCABLE
6	021-0124-008-0000	6	25-004561/ PAUL LOVATO	5311 18TH AV/ CDDCHC24501 (\$51.30)	SMITH ANITE T
7	020-0121-019-0000	5	24-025931/ JEREMIAH CARTER	3333 19TH AV/ CDDCHC24502 (\$820.80)	NGUYEN HAO D
8	020-0205-004-0000	5	23-039450/ WILLIAM ELY	3408 19TH AV/ CDDCHC24528 (\$410.40)	SAYARATH SOUKTHAVY/JAY/ETAL

9	061-0131-002-0000	6	23-005565/ PAUL LOVATO	0 21ST AV/ CDDCHC24490 (\$410.40)	HBB HOLDING CO INC
10	007-0154-001-0000	4	22-035575/ BRUCE HOLMES	1315 22ND ST/ CDDCHB11061 (\$3905.40)	PARMANANDAM NAGA/ANNIE NAGA
11	022-0012-017-0000	5	25-026960/ JEREMIAH CARTER	3217 24TH AV/ CDDCHC24543 (\$410.40)	ORTIZ WILLIAM/MARIA ANITA ALBAREZ SANCHEZ
12	022-0094-040-0000	5	22-047522/ JASON MARTINONI	3731 26TH AV/ CDDCHC24534 (\$820.80)	SUTTON HOWARD
13	023-0211-006-0000	6	25-013081/ PAUL LOVATO	5531 27TH AV/ CDDCHC24464 (\$820.80)	GUILFORD CHRISTOPHER E/CYNTHIA M HUNTER
14	010-0374-008-0000	5	24-001075/ PAUL LOVATO	2832 34TH ST/ CDDCHC24535 (\$410.40)	HAZEL PROPERTIES LLC
15	027-0350-022-0000	6	20-040718/ PAUL LOVATO	8140 36TH AV/ CDDCHC24507 (\$410.40)	RICHARD G BARGE 2022 REVOCABLE TRUST
16	020-0072-023-0000	5	25-027104/ PAUL LOVATO	3923 39TH ST/ CDDCHC24473 (\$410.40)	PRASAD DAVIES R/NASEEM
17	004-0241-015-0000	4	25-036630/ ALAN JENSEN	640 41ST ST/ CDDCHC24468 (\$1,674)	TRENT LEVINSON
18	014-0293-011-0000	5	25-015204/ DANIEL LOWTHER	3725 47TH ST/ CDDCHB11143 (\$810.40)	LW 13TH ST LLC
19	021-0112-022-0000	6	25-044096/ PAUL LOVATO	4209 51ST ST/ CDDCHC24514 (\$1,728)	WEINBERGER JOHN J
20	026-0072-005-0000	6	19-005563/ PAUL LOVATO	5641 53RD ST/ CDDCHC24518 (\$410.40)	JULIA E UMANA REVOCABLE TRUST
21	023-0062-007-0000	6	24-045934/ PAUL LOVATO	4933 64TH ST/ CDDCHC24513 (\$410.40)	VIRDEE KULWINDER S
22	027-0071-017-0000	6	24-000392/ PAUL LOVATO	5630 79TH ST/ CDDCHC24506 (\$410.40)	MONTOYA ELIZABETH
23	262-0132-011-0000	3	25-034667/ MATTHEW SARTAIN	2832 AMERICAN AV/ CDDCHC24483 (\$410.40)	TOLEDO LAURIE K
24	251-0301-026-0000	2	23-009400/ LUDWIG MORADA	995 ARCADE BL/ CDDCHC24515 (\$410.40)	CARO MIGUEL A JR/SONYA E
25	225-2130-004-0000	1	26-003062/ LUDWIG MORADA	2087 ARENA BL/ CDDCHB11070 (\$630.40)	CSS PROPERTIES LLC

26	018-0064-015-0000	5	25-039121/ WILLIAM ELY	4401 ATTAWA AV/ CDDCHC24484 (\$410.40)	SNYDER JOSEPHINE/SNYDER ALLEN R
27	265-0012-028-0000	2	25-038474/ MATTHEW SARTAIN	3135 BRANCH ST/ CDDCHC24563 (\$410.40)	ESPINOZA FRANZ O/NARALIE C MADRIZ
28	225-0656-006-0000	3	24-006313/ ELIJAH PROK	3442 BRIDGEFORD DR/ CDDCHC24495 (\$54.00)	AARON/SARAH MANE MAGALLANES
29	010-0241-016-0000	4	23-015271/ WILLIAM ELY	2721 BROADWAY/ CDDCHC24541 (\$410.40)	DJKM TRUST
30	015-0061-035-0000	6	20-015413/ PAUL LOVATO	5624 BROADWAY/ CDDCHC24474 (\$410.40)	MAESTAS MARTA
31	237-0670-017-0000	2	26-000905/ NICK TRYON	4212 CLAY CREEK WY/ CDDCHC24580 (\$205.20)	CUEVAS JACOB
32	018-0052-018-0000	5	24-045987/ ARRION GILDERSLEEVE	4241 CUSTIS AV/ CDDCHC24467 (\$410.40)	HELEN NOAH
33	275-0095-004-0000	2	26-005935/ LUDWIG MORADA	1830 DEL PASO BL/ CDDCHB11130 (\$1,426.40)	TCHAKERIAN FAMILY TRUST/SANFORD ROGERS/ETAL
34	275-0095-004-0000	2	26-005935/ LUDWIG MORADA	1830 DEL PASO BL/ CDDCHC24536 (\$1,782)	TCHAKERIAN FAMILY TRUST/SANFORD ROGERS/ETAL
35	226-0020-030-0000	1	25-014805/ MATTHEW SARTAIN	5401 E LEVEE RD/ CDDCHC24481 (\$410.40)	UNZUETA ELISA G
36	002-0122-009-0000	4	25-027132/ NICK TRYON	1232 E ST RD/ CDDCHC24533 (\$820.80)	RAMGARIA MEIK SINGH
37	265-0323-025-0000	2	24-013728/ LUDWIG MORADA	2570 EVERGREEN ST/ CDDCHC24480 (\$410.4)	STRETOVICH LYUDMILA/PAVEL
38	011-0273-014-0000	6	25-006590/ ARRION GILDERSLEEVE	6001 FAIR WY/ CDDCHC24488 (\$410.40)	BELTRAM DEBRAH R
39	119-0354-011-0000	8	23-038514/ ARRION GILDERSLEEVE	4043 FAWN CIR/ CDDCHC24485 (\$410.40)	THERESA SUE MORRIS
40	049-0370-001-0000	8	19-040666/ PAUL LOVATO	3810 FLORIN RD/ CDDCHC24581 (\$410.40)	KIN INVESTMENTS CORPORATION
41	079-0182-001-0000	6	20-017127/ PAUL LOVATO	8331 FOLSOM BL/ CDDCHC24463 (\$410.40)	RAFIQ L TC LLC
42	275-0144-009-0000	2	25-041948/ NICK TRYON	2156 FORREST ST/ CDDCHC24572 (\$1,728)	MORTIMER FAMILY TRUST

43	013-0281-002-0000	5	24-022160/ PAUL LOVATO	3125 FRANKLIN BL/ CDDCHC24462 (\$820.80)	ALBERT F. AND ALAN C. TRESKON TRUSTEES
44	020-0261-010-0000	5	25-003616/ WILLIAM ELY	4613 FRANKLIN BL/ CDDCHC24560 (\$410.40)	SHAFIQUE LUBNA/MUHAMMED
45	049-0281-020-0002	5	25-040820/ PAUL LOVATO	7464 FRANKLIN BL # 2/ CDDCHC24544 (\$410.40)	IYASERE MICHAEL
46	265-0303-044-0000	2	24-036603/ MATTHEW SARTAIN	1115 FRIENZA AV/ CDDCHC24562 (\$410.40)	WANG CHANG/YEN
47	265-0303-051-0000	2	23-029096/ ALAN JENSEN	1131 FRIENZA AV/ CDDCHC24569 (\$410.40)	IYASERE MICHAEL
48	265-0303-051-0000	2	21-013435/ MATTHEW SARTAIN	1131 FRIENZA AV/ CDDCHC24570 (\$410.40)	IYASERE MICHAEL
49	266-0321-004-0000	2	23-016904/ MATTHEW SARTAIN	1731 FRIENZA AV/ CDDCHC24537 (\$410.40)	HUMANITY CENTER
50	049-0193-001-0000	8	16-006685/ WILLIAM ELY	3117 GARDENDALE RD/ CDDCHB11132 (\$810.40)	YEN L WANG
51	117-0583-002-0000	8	25-036045/ WILLIAM ELY	8013 GILPEN WY/ CDDCHC24526 (\$1,728)	ANDRE WHITTED
52	252-0143-016-0000	2	26-007188/ PAUL LOVATO	2320 GRAND AV/ CDDCHB11065 (\$705.40)	HAYNES JOSHUA J
53	252-0143-016-0000	2	26-002791/ ALAN JENSEN	2320 GRAND AV/ CDDCHC24503 (\$1,782)	HAYNES JOSHUA J
54	252-0143-016-0000	2	26-002791/ ALAN JENSEN	2320 GRAND AV/ CDDCHB11135 (\$1,365.80)	HAYNES JOSHUA J
55	252-0143-016-0000	2	26-009788/ JASON MARTINONI	2320 GRAND AV/ CDDCHB11140 (\$750.40)	HAYNES JOSHUA J
56	003-0192-021-0000	4	25-031961/ NICK TRYON	2401 H ST/ CDDCHC24539 (\$410.40)	BOAZ KORBEN DOUGLAS
57	274-0161-017-0000	3	23-032718/ ELIJAH PROK	271 HARDING AV/ CDDCHC24540 (\$410.40)	SPEED CASH OFFERS LLC
58	009-0334-006-0000	7	21-017236/ JASON MARTINONI	2664 HARKNESS ST/ CDDCHC24470 (\$410.40)	MORRIS THOMAS SKILLMAN III/JULIA
59	251-0143-012-0000	2	22-047812/ ELIJAH PROK	3603 HAYWOOD ST/ CDDCHC24571 (\$410.40)	EFL T HOLDINGS LLC

60	018-0163-020-0000	5	23-045536/ PAUL LOVATO	2145 IRVIN WY/ CDDCHC24509 (\$410.40)	2145 IRVIN LLC
61	006-0101-010-0000	4	25-006721/ MATTHEW SARTAIN	918 J ST/ CDDCHC24554 (\$410.40)	TSHB LLC
62	006-0044-013-0000	4	20-010129/ RICHARD V LEIKER	1023 J ST/ CDDCHC24553 (\$410.40)	1023 J STREET QOF LLC
63	007-0105-004-0000	4	24-014743/ LUDWIG MORADA	2610 J ST/ CDDCHC24476 (\$410.40)	2610 J STREET LLC
64	265-0151-030-0000	2	19-005179/ ELIJAH PROK	1643 KATHLEEN AV/ CDDCHC24504 (\$464.40)	MICHAEL IYASERE
65	029-0253-002-0000	7	25-020418/ WILLIAM ELY	6289 LAKE PK/ CDDCHC24458 (\$410.40)	LEROY LARRY LIVING TRUST
66	078-0440-024-0000	6	24-035790/ NELSON BALIGOD	2 LOCHNESS CT/ CDDCHC24559 (\$820.80)	DEES JEFFREY R
67	022-0101-025-0000	5	25-045454/ NELSON BALIGOD	5071 MARTIN LUTHER KING JR BL/ CDDCHC24494 (\$1,728)	PADILLA HERLINDA
68	022-0300-020-0000	5	22-000630/ WILLIAM ELY	5201 MARTIN LUTHER KING JR BL/ CDDCHC24547 (\$410.40)	SHAB TRUST
69	251-0325-006-0000	2	19-001723/ ALAN JENSEN	3201 MARYSVILLE BL/ CDDCHC24524 (\$410.40)	HERITAGE VILA LLC
70	250-0026-017-0000	2	22-022850/ ELIJAH PROK	240 MORRISON AV/ CDDCHC24457 (\$410.40)	VINOD ANAND R/SUBHASHNI D
71	031-0093-001-0000	7	25-022130/ JASON MARTINONI	7541 MYRTLE VISTA AV/ CDDCHC24491 (\$410.40)	LEWIS S FONG REVOCABLE TRUST
72	226-0080-092-0000	2	23-017313/ MATTHEW SARTAIN	1027 NEAL RD/ CDDCHC24567 (\$410.40)	VICTORIA D MARQUEZ/ JESSIE RENSLOW
73	262-0021-010-0000	3	25-047244/ NICK TRYON	3121 NORSTROM WY/ CDDCHC24542 (\$1,728)	SLOTTERBECK REVOCABLE TRUST
74	016-0211-011-0000	4	18-033183/ PAUL LOVATO	5270 RIVERSIDE BL/ CDDCHC24461 (\$820.80)	ROCHA JUAN M
75	035-0142-011-0000	5	18-029270/ WILLIAM ELY	6457 ROMACK CI/ CDDCHC24482 (\$410.40)	GONZALES MIGUEL ANGEL/ANTHONY THOMAS SW
76	014-0193-014-0000	5	25-040376/ WILLIAM ELY	3208 SAN DIEGO WY/ CDDCHB11131 (\$810.40)	GARCIA YOANA

77	263-0216-010-0000	2	25-005269/ NICK TRYON	172 SANTIAGO AV/ CDDCHC24487 (\$410.40)	SILVA ELENA
78	250-0102-024-0000	2	25-036482/ ALAN JENSEN	509 SOUTH AV/ CDDCHC24527 (\$410.40)	CLARK MARION E
79	238-0092-022-0000	2	10-007462/ ALAN JENSEN	406 STILLWELL CT/ CDDCHC24522 (\$410.40)	406 STILLWELL CT TRUST
80	014-0294-008-0000	5	22-046442/ PAUL LOVATO	3840 STOCKTON BL/ CDDCHC24520 (\$410.40)	GEORGIA J ADAMS 2010 REVOCABLE TRUST
81	038-0191-001-0000	6	24-030938/ PAUL LOVATO	6303 STOCKTON BL/ CDDCHC24508 (\$410.40)	JESUS AND BETHANY ANGELES LIVING TRUST
82	277-0203-024-0000	2	22-032221/ ALAN JENSEN	2148 SURREY RD/ CDDCHC24523 (\$410.40)	O'BRIEN DEBORAH LYNNE
83	010-0127-007-0000	4	20-002737/ ELIJAH PROK	2714 T ST/ CDDCHC24530 (\$410.40)	REESE TRUST
84	250-0140-016-0000	2	21-028835/ ELIJAH PROK	3551 TAYLOR ST/ CDDCHC24510 (\$410.40)	PRASAD ARUN/GYAN WATI
85	043-0240-035-0000	6	24-003388/ ARRION GILDERSLEEVE	7600 TIERRA WOOD WY/ CDDCHC24519 (\$410.40)	PHILLIPS RHONDA
86	009-0193-003-0000	4	25-046590/ NICK TRYON	1010 V ST/ CDDCHC24538 (\$1,728)	EJERCITO N NIEVA TRUST/ETAL
87	215-0244-016-0000	2	24-026330/ NICK TRYON	1800 VINCI AV/ CDDCHC24550 (\$410.40)	SINGH NAVDEEP/MANINDER KAUR SAINI
88	250-0306-001-0000	2	25-047930/ ELIJAH PROK	3367 WESTERN AV/ CDDCHC24517 (\$1,468.80)	PLANET HOME LENDING LLC
89	250-0306-001-0000	2	25-047930/ ELIJAH PROK	3367 WESTERN AV/ CDDCHB11074 (\$1,616.73)	PLANET HOME LENDING LLC
90	252-0042-026-0000	2	23-032288/ ELIJAH PROK	3916 WINTERS ST/ CDDCHB11139 (\$830.40)	MIDFIRST BANK
91	027-0242-004-0000	6	25-034396/ JASON MARTINONI	5850 WILKINSON ST/ CDDCHC24578 (\$1,728)	PENDERGRASS JONATHAN

Discussion Calendar

Board Comments – Ideas and Questions

Public Comments – Matters Not on the Agenda

Adjournment