

**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  
2<sup>nd</sup> Floor Hearing Room

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

**Wednesday, October 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.

# MINUTES

**Wednesday, October 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 present, Gore & Chamberlain 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 September 12, 2018**

**Location:** (Citywide)

**Recommendation:** Approve Board minutes for September 12, 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	3	18-000609/ DOUG PIERSON	3322 J ST #3	KARUN/DOUGLAS YEE TRUST
<b>BI M. Sartain presented for City Staff and the appellant, Karun Yee, appeared before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation to uphold the Notice &amp; Order. Moved by McKinley, seconded by Gaudreau; motion carried unanimously 3-0.</b>				
3	-6	<del>18-018308/</del> RICHARD LEIKER	7642 TIERRA GLEN WY	LEVO FAMILY TRUST 2007
<b>**Appeal Rescinded**</b>				

## Housing & Dangerous Buildings Case Cost Recovery – Contested

Item	Summary	Council District	Case/Inspector	Address/Invoice	Owner
4		2	17-027868/ LEONARD DUCLOS	1932 NAOMI WY/ CEDCHC12412 (\$1,319)	DANYUN LIU
<b>BI L. Duclos presented for City Staff and the appellants, Danyun Liu &amp; Patrick McCarthy, appeared before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation in the amount of \$1,319. Moved by McKinley, seconded by Kachagin; motion carried unanimously 3-0.</b>					

5		2	17-028625/ DAVID SALINOVICH	2117 SOUTH AV/ CEDCHC12581 (\$1,344)	DANYUN LIU
<b>BI D. Salinovich presented for City Staff and the appellants, Danyun Liu &amp; Patrick McCarthy, 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 McKinley, seconded by Kachagin; motion carried unanimously 3-0.</b>					
6	X	2	17-000416/ DAVID SALINOVICH	2745 BRANCH ST/ CEDCHB06185 (\$579)	ASPEN PROPERTY HOLDINGS INC
<b>BI D. Salinovich presented for City Staff and the appellant, Vincent Lanzi, appeared before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation in the amount of \$579. Moved by Kachagin, seconded by Gaudreau; motion carried unanimously 3-0.</b>					
7		2	17-009846/ LEONARD DUCLOS	626 BELASCO AV CEDCHC12515 (\$1,094)	PORFIRIO DIAZ
<b>BI L. Duclos presented for City Staff and the appellant, Porfirio Diaz, did not appear before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation in the amount of \$1,094. Moved by McKinley, seconded by Kachagin; motion carried unanimously 3-0.</b>					
8		3	17-023395/ MATTHEW SARTAIN	330 WILSON AV CEDCHC12444 (\$1,244)	MARK R CARMAN
<b>BI M. Sartain presented for City Staff and the appellant, R Mark Carman, appeared before the Board. After considering testimony and submitted documents, a motion was made to reduce invoice CEDCHC12444 from \$1,244 to \$622. Moved by McKinley, seconded by Gaudreau; motion carried unanimously 3-0.</b>					
9		6	18-014769/ BO COSLEY	5891 79 <sup>TH</sup> ST CEDCHC12630 (\$1,344)	JEFF TSAN
<b>BI B. Cosley presented for City Staff and the appellant, Jeff Tsan, 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 McKinley, seconded by Kachagin; motion carried unanimously 3-0.</b>					
10	X	6	18-014769/ BO COSLEY	5891 79 <sup>TH</sup> ST CEDCHB06263 (\$596.66)	JEFF TSAN
<b>BI B. Cosley presented for City Staff and the appellant, Jeff Tsan, appeared before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation in the amount of \$596.66. Moved by McKinley, seconded by Kachagin; motion carried unanimously 3-0.</b>					
11		5	17-023851/ RICHARD LEIKER	5524 21 <sup>ST</sup> AV/ CEDCHC12528 (\$1,344)	ROBERT TREVIZO JR/ TRACY TREVIZO
<b>BI R. Leiker presented for City Staff and the appellant, Robert Trevizo, appeared before the Board. After considering testimony and submitted documents, a motion was made to reduce invoice CEDCHC12528 from \$1,344 to \$269. Moved by Gaudreau seconded by Kachagin; motion carried unanimously 3-0.</b>					
12		5	17-022395/ RICHARD LEIKER	3948 57 <sup>TH</sup> ST/ CEDCHC12578 (\$1,344)	KATHERINE T HODGSON/ RORY W HODGSON
<b>**Rescheduled to 11/14/18**</b>					
13		8	16-018465/ ANDY CHAVEZ	4207 SAVANNAH LN CEDCHC12501 (\$1,094)	KAMESHA WHALEY
<b>BI A. Chavez presented for City Staff and the appellant, Kamesha Whaley, appeared before the Board. After considering testimony and submitted documents, a motion was made to reduce invoice CEDCHC12501 from \$1,094 to \$0 . Moved by Gaudreau seconded by Kachagin; motion carried unanimously 3-0.</b>					
14		5	16-016744/ ANDY CHAVEZ	2432 MONTGOMERY WY/ CEDCHC12500 (\$1,344)	RICHARD K HIMEBAUCH/ ROSS O HIMEBAUCH
<b>BI A. Chavez presented for City Staff and the appellants, Ross Himebauch &amp; Dan Whitney, 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 Gaudreau; motion carried unanimously 3-0.</b>					

## Housing & Dangerous Buildings Case Cost Recovery – Uncontested

For items 15 - 29, 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 15-17, 20 & 23-29 seconded by Kachagin; motion carried unanimously 3-0.**

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
15	021-0083-006-0000	6	18-014982/ DOUG PIERSON	3921 69TH ST/ CEDCHB06254 (\$624)	ERIN ANDERSON
16	021-0083-006-0000	6	18-014982/ DOUG PIERSON	3921 69TH ST/ CEDCHC12626 (\$169)	ERIN ANDERSON
17	025-0044-007-0000	8	17-011128/ JASON MARTINONI	5624 CAZADERO WY/ CEDCHB06255 (\$569)	ANITA ROSE ZIESMER LIV TRUST
18	<del>119-0270-047-0000</del>	8	<del>18-013321/ JOHN VANELLA</del>	<del>122 DECATHLON CR/ CEDCHB06253 (\$714)</del>	<del>ZI LU ZHU/PETER KITMAN TAM</del>
**Late Appeal**					
19	<del>119-0270-047-0000</del>	2	<del>18-013321/ JOHN VANELLA</del>	<del>122 DECATHLON CR/ CEDCHC12625 (\$1,344)</del>	<del>ZI LU ZHU/PETER KITMAN TAM</del>
**Late Appeal**					
20	263-0131-020-0000	2	18-012584/ MATTHEW SARTAIN	467 ELEANOR AV/ CEDCHB06240 (\$494)	DONNAVIN L/LYDIA R MCELROY
21	<del>251-0042-022-0000</del>	2	<del>18-013963/ DANIEL HUMPHREYS</del>	<del>3928 ELM ST/ CEDCHB06233 (\$5,729)</del>	<del>LINDA B/ROBERT C N GRIGAS</del>
**Late Appeal**					
22	<del>251-0042-022-0000</del>	8	<del>18-013963/ DANIEL HUMPHREYS</del>	<del>3928 ELM ST/ CEDCHC12615 (\$203.28)</del>	<del>LINDA B/ROBERT C N GRIGAS</del>
**Late Appeal**					
23	047-0061-007-0000	4	18-001280/ JOHN VANELLA	2224 FLORIN RD/ CEDCHB06244 (\$759)	EST OF LENA P COOK
24	035-0212-016-0000	5	18-013319/ JOHN VANELLA	6743 GOLF VIEW DR/ CEDCHB06245 (\$574)	FUK NING LEE/QI FEN WANG
25	007-0031-018-0000	2	18-006815/ MAURICE SCHRANZ	2401 I ST/ CEDCHB06234 (\$1,230.33)	JOHN T SHILSON
26	252-0163-018-0000	8	17-022468/ MATTHEW SARTAIN	3608 JASMINE ST/ CEDCHB06242 (\$759)	DENNIS D PATZER
27	031-0191-016-0000	1	16-003984/ PAUL LOVATO	7450 MYRTLE VISTA AV/ CEDCHB06256 (\$624)	DARLENE M JOHNSON
28	225-1980-034-0000	1	18-016444/ LEONARD DUCLOS	2695 SCREECH OWL WY/ CEDCHB06246 (\$624)	TEHRANI ARDAVAN MALEKI/PARISA
29	225-1980-034-0000	1	18-016444/ LEONARD DUCLOS	2695 SCREECH OWL WY/ CEDCHC12613 (\$169)	TEHRANI ARDAVAN MALEKI/PARISA

### **Discussion Calendar**

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

**NONE**

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

**NONE**

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

**NONE**

### **Adjournment**

**8:05PM**