

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
Willie Harris, Principal Building Inspector
Laurie Ward, Secretary
Maila Hansen, Deputy City Attorney

Minutes

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

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

Wednesday, December 12, 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.

Minutes

Wednesday, December 12, 2018

5:30 p.m.

Historic City Hall 915 I Street 2nd Floor Hearing Room

Open Session - 5:30 p.m.

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

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 November 14, 2018**

Location: (Citywide)

Recommendation: Approve Board minutes for November 14, 2018

Contact: Willie Harris, Principal Building Inspector, (916) 808-8184, Community Development

Action: Moved by consent unanimously 3-0.

Public Hearings

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

Notice & Order Appeals

Item #	Council District	Case/Inspector	Address	Owner
2	2	17-017705/ ELIJAH PROK	1830 SOUTH AV	SARAH AMAIRAJ ENTERPRISE LLC
Appeal Rescinded				

Housing & Dangerous Buildings Case Cost Recovery – Contested

Item	Summary	Council District	Case/Inspector	Address/Invoice	Owner
3	X	4	15-021538/ DAVID SALINOVICH	2015 21 ST ST/ CEDCHB06358 (\$519)	717 MARIN STREET TRUST
Supervising BI E. Kentera presented for City Staff and the appellant, Alex Medina, appeared before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation in the amount of \$519. Moved by Gore, seconded by Chamberlain; motion carried unanimously 3-0.					
4		2	18-013963/ MATTHEW SARTAIN	3928 ELM ST CEDCHB06233 (\$5,729)	LINDA B/ROBERT C GRIGAS
BI M. Sartain presented for City Staff and the appellant, Bob Grigas, appeared before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation in the amount of \$5,729. Moved by Gore, seconded by Kachagin; motion carried unanimously 3-0.					

5		2	18-013963/ MATTHEW SARTAIN	3928 ELM ST CEDCHC12615 (\$203.28)	LINDA B/ROBERT C GRIGAS
BI M. Sartain presented for City Staff and the appellant, Bob Grigas, appeared before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation in the amount of \$203.28. Moved by Gore, seconded by Kachagain; motion carried unanimously 3-0.					
6		5	16-028408/ JOHN VANELLA	4145 54 TH ST CEDCHC12735 (\$1,344)	GAYTHER YANKO FAMILY TRUST
BI J. Vanella presented for City Staff and the appellant, Dorothy Gayther, appeared before the Board. After considering testimony and submitted documents, a motion was made to reduce invoice CEDCHC12735 from \$1,344 to \$1,075. Moved by Kachagin, seconded by Gore; motion carried unanimously 3-0.					
7	X	7	18-013474/ JOHN VANELLA	7939 GRANDSTAFF DR CEDCHB06310 (\$819)	KAREN NGUYEN/BAO QUOC PHAM
BI J. Vanella presented for City Staff and the appellants, Karen Nguyen & Bao Quoc Pham, appeared before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation in the amount of \$819. Moved by Kachagin, seconded by Chamberlain; motion carried unanimously 3-0.					
8		7	18-013474/ JOHN VANELLA	7939 GRANDSTAFF DR CEDCHC12693 (\$1,344)	KAREN NGUYEN/BAO QUOC PHAM
BI J. Vanella presented for City Staff and the appellants, Karen Nguyen & Bao Quoc Pham, appeared 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 Kachagin, seconded by Chamberlain; motion carried unanimously 3-0.					
9	X	6	17-028784/ LEONARD DUCLOS	131 RIVER CHASE CR CEDCHB06317 (\$669)	RANBEER/POONAM AUJLA
BI L. Duclos presented for City Staff and the appellant, Ranbeer Aujla, appeared before the Board. After considering testimony and submitted documents, a motion was made to reduce invoice CEDCHB06317 from \$669 to \$650. Moved by Gore, seconded by Kachagin; motion carried unanimously 3-0.					
10	X	8	18-018669/ LEONARD DUCLOS	4115 BROOKFIELD DR CEDCHB06379 (\$594)	SHIRLEY FENG
BI L. Duclos presented for City Staff and the appellant, Shirley Feng, did not appear before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation in the amount of \$594. Moved by Kachagin, seconded by Chamberlain; motion carried unanimously 3-0.					
11		8	18-018669/ LEONARD DUCLOS	4115 BROOKFIELD DR CEDCHC12780 (\$169)	SHIRLEY FENG
BI L. Duclos presented for City Staff and the appellant, Shirley Feng, did not appear before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation in the amount of \$169. Moved by Kachagin, seconded by Gore; motion carried unanimously 3-0.					

Housing & Dangerous Buildings Case Cost Recovery – Uncontested

For items 12 - 55, 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.

Gore motioned to approve Uncontested Housing & Dangerous Buildings Case Cost Recovery items 12-23, 27-52 & 55 seconded by Kachagin; motion carried unanimously 3-0.

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
12	006-0012-021-0000	4	18-002458/ DAVID SALINOVICH	910 2ND ST/ CEDCHC12757 (\$1,549)	ROGER ALAN BROWN JR
13	019-0064-011-0000	5	17-024769/ PAUL LOVATO	2816 17TH AV/ CEDCHC12801 (\$2,259)	AZIZUR REHMAN
14	018-0082-007-0000	5	17-010934/ ANDY CHAVEZ	2130 20TH AV/ CEDCHB06382 (\$719)	CIT BANK NA
15	018-0082-007-0000	5	17-010934/ ANDY CHAVEZ	2130 20TH AV/ CEDCHC12741 (\$1,094)	CIT BANK NA
16	003-0133-024-0000	4	18-008355/ SOTIRIOS	417 22ND ST/ CEDCHB06360 (\$550.33)	PATRICIA L/ JO ANNE/MICHAEL M
17	019-0043-021-0000	5	17-028323/ RICHARD LEIKER	3959 28TH ST/ CEDCHC12756 (\$1,344)	RAFAEL R PEREZ (EST OF)
18	019-0042-012-0000	5	18-003440/ RICHARD LEIKER	3960 28TH ST/ CEDCHC12745 (\$1,344)	WAQAR KHAN
19	020-0072-016-0000	5	17-006385/ PAUL LOVATO	3975 39TH ST/ CEDCHC12754 (\$424)	KARL JAY LYSINGER
20	021-0084-012-0000	6	17-027356/ JOHN VANELLA	3996 71ST ST/ CEDCHB06378 (\$624)	DAVID J/RUTH MARION ZINNIEL
21	265-0030-008-0000	2	18-012056/ SOTIRIOS	1250 ARCADE BL/ CEDCHC12749 (\$1,459)	KAMRAN KHAN/AMBER YOUSUF
22	035-0063-008-0000	5	18-025458/ ANDY CHAVEZ	1428 ATHERTON ST/ CEDCHB06380 (\$519)	RAY A/HELEN J SPENCER
23	035-0063-008-0000	5	18-025458/ ANDY CHAVEZ	1428 ATHERTON ST/ CEDCHC12781 (\$169)	RAY A/HELEN J SPENCER
24	038-0041-033-0000	6	18-008067/ RICHARD LEIKER	6565 BLANCHE DELL DR/ CEDCHC12747 (\$1,344)	HSIU CHING LIN
Paid in Full					
25	274-0131-020-0000	3	18-016027/ MAURICE SCHRANZ	471 CLEVELAND AV/ CEDCHB06357 (\$1,456.66)	DONALD R MCNAMARA
Late Appeal					
26	274-0131-020-0000	3	18-016027/ MAURICE SCHRANZ	471 CLEVELAND AV/ CEDCHC12762 (\$269)	DONALD R MCNAMARA
Late Appeal					
27	238-0201-049-0000	2	18-024945/ DAVID SALINOVICH	2270 DOROTHY JUNE WY/ CEDCHB06362 (\$1,389)	2014 2 IH BORROWER LP
28	238-0201-049-0000	2	18-024945/ DAVID SALINOVICH	2270 DOROTHY JUNE WY/ CEDCHC12764 (\$169)	2014 2 IH BORROWER LP
29	251-0081-006-0000	2	18-001614/ ELIJAH PROK	3829 ELM ST/ CEDCHC12742 (\$1,344)	SALEEM AHMED

30	251-0081-006-0000	2	18-001614/ ELIJAH PROK	3829 ELM ST/ CEDCHC12743 (\$324)	SALEEM AHMED
31	023-0132-010-0000	6	18-005335/ RICHARD LEIKER	5211 ESERALDA ST/ CEDCHC12787 (\$1,344)	HONGFA LIN
32	047-0061-007-0000	8	18-001280/ JOHN VANELLA	2224 FLORIN RD/ CEDCHB06368 (\$569)	EST OF LENA P LOOK C/O RENA SPAETH
33	027-0098-007-0000	6	17-017446/ JOHN VANELLA	5630 FRUITRIDGE RD/ CEDCHB06371 (\$1,142.33)	EST OF FRANK C GARCIA
34	017-0191-019-0000	4	18-014551/ DANIEL LOWTHER	5012 GILGUNN WY/ CEDCHB06361 (\$494)	CAROL JEANNE CAROLLA
35	035-0212-016-0000	5	18-013319/ JOHN VANELLA	6743 GOLF VIEW DR/ CEDCHC12750 (\$1,319)	FUK N LEE/QI F WANG
36	007-0031-018-0000	4	18-006815/ MAURICE SCHRANZ	2401 I ST/ CEDCHC12746 (\$1,094)	JOHN T SHILSON
37	252-0163-018-0000	2	17-022468/ MATTHEW SARTAIN	3608 JASMINE ST/ CEDCHB06373 (\$519)	DENNIS D PATZER
38	263-0053-015-0000	2	16-027464/ MAURICE SCHRANZ	180 LINDLEY DR/ CEDCHB06355 (\$469)	NAYOMA B MCCRAY
39	049-0440-046-0000	8	15-012311/ ANDY CHAVEZ	7324 LUTHER DR/ CEDCHC12322 (\$119)	ALIANA WONG/ANDREW KONG
40	118-0031-010-0000	8	17-024257/ ANDY CHAVEZ	51 LOCHMOOR CR/ CEDCHC12770 (\$1,344)	HENRY R/EMMA M NAYLOR
41	201-0480-042-0000	1	17-018698/ MATTHEW SARTAIN	2353 MABRY DR/ CEDCHC12783 (\$219)	ARLP REO V, LLC
42	238-0072-019-0000	2	17-000780/ MAURICE SCHRANZ	613 MACARTHUR ST/ CEDCHB05870 (\$549)	RUSSELL FUGETT FAMILY TRUST
43	052-0071-011-0000	8	18-008552/ JOHN VANELLA	7644 MANORSIDE DR/ CEDCHC12748 (\$1,344)	KIM QUY POON
44	023-0301-014-0000	6	17-013187/ ANDY CHAVEZ	5531 ONTARIO ST/ CEDCHC12755 (\$1,194)	WILLIAM C KELLEY
45	274-0640-008-0000	4	18-005079/ DAVID SALINOVICH	3620 W RIVER DR/ CEDCHC12760 (\$1,649)	MARYAM NOORBAKSH
46	049-0480-074-0000	8	16-027662/ ANDY CHAVEZ	3774 SHINING STAR DR/ CEDCHC12769 (\$1,344)	NARENDRA NATH/MOHINI LATA
47	035-0082-014-0000	5	18-003272/ PAUL LOVATO	1452 STODDARD ST/ CEDCHC12785 (\$1,344)	ALEXANDER ZINNERMAN LIVING
48	010-0132-020-0000	4	18-019495/ DAVID SALINOVICH	3117 T ST/ CEDCHB06354 (\$615.33)	MYAT WIN
49	010-0132-020-0000	4	18-019495/ DAVID SALINOVICH	3117 T ST/ CEDCHC12761 (\$169)	MYAT WIN
50	263-0241-032-0000	2	18-010754/ DAVID SALINOVICH	2546 TRACTION AV/ CEDCHC12753 (\$2,969)	MIAN H HAIDER/NORMA E SAENZ FML
51	263-0241-031-0000	4	18-010751/ DAVID SALINOVICH	2556 TRACTION AV/ CEDCHC12752 (\$2,969)	MIAN H HAIDER/NORMA E SAENZ FML
52	011-0136-029-0000	6	18-001869/ RICHARD LEIKER	5009 V ST/ CEDCHC12659 (\$1,344)	TRI-POINT PROPERTIES LLC
53	252-0221-015-0000	2	18-024512/ MATTHEW SARTAIN	1825 VERANO ST/ CEDCHB06365 (\$549)	AMIR S ZAKI
Paid in Full					
54	252-0221-015-0000	2	18-024512/ MATTHEW SARTAIN	1825 VERANO ST/ CEDCHC12767 (\$269)	AMIR S ZAKI
Paid in Full					
55	250-0240-046-0000	3	18-001431/ MATTHEW SARTAIN	504 WINTERHAVEN AV/ CEDCHC12784 (\$269)	STIX DEVELOPMENT INCORPORATED

Discussion Calendar

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

56. Review and Approve the 2019 HCAAB Meeting Calendar

Estimated Time: 5 Minutes

Location: Citywide

Recommendation: Approve the proposed 2019 HCAAB meeting calendar.

Contact: Willie Harris, Principal Building Inspector, (916) 808-4266, Community Development

Action: The 2019 HCAAB meeting calendar was approved by the Board.

57. Election of Chair and Vice Chair for 2019

Estimated Time: 5 Minutes

Location: Citywide

Recommendation: Elect Chair and Vice Chair for 2019

Contact: Willie Harris, Principal Building Inspector, (916) 808-4266, Community Development

Action: Kachagin requested the item to be continued to the January meeting when all board members are present.

Public Comments – Matters Not on the Agenda

Attorney R Duane Skelton retained by Seterus Inc. made public comment on agenda item #44 for the property at 5531 Ontario St.

Aaronette Moore made public comment about the violations and fees assessed against the property at 204 Arrowrock Rd.

Member Comments – Ideas, Questions and Meeting/Conference Reports

None

Adjournment

7:05 PM