

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA)
COUNTY OF SACRAMENTO) ss.

On _____ before me, _____ (Notary Public), personally appeared **Peter Lemos, Code and Housing Enforcement Chief**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.
Signature



300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

Help Line: 916-264-5011
CityofSacramento.org/cdd

23-009185 Paul Lovato 4880 T ST N&O/MA

JACKIE BARITELL TRUST
4880 T ST
SACRAMENTO, CA 95819

04/12/2023

Subject: **Property located at 4880 T ST**
Assessor's Parcel Number: **01101350100000**

Enclosed is a Notice and Order to Repair or Demolish the sub-standard and/or dangerous structure(s) on the property of which you are the owner and/or beneficiary of record. **A fee of \$1,075.00 for one, two or three-unit structures, plus \$115.00 per unit for each additional unit over three** has been charged against this property. **Failure to comply with this Notice and Order within the specified time may result in the assessment of an additional Housing and Dangerous Buildings Monitoring fee of \$305.00 for each subsequent inspection** related to this case. Additionally, a **\$165.00 title fee may be due**. All charges are imposed pursuant to Chapters 8.96 and/or 8.100 of the Sacramento City Code and are due and payable. This fee is to recover enforcement costs and does not include permits and related fees.

A Declaration of Sub-Standard Building regarding this property has been recorded with the County Recorder. The Declaration of Sub-Standard Building will be cleared when permits are finalized and fees, including a \$150.00 Termination fee, are paid.

If you disagree with the requirements of the Notice and Order, you have the right to appeal to the Housing Code Advisory and Appeals Board, which will hear your appeal and render a decision. Please note that the appeal must be filed with the Community Development Department within 30 days of the date of the Notice and Order and the appellant will be charged a **Notice & Order appeal-processing fee of \$400.00**.

If you need clarification of the Notice and Order, or any information provided herein, you may contact the building inspector shown below.

Sincerely,

Paul Lovato
Building Inspector III
(916) 808-5703

For Revenue Use Only
Housing/Dangerous Building Accounting Information:
ACCOUNT: 343060
OPERATING UNIT: 21000
FUND: 1001
DEPARTMENT: 21001311

Case #: 23-009185



JACKIE BARITELL TRUST
4880 T ST
SACRAMENTO, CA 95819

**NOTICE AND ORDER TO REPAIR OR DEMOLISH
SUBSTANDARD AND/OR DANGEROUS BUILDING**

1. YOU ARE BEING NOTIFIED AS Record Owner and/or Beneficiary that the Chief Building Official, has caused to be inspected and has determined that the building(s) at:

4880 T ST, Sacramento, California
County Assessor's Parcel Number: 01101350100000

(See Attachment A for legal description of property.)

(is) (are) in sub-standard and/or dangerous condition under the provisions of Chapter 8.96 and/or Chapter 8.100 of the Sacramento City Code.

2. That the conditions which render the building(s) sub-standard and/or dangerous are set forth on the attached list of violations.

3. The Chief Building Official has determined that the building(s) must be repaired or demolished, the option being yours.

4. If you elect to repair the building(s), all required **permits for repair shall be secured** and the work physically commenced within 30 days from the date of this Order and completed within 60 days.

5. If you elect to demolish the building(s), all **demolition permits required shall be secured** and demolition commenced within 30 days from the date of this Order and completed within 30 days from date permit is issued. Demolition work shall include the removal of all structure(s) or portions thereof, foundations, trash and debris, and the lot shall be made compliant with Chapter 15.44 of the Sacramento City Code.

6. YOU ARE FURTHER NOTIFIED that if the required repair or demolition work is not commenced and/or completed within the specified time, the Chief Building Official: (1) may assess a **Housing and Dangerous Buildings Monitoring Fee in the amount of \$305.00 for each subsequent inspection** related to this Notice and Order; (2) may order the building(s) vacated and posted to prevent further occupancy until the work is completed; (3) may order the immediate disconnection of hazardous utility services (electricity, gas, sewer or water); and (4) may proceed to demolish the building(s), clear and level the lot, and charge the costs thereof against the property or against you as the owner.

7. YOU ARE FURTHER NOTIFIED that any person having any record title or legal interest in the building(s) may appeal this Notice and Order or any action of the Chief Building Official to the Housing Code Advisory and Appeals Board; the appeal must be filed with the Community Development Department within 30 days from the date of this Notice and Order, and **that failure to appeal will constitute a waiver of all rights to an administrative hearing and determination of the matter**. Unless an appeal is filed, the Chief Building Official may proceed to demolish the structure(s) without further notice to you.

8. YOU ARE FURTHER NOTIFIED that in accordance with Sections 17274 and 24436.5 of the Revenue and Taxation Code, you may not be able to claim any tax deduction for interest, taxes, expenses, depreciation, or amortization paid or incurred in this taxable year.

Dated: 04/12/2023 Bo Cosley, Principal Building Inspector

Case #: 23-009185



By _____
Paul Lovato
Building Inspector III, (916) 808-5703

**COMMUNITY DEVELOPMENT DEPARTMENT
HOUSING AND DANGEROUS BUILDINGS DIVISION**

Correction List

Case #: **23-009185** Address: **4880 T ST**

Code: B31: Other

Description: BUILDING - Other

Full Violation: Other

Comments: This is not a complete Violation List of building code violations. Neither interior nor exterior has been completely inspected. Other building structural, electrical, plumbing or mechanical code violations may be identified upon further inspection. Provide access for complete inspection. Permit required for repairs and rehab, and may be obtained at 300 Richards Blvd. 3rd floor. A complete inspection shall have been done with a list of violations and all paperwork/plans may need to be submitted before a permit can be issued. Nobody may occupy a Vacant Building with Violations List in place until all Permit(s) and all violations have been repaired/completed and approved. The property is required to remain secured and maintained at all times.

Code: B59: 8.100.190

Description: BUILDING - Permits Required

Full Violation: No person, firm, or corporation shall erect, construct, enlarge, alter, repair, move, improve, remove, convert, or demolish any building or structure, or cause or permit the same to be done, without first obtaining a separate building permit for each such building or structure from the building official in the manner and according to the applicable conditions prescribed in Title 15 of this code. (Prior code § 49.03.301)

Comments: Work has been done without the benefit of a PERMIT. This work must be removed or properly Permitted and Approved by the City of Sacramento. This Violation List may be partial and does not exclude any code violations which may become apparent during further inspections or during the necessary rehab/repair work. Other building structural, electrical, plumbing or mechanical code violations may be identified upon further inspection. Permit required for repairs and rehab, and may be obtained at 300 Richards Blvd. 3rd floor.

**NOTICE AND ORDER TO REPAIR OR DEMOLISH
SUBSTANDARD AND/OR DANGEROUS BUILDING**

Attachment A
04/12/2023

Legal Property Description for **4880 T ST**
County Assessor's Parcel Number: **01101350100000**

Legal Description:

4880 T ST
Case #: 23-009185

WARNING

SECTION 17299 AND 24436.5 OF THE REVENUE AND TAXATION CODE, WHICH PROVIDES THAT A TAXPAYER WHO DERIVES RENTAL INCOME FROM HOUSING DETERMINED BY THE LOCAL REGULATORY AGENCY TO BE SUBSTANDARD BY REASON OF VIOLATION OF STATE OR LOCAL CODES DEALING WITH HEALTH SAFETY OR BUILDING, CANNOT DEDUCT FROM STATE PERSONAL INCOME TAX AND BANK AND CORPORATE INCOME TAX, DEDUCTIONS FOR INTEREST, DEPRECIATION OR TAXES ATTRIBUTABLE TO SUCH SUBSTANDARD STRUCTURE WHEN SUBSTANDARD CONDITIONS ARE NOT CORRECTED WITHIN SIX (6) MONTHS AFTER NOTICE OF VIOLATION BY THE REGULATORY AGENCY. (PLEASE TAKE NOTE THAT THE DATE OF THIS NOTICE MARKS THE BEGINNING OF THE SIX-MONTH PERIOD REFERRED TO ABOVE).

4880 T ST
Case #: 23-009185

**NOTICE OF CHANGE OF OWNER'S ADDRESS
OR
SALE OF PROPERTY**

If you move during the pendency of this action, you must send a written notice of your new address to the Community Development Department, Housing and Dangerous Buildings Division, at the address listed below.

Should you sell or transfer the property during the pendency of this action, you are required to record a Notice of Conveyance of Substandard Property with the Sacramento County Recorder and provide the City of Sacramento with the name, address, driver's license or identification card number of the new owner(s) within 5 days of the sale or transfer of the property. (*Health & Safety Code § 17991*).

COMMUNITY DEVELOPMENT DEPARTMENT
HOUSING AND DANGEROUS BUILDINGS DIVISION
300 Richards Blvd., 3rd Floor
Sacramento, California 95811

4880 T ST
Case #: 23-009185

THREE-DAY NOTICE OF RECEIVERSHIP PETITION
Cal. Health and Safety Code § 17980.7(c)

TO ALL PROPERTY OWNERS AND PERSONS WITH A RECORDED INTEREST IN THE PROPERTY LOCATED AT:

4880 T ST, Sacramento, California
County Assessor's Parcel Number: 01101350100000

In no less than three days, the City of Sacramento may file a Petition with the Superior Court of California, Sacramento County pursuant to California Health & Safety Code section 17980.7(c). The petition will seek the appointment of a receiver to rehabilitate the above-referenced property, and for other relief, (including injunctive relief) provided for under that section and/or any other applicable state or local law.

4880 T ST
Case #: 23-009185

Please mail appeals to:

City of Sacramento, Code Compliance Division
ATTN: Appeals Unit – H&DB
300 Richards Blvd., 3rd Floor
Sacramento, CA 95811

HOUSING & DANGEROUS BUILDINGS DIVISION
APPEAL REQUEST FORM

I hereby appeal the Notice and Order relative to Case #: 23-009185, for the property located at: 4880 T ST and **agree to pay the Notice and Order Appeal Processing Fee of \$400.00** (pursuant to City Code sections 8.96.170 (D) and 8.100.760 (D)) prior to the City scheduling a date for the Appeal Hearing.

My legal interest in this property is:

___ Owner ___ Beneficiary ___ Other: _____

I submit the following material facts to substantiate action in reversing, modifying or setting aside the action of the City of Sacramento: _____

I will have legal representation at the Appeal Hearing: ___ Yes ___ No

My legal representative is:

Printed name: _____ Phone: (_____) _____ - _____

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Print Name: Signature:

Address: Date: _____

_____ Phone: (_____) _____ - _____

City: _____

State: _____ Zip: _____

NOTE: If this form is received incomplete, it will be returned to you and may result in a delay in scheduling your case before the Housing Code Advisory and Appeals Board.

Case #: 23-009185/HSG - Notice and Order

Accounting Information:

ACCOUNT: 343060
OPERATING UNIT: 21000
FUND: 1001
DEPARTMENT: 21001311

PROOF OF SERVICE BY CERTIFIED MAIL
(CCP § 1013a, 2015.5)

I, Monica Atkins, declare that:

I am over the age of eighteen years and not a party to the within cause. I am employed in the County of Sacramento, California; my business address is:

300 Richards Blvd., 3rd Floor
Sacramento, California 95811

I am familiar with the City of Sacramento's business practice for the collection and process of the mail in which the mail is deposited with the United States Postal Service on the same day that it is deposited for collection and mailing, in the ordinary course of business.

On 04/12/2023, I served the following document:

Notice and Order Packet which includes Letter, Notice and Order to Repair or Demolish Sub-Standard Building, Attachment A (legal property description), Warning Statement, Notice of Change of Owner(s) Address or Sale of Property, Three Day Notice of Cal. Health and Safety Code 17980.7 Receivership, Appeal Request Form, Correction List and Proof of Service by Certified Mail

on the property owner and all persons with a recorded interest in the property, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Sacramento, California, addressed as follows:

23-009185 Paul Lovato 4880 T ST N&O/MA
JACKIE BARITELL TRUST
4880 T ST
SACRAMENTO, CA 95819

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this declaration was executed at Sacramento, California, on 04/12/2023.



Monica Atkins

4880 T ST
Case#: 23-009185

HSG - N&O S-DB

PROOF OF SERVICE BY FIRST CLASS MAIL
(CCP § 1013a, 2015.5)

I, Monica Atkins, declare that:

I am over the age of eighteen years and not a party to the within cause. I am employed in the County of Sacramento, California; my business address is:

300 Richards Blvd., 3rd Floor
Sacramento, California 95811

I am familiar with the City of Sacramento's business practice for the collection and process of the mail in which the mail is deposited with the United States Postal Service on the same day that it is deposited for collection and mailing, in the ordinary course of business.

On 04/12/2023, I served the following document:

Notice and Order Packet which includes Letter, Notice and Order to Repair or Demolish Sub-Standard Building, Attachment A (legal property description), Warning Statement, Notice of Change of Owner(s) Address or Sale of Property, Three Day Notice of Cal. Health and Safety Code 17980.7 Receivership, Appeal Request Form, Correction List and Proof of Service by First Class Mail

on the property owner and all persons with a recorded interest in the property, by placing a true copy thereof enclosed in a sealed envelope with postage thereon fully prepaid, in the United States mail at Sacramento, California, addressed as follows:

23-009185 Paul Lovato 4880 T ST N&O/MA
JACKIE BARITELL TRUST
4880 T ST
SACRAMENTO, CA 95819

I declare under penalty of perjury under the laws of the State of California that the foregoing is true and correct, and that this declaration was executed at Sacramento, California, on 04/12/2023.



Monica Atkins

4880 T ST
Case#: 23-009185

HSG - N&O S-DB