

**HOUSING CODE ADVISORY AND APPEALS BOARD**

Kevin McKinley, Chair  
Melisa Gaudreau, Vice Chair  
Irina Kachagin  
Verne Gore  
Barry Chamberlain

**BOARD STAFF**

Carl Simpson, Code and Housing Enforcement Chief  
John Leno, Principal Building Inspector  
Laurie Ward, Secretary  
Maila Hansen, Deputy City Attorney

**Minutes**

**Housing Code Advisory  
and Appeals Board**  
Historic City Hall 915 I Street  
2<sup>nd</sup> Floor Hearing Room

Published by the  
Community Development Department  
(916) 808-8846

**Wednesday, January 10, 2018**

**5:30 p.m.**

**NOTICE TO THE PUBLIC**

You are welcomed and encouraged to participate in this meeting. Public comment is taken on items listed on the agenda when they are called. Public Comment on items not listed on the agenda will be heard as noted on the agenda. Comments on controversial items may be limited and large groups are encouraged to select 3-5 speakers to represent the opinion of the group.

**Notice to Lobbyists:** When addressing the legislative bodies, you must identify yourself as a lobbyist and announce the client/business/organization you are representing.  
(City Code 2.15.160).

**Speaker slips are available on the City's Website and located in racks inside the chamber and should be completed and submitted to the Board Clerk.**

*Government Code 54950 (The Brown Act)* requires that a brief description of each item to be transacted or discussed be posted at least 72 hours prior to a regular meeting. The City posts Agendas at City Hall as well as offsite meeting locations.

The order and estimated time for Agenda items are listed for reference and may be taken in any order deemed appropriate by the legislative body.

The Agenda provides a general description and staff Recommendation; however, the legislative bodies may take action other than what is recommended. Full staff reports are available for public review, including all attachments and exhibits at the Code Compliance Division of the Community Development Department and all written material received is available at the meeting for public review.

Meeting facilities are accessible to persons with disabilities. If you require special assistance to participate in the meeting, notify the Code Compliance Division at (916) 808-8846 at least 48 hours prior to the meeting.

### **General Conduct for the Public Attending Housing Code Advisory and Appeals Board Meetings**

- Members of the public attending Housing Code Advisory and Appeals Board meetings shall observe the same rules and decorum applicable to the Members and staff as noted in Chapters 3 and 4 of Council Rules of Procedure.
- Stamping of feet, whistles, yells or shouting, physically threatening conduct, and/or similar demonstrations are unacceptable public behavior and will be prohibited by the Sergeant-at-Arms.
- Lobbyists must identify themselves and the client(s), business or organization they represent before speaking to the Board.
- Members of the public wishing to provide documents to the Board shall comply with Rule 7 D of the Council Rules of Procedure.

### **Members of the Public Addressing the Housing Code Advisory and Appeals Board**

Purpose of Public Comment. The City provides opportunities for the public to address the Board as a whole in order to listen to the public's opinions regarding non-agendized matters within the subject matter jurisdiction of the City during Regular meetings and regarding items on the Agenda at all other meetings.

- Public comments should not be addressed to individual Members nor to City officials, but rather to the Housing Code Advisory and Appeals Board as a whole regarding City business.
- While the public may speak their opinions on City business, personal attacks on Members and City officials, use of swear words, and signs or displays of disrespect for individuals are discouraged as they impede good communication with the Board.
- Consistent with the Brown Act, the public comment periods on the Agenda are not intended to be "Question and Answer" periods or conversations with the Board and City officials. The limited circumstances under which Members may respond to public comments are set out in Rule 8 D 2 of the Council Rules of Procedure.
- Members of the public with questions concerning Consent Calendar items may contact the staff person on the report prior to the meeting to reduce the need for discussion of Consent Calendar items and to better respond to the public's questions.

### **Speaker Time Limits.**

In the interest of facilitating the Board's conduct of the business of the City, the following time limits apply to members of the public (speakers) who wish to address the Board during the meeting.

- **Matters not on the Agenda.** Two (2) minutes per speaker.
- **Consent Calendar Items.** The Consent Calendar is considered a single item, and speakers are therefore subject to the two (2) minute time limit for the entire Consent Calendar. Consent Calendar items can be pulled at a member's request. Such pulled Consent Calendar items will be considered individually and up to two (2) minutes of public comment per speaker on those items will be permitted.
- **Discussion Calendar Items.** Two (2) minutes per speaker.

Time Limits per Meeting in addition to the above time limits per item, the total amount of time any one individual may address the Board at any meeting is eight (8) minutes.

- Each speaker shall limit his/her remarks to the specified time allotment.
- The Presiding Officer shall consistently utilize the timing system which provides speakers with notice of their remaining time to complete their comments. A countdown display of the allotted time will appear and will flash red at the end of the allotted time.
- In the further interest of time, speakers may be asked to limit their comments to new materials and not repeat what a prior speaker said. Organized groups may choose a single spokesperson who may speak for the group but with no increase in time.
- Speakers shall not concede any part of their allotted time to another speaker.
- The Presiding Officer may further limit the time allotted for public comments per speaker or in total for the orderly conduct of the meeting and such limits shall be fairly applied

# MINUTES

**Wednesday, January 10, 2018**

**5:30 p.m.**

*Historic City Hall 915 I Street 2<sup>nd</sup> Floor Hearing Room*

## Open Session - 5:30 p.m.

**Roll Call - McKinley, Gaudreau, Kachagin, Gore & Chamberlain present**

### Consent Calendar      **Estimated Time: 5 minutes**

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 for December 13, 2017**

**Location:** (Citywide)

**Recommendation:** Approve Board minutes for December 13, 2017

**Contact:** John Leno, Principal Building Inspector, (916) 808-4266, Community Development

**Action: Moved by consent unanimously 5-0.**

### Public Hearings

Public hearings may be reordered at the discretion of the chair.

## **Housing & Dangerous Buildings Case Cost Recovery – Contested**

Item	Summary	Council District	Case/Inspector	Address/Invoice	Owner
2	X	3	17-016953/ LEONARD DUCLOS	2801 MENDEL WY/ CEDCHB05591 (\$624)	ZACK ALBER FAMILY TRUST
<b>BI L. Duclos presented for City Staff and the appellant, Zack Alber, appeared before the Board. After considering testimony and submitted documents, a motion was made to reduce invoice CEDCHB05591 from \$624 to \$305. Moved by McKinley, seconded by Gore; motion carried unanimously 5-0.</b>					
3		3	16-015157/ MAURICE SCHRANZ	308 INDIANA AV/ CEDCHC12091 (\$1,344)	SERGIO HUERTA - MENDOZA
<b>BI M. Schranz presented for City Staff and the appellant, Sergio Huerta, did not appear before the Board. After considering testimony and submitted documents a motion was made to uphold staff recommendation in the amount of \$1,344. Moved by McKinley, seconded by Kachagin; motion carried unanimously 5-0.</b>					
4		7	17-000783/ RICHARD LEIKER	6890 ARABELLA WY/ CEDCHC12120 (\$1,344)	GEORGE TAKENAMI/ HELEN LAU TAKENAMI
<b>BI R. Leiker presented for City Staff and the appellant, George Takenami, appeared before the Board. After considering testimony and submitted documents, a motion was made to reduce invoice CEDCHC12120 from \$1,344 to \$500. Moved by McKinley, seconded by Chamberlain; motion carried unanimously 5-0.</b>					

5		5	17-007997/ MATTHEW SARTAIN	1941 FLORIN RD/ CEDCHC12099 (\$1,094)	EDWARD J RIDDLE
<b>BI M. Sartain presented for City Staff and the appellants, Marie Gonzalez &amp; Arianne Duperron, appeared before the Board. After considering testimony and submitted documents, a motion was made to reduce invoice CEDCHC12099 from \$1,094 to \$794. Moved by Kachagin, seconded by Gore; motion carried 4-1.</b>					
6	X	5	17-007997/ MATTHEW SARTAIN	1941 FLORIN RD/ CEDCHB05610 (\$1,524)	EDWARD J RIDDLE
<b>BI M. Sartain presented for City Staff and the appellants, Marie Gonzalez &amp; Arianne Duperron, appeared before the Board. After considering testimony and submitted documents a motion was made to uphold staff recommendation in the amount of \$1,524. Moved by Kachagin, seconded by Chamberlain; motion carried unanimously 5-0.</b>					

## Housing & Dangerous Buildings Case Cost Recovery – Uncontested

For items 7 - 76, City Staff recommends that a resolution be adopted confirming the total charge noted by each agenda item 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 item.

**Gaudreau motioned to approve Uncontested Housing & Dangerous Buildings Case Cost Recovery items 7-10, 13-30 & 32-45, 48-50, 53-72 & 75-76 seconded by Gore; motion carried unanimously 5-0.**

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
7	006-0071-043-0000	4	16-009306/ DAVID SALINOVICH	1008 2ND ST/ CEDCHB05684 (\$935)	ARCADE OLD SAC LLC
8	013-0044-014-0000	5	11-029244/ ANDY CHAVEZ	2633 3RD AV/ CEDCHC12110 (\$119)	RICHARD A/MARGARET ANN MILLS
9	009-0052-018-0000	4	17-008364/ DAVID SALINOVICH	1930 4TH ST/ CEDCHC12100 (\$1,094)	SUJATA LLC
10	014-0093-024-0000	5	17-005614/ JOHN VANELLA	3827 4TH AV/ CEDCHC12135 (\$169)	JAMILLE E ARMODI
11	<del>006-0044-012-0000</del>	4	<del>17-017341/ ELIJAH PROK</del>	<del>921 10TH ST/ CEDCHC12104 (\$269)</del>	<del>SAC METROPOLITAN LLC</del>
<b>**Late Appeal - Rescheduled**</b>					
12	<del>006-0044-011-0000</del>	4	<del>17-017437/ ELIJAH PROK</del>	<del>927 10TH ST/ CEDCHC12105 (\$819)</del>	<del>10TH/J LIMITED PARTNERSHIP</del>
<b>**Late Appeal - Rescheduled**</b>					
13	013-0391-008-0000	5	17-012307/ ANDY CHAVEZ	3341 10TH AV/ CEDCHC12140 (\$1,344)	PACCO PROPERTIES L.P.
14	014-0273-013-0000	5	17-011534/ ANDY CHAVEZ	4259 13TH AV/ CEDCHC12121 (\$169)	CAI YU JI
15	007-0344-003-0000	4	17-020135/ RICHARD LEIKER	1725 28TH ST/ CEDCHB05661 (\$624)	28TH/Q LLC
16	049-0182-004-0000	8	15-011656/ PAUL LOVATO	7466 29TH ST/ CEDCHB05685 (\$624)	L P & M A CLARK 2002 TRUST/LESTER P
17	020-0132-033-0000	5	14-009453/ PAUL LOVATO	4301 36TH ST/ CEDCHB05636 (\$1,589)	NGOC T HOANG

18	020-0132-033-0000	5	14-009453/ PAUL LOVATO	4301 36TH ST/ CEDCHB05635 (\$1,805.99)	NGOC T HOANG
19	038-0310-010-0000	6	17-018240/ PAUL LOVATO	7715 40TH AV/ CEDCHB05681 (\$704)	BRENDOLYNN B CHAMPLAIE
20	014-0191-040-0000	5	13-009556/ JOHN VANELLA	3101 42ND ST/ CEDCHB05654 (\$839)	FIFTY5 LIMITED PARTNERSHIP
21	027-0023-001-0000	6	17-011548/ PAUL LOVATO	5605 59TH ST/ CEDCHC12115 (\$169)	JOHN NGUYEN
22	038-0091-011-0000	6	16-024768/ TIM MCMILLAN	6124 63RD ST/ CEDCHC12101 (\$2,854)	AHMAD AFTAB
23	027-0035-002-0000	6	17-011118/ RICHARD LEIKER	5621 64TH ST/ CEDCHC12113 (\$1,344)	DONNA B MITCHELL FAMILY TRUST
24	040-0071-001-0000	6	15-020898/ PAUL LOVATO	6440 75TH ST/ CEDCHB05637 (\$2,439.72)	ROSZITA DAUTERIVE
25	263-0091-011-0000	2	15-014946/ DAVID SALINOVICH	771 ACACIA AV/ CEDCHC12144 (\$119)	MONEY BROKERS INCORPORATED
26	250-0322-005-0000	2	17-017625/ ELIJAH PROK	204 ARROWROCK RD/ CEDCHB05660 (\$515.33)	ZANDRA Y BLANKS
27	052-0092-011-0000	8	17-016136/ ANDY CHAVEZ	2293 BABETTE WY/ CEDCHC12152 (\$169)	WANG QINXIA/XUANG
28	275-0153-003-0000	2	16-017892/ MAURICE SCHRANZ	2255 BEAUMONT ST/ CEDCHC12103 (\$3,299)	CARLOS & VITALINA HERRERA/MANUEL
29	022-0263-004-0000	5	17-019598/ DOUG PIERSON	5430 BONNIEMAE WAY/ CEDCHB05677 (\$624)	HUMPHREYS BETTY MAE
30	265-0021-001-0000	2	17-019103/ MAURICE SCHRANZ	3180 BRANCH ST/ CEDCHC12157 (\$269)	LYLE K. INNOCENT & MARIA ROSA Z.
34	<del>003-0115-019-0000</del>	3	<del>17-006306/ DAVID SALINOVICH</del>	<del>3273 C-STR/ CEDCHC12145 (\$1,244)</del>	<del>AGUIRRE, ALMA R. &amp; MARTINEZ, MARIA D.</del>
**Late Appeal – Rescheduled**					
32	041-0063-019-0000	5	13-004068/ PAUL LOVATO	7000 CARNATION AV/ CEDCHB05643 (\$1,029.60)	SINGH JAGDEEP
33	041-0063-019-0000	5	13-004068/ PAUL LOVATO	7000 CARNATION AV/ CEDCHC12125 (\$119)	SINGH JAGDEEP
34	025-0044-007-0000	5	17-011128/ MATTHEW SARTAIN	5624 CAZADERO WY/ CEDCHC12137 (\$269)	ANITA ROSE ZIESMER TRUSTEE OF THE
35	225-0612-019-0000	3	17-013069/ DAVID SALINOVICH	62 CEDRO CR/ CEDCHC12102 (\$1,344)	SHARI L WONG
36	078-0173-014-0000	6	16-028987/ RICHARD LEIKER	8531 CLIFFWOOD WY/ CEDCHC12106 (\$269)	STEPHEN & BILLIE MURAKAMI
37	275-0096-002-0000	2	17-016797/ DAVID SALINOVICH	2010 DEL PASO BL/ CEDCHC12122 (\$169)	POP PUDDING & BUTTER LLC
38	275-0096-002-0000	2	17-016796/ DAVID SALINOVICH	2010 DEL PASO BL/ CEDCHB05589 (\$354)	POP PUDDING & BUTTER LLC
39	053-0073-007-0000	8	16-020353/ JOHN VANELLA	7759 DETROIT BL/ CEDCHB05680 (\$649)	ROBERTA C GRANT
40	277-0131-012-0000	2	17-017891/ ELIJAH PROK	2258 EMPRESS ST/ CEDCHC12155 (\$2,149)	RAMIREZ, FRANCISCO C. AND KAREN D THE
41	078-0180-016-0000	6	14-023055/ BO COSLEY	8651 FOLSOM BL/ CEDCHB05644 (\$749.20)	EQUANIMITY, LLC C/O PAUL SINGH
42	078-0180-016-0000	6	14-023055/ BO COSLEY	8651 FOLSOM BL/ CEDCHC12126 (\$119)	EQUANIMITY, LLC C/O PAUL SINGH
43	027-0098-007-0000	6	17-017446/ JOHN VANELLA	5630 FRUITRIDGE RD/ CEDCHB05701 (\$769)	(EST OF) FRANK C. GARCIA
44	274-0320-036-0000	4	17-017995/ ANDY CHAVEZ	1369 GARDEN HWY/ CEDCHB05671 (\$624)	RIVERBANK HOLDING COMPANY LLC



45	029-0174-003-0000	5	16-006249/ BO COSLEY	5979 GLORIA DR/ CEDCHB05666 (\$549)	ELVERA L. PETRELL
46	<del>250-0074-024-0000</del>	2	<del>17-018367/ MAURICE SCHRANZ</del>	<del>601 GRAND AV/ CEDCHB05662 (\$2,639)</del>	<del>SABEEHA SHAHEEN</del>
**Late Appeal – Rescheduled**					
47	<del>117-0024-011-0000</del>	7	<del>14-019755/ MATTHEW SARTAIN</del>	<del>7956 GRANDSTAFF DR/ CEDCHB05672 (\$729)</del>	<del>JP MORGAN CHASE BANK C/O</del>
**Paid in Full**					
48	117-0240-042-0000	7	17-007096/ DONNA BARTON	6100 HEATH WY/ CEDCHB05632 (\$2,576.50)	DANEL L COOK/PAUL D KRAUSS
49	006-0047-005-0000	4	17-020130/ RICHARD LEIKER	1128 I ST/ CEDCHB05691 (\$624)	FONG HOLLAND TRUSTEE
50	266-0251-041-0000	2	15-019916/ MAURICE SCHRANZ	1938 IRIS AV/ CEDCHC12161 (\$1,344)	ZAKARIA ZAYED
51	<del>048-0116-003-0000</del>	8	<del>16-023572/ RICHARD LEIKER</del>	<del>2112 KIRK WY/ CEDCHB05700 (\$484)</del>	<del>JACQUELYN LOUISE RANSOM</del>
**Paid in Full**					
52	<del>201-1000-054-0000</del>	4	<del>17-013879/ MAURICE SCHRANZ</del>	<del>3356 LA CADENA WY/ CEDCHC12119 (\$1,344)</del>	<del>YE YONG</del>
**Paid in Full**					
53	263-0132-006-0000	2	17-012383/ DAVID SALINOVICH	536 LAS PALMAS AV/ CEDCHC12141 (\$169)	AAAQ GLOBAL INV/CONSULTING ONE
54	263-0043-026-0000	2	13-014167/ MAURICE SCHRANZ	601 LEE DR/ CEDCHB05667 (\$1,079)	US BANK, N.A.
55	250-0083-005-0000	2	15-001912/ DAVID SALINOVICH	528 LINDSAY AV/ CEDCHB05640 (\$1,527.98)	NORCAL HOUSING /ECONOMIC
56	049-0440-046-0000	8	15-012311/ DONNA BARTON	7324 LUTHER DR/ CEDCHB05634 (\$2,924.90)	KONG ALIANA W/ANDREW O
57	049-0440-046-0000	8	15-012311/ DONNA BARTON	7324 LUTHER DR/ CEDCHB05633 (\$769)	KONG ALIANA W/ANDREW O
58	238-0072-019-0000	2	17-000780/ MAURICE SCHRANZ	613 MACARTHUR ST/ CEDCHB05683 (\$569)	CAROL MORELAND/RUSSELL
59	052-0180-075-0000	8	17-017676/ PAUL LOVATO	7767 MCBRIDE WY/ CEDCHB05669 (\$624)	VINH QUANG B
60	262-0195-003-0000	3	14-016961/ LEONARD DUCLOS	2725 NORMINGTON DR/ CEDCHB05695 (\$565.33)	CARL HUFFSTUTLER, SURVIVOR
61	052-0043-010-0000	8	17-010957/ JOHN VANELLA	2273 PIERRE AV/ CEDCHC12136 (\$1,344)	LORRAINE A. RIEDLINGER
62	226-0370-006-0000	2	16-018476/ DAVID SALINOVICH	110 PINEDALE AV/ CEDCHC12118 (\$1,244)	SIDDIQUI SHAKEEL AHMED
63	266-0311-001-0000	2	17-018748/ MAURICE SCHRANZ	2678 PRINCETON ST/ CEDCHB05673 (\$2,896.66)	ANTHONY TURNER
64	265-0162-029-0000	2	17-018762/ LEONARD DUCLOS	2816 RIO LINDA BL/ CEDCHC12156 (\$169)	ZHENG JIN Y
65	009-0092-003-0000	4	16-000159/ DON MARCHESCHI	1500 S ST/ CEDCHB05648 (\$777.50)	SUTTER CAPITAL GROPUP L P
66	009-0092-004-0000	4	16-007888/ DON MARCHESCHI	1508 S ST/ CEDCHB05650 (\$777.50)	SUTTER CAPITAL GROPUP L P
67	009-0092-006-0000	4	16-000286/ DON MARCHESCHI	1512 S ST/ CEDCHB05651 (\$1,251.40)	SUTTER CAPITAL GROPUP L P
68	014-0193-006-0000	5	17-018220/ JOHN VANELLA	3046 SAN DIEGO WY/ CEDCHB05659 (\$594)	ROZAN ALFARAJ

69	117-0095-006-0000	7	17-011129/ ANDY CHAVEZ	5920 VALLEY GLEN WY/ CEDCHC12114 (\$169)	PRASAD MINA
70	252-0283-003-0000	2	17-020129/ MAURICE SCHRANZ	2125 VERANO ST/ CEDCHB05693 (\$615.33)	MILLAN, BERTHA & IRV EN M
71	049-0390-038-0000	8	17-016813/ ANDY CHAVEZ	7350 WINNETT WY/ CEDCHB05690 (\$490.33)	LIEN TRUONG
72	049-0390-038-0000	8	17-016813/ ANDY CHAVEZ	7350 WINNETT WY/ CEDCHC12128 (\$1,344)	LIEN TRUONG
73	<del>049-0390-037-0000</del>	8	<del>17-016815/ ANDY CHAVEZ</del>	<del>7356 WINNETT WY/ CEDCHC12146 (\$1,344)</del>	<del>QIU CHEN</del>
<b>**Paid in Full**</b>					
74	<del>049-0390-037-0000</del>	8	<del>17-016815/ ANDY CHAVEZ</del>	<del>7356 WINNETT WY/ CEDCHB05687 (\$490.33)</del>	<del>QIU CHEN</del>
<b>**Paid in Full**</b>					
75	049-0402-029-0000	8	17-016816/ ANDY CHAVEZ	7360 WINNETT WY/ CEDCHB05688 (\$490.33)	JIAN LI CAO
76	049-0402-029-0000	8	17-016816/ ANDY CHAVEZ	7360 WINNETT WY/ CEDCHC12147 (\$1,344)	JIAN LI CAO

### **Discussion Calendar**

Discussion calendar items include an oral presentation including those recommending “receive and file”.

#### **77. Election of Chair and Vice Chair for 2018 – Continued**

**Estimated Time: 5 Minutes**

**Location:** Citywide

**Recommendation:** Elect Chair and Vice Chair for 2018

**Contact:** John Leno, Principal Building Inspector, (916) 808-4266, Community Development

**Action:** Motion to elect McKinley as the Chair of the Board, moved by Gore, seconded by Kachagin; motion carried unanimously 5-0.

**Action:** Motion to elect Gaudreau as the Vice Chair of the Board, moved by McKinley, seconded by Kachagin; motion carried unanimously 5-0.

### **Public Comments – Matters Not on the Agenda**

### **Member Comments – Ideas, Questions and Meeting/Conference Reports**

Board Chairman, McKinley asked about the upcoming retreat for Board members. Code and Housing Enforcement Chief, Carl Simpson confirmed there is a retreat scheduled and provided some details.

### **Adjournment**

6:34PM