

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, March 13, 2019

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, March 13, 2019

5:30 p.m.

Historic City Hall 915 I Street 2nd Floor Hearing Room

Open Session - 5:30 p.m.

Roll Call – McKinley, Gaudreau, Gore, Chamberlain present, Kachagin 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 January 9, 2019

Location: (Citywide)

Recommendation: Approve Board minutes for January 9, 2019

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

Action: Moved by consent unanimously 4-0.

Public Hearings

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

Notice & Order Appeals

| Item # | Council District | Case/Inspector | Address | Owner |
|---|------------------|-------------------------------|-----------|-----------------------------|
| 2 | 4 | 18-028413/ MATTHEW SARTAIN | 2719 G ST | BRANDON HUGHES LIVING TRUST |
| BI M. Sartain presented for City Staff and the appellants, Brandon Hughes Jr & Steve Cordell, appeared before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation to uphold the Notice & Order. Moved by McKinley, seconded by Chamberlain; motion carried unanimously 4-0. | | | | |

Housing & Dangerous Buildings Case Cost Recovery – Contested

| Item | Summary | Council District | Case/Inspector | Address/Invoice | Owner |
|---|---------|------------------|-------------------------------|---|---------------|
| 3 | | 1 | 18-014631/ MATTHEW SARTAIN | 1930 N BEND DR/ CEDCHC12874 (\$1,344) | VAN THI PHAM |
| BI M. Sartain presented for City Staff and the appellants, Van Pham & Tammy Cao, appeared before the Board. After considering testimony and submitted documents, a motion was made to reduce invoice CEDCHC12874 from \$1,344 to \$269 . Moved by McKinley seconded by Gaudreau; motion carried unanimously 4-0. | | | | | |
| 4 | | 6 | 18-019888/ BO COSLEY | 8642 CLIFFWOOD WY/ CEDCHC12997 (\$269) | JAMES C PRICE |
| **Pulled by City Staff** | | | | | |

| | | | | | |
|--|---|---|--|--|----------------------------|
| 5 | | 4 | 18-020475/ SOTIRIOS MATHIOPOULOS | 4890 DARLINGTON LN/ CEDCHC13016 (\$1,344) | WU ZHENG |
| **Paid in Full – Appeal Rescinded** | | | | | |
| 6 | | 6 | 18-018308/ RICHARD LEIKER | 7642 TIERRA GLEN WY CEDCHC12941 (\$1,344) | LE/VO FAMILY TRUST 2007 |
| BI R. Leiker presented for City Staff and the appellant, Thuyen Le, 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 Chamberlain; motion carried unanimously 4-0. | | | | | |
| 7 | X | 6 | 18-018308/ RICHARD LEIKER | 7642 TIERRA GLEN WY CEDCHB06514 (\$724) | LE/VO FAMILY TRUST 2007 |
| BI R. Leiker presented for City Staff and the appellant, Thuyen Le, appeared before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation in the amount of \$724. Moved by McKinley, seconded by Chamberlain; motion carried unanimously 4-0. | | | | | |
| 8 | X | 7 | 18-029768/ LEONARD DUCLOS | 5460 VILLAGE WOOD DR CEDCHB06581 (\$544) | THOMAS FAMILY TRUST |
| BI L. Duclos presented for City Staff and the appellant, Spencer Thomas, did not appear before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation in the amount of \$544. Moved by McKinley, seconded by Chamberlain; motion carried unanimously 4-0. | | | | | |
| 9 | X | 1 | 18-025969/ JOHN VANELLA | 2101 BRADBURN DR CEDCHB06507 (\$624) | YANYING LIN |
| BI J. Vanella presented for City Staff and the appellant, Yanying Lin, did not appear before the Board. After considering testimony and submitted documents, a motion was made to uphold staff recommendation in the amount of \$624. Moved by McKinley, seconded by Chamberlain; motion carried unanimously 4-0. | | | | | |

Housing & Dangerous Buildings Case Cost Recovery – Uncontested

For items 10 - 79, 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 10-24, 27-28, 30-34, 37, 39-53, 56-69, 71-76 & 78-79 seconded by Gore; motion carried unanimously 4 -0.

| Item | APN | Council District | Case/Inspector | Address/Invoice | Owner |
|------|-------------------|------------------|------------------------------|---|----------------------------------|
| 10 | 015-0031-015-0000 | 6 | 18-032294/ ANDY CHAVEZ | 6626 4TH AV/ CEDCHB06605 (\$624) | NELSON PARTNERS LLC |
| 11 | 015-0031-015-0000 | 6 | 18-032294/ ANDY CHAVEZ | 6626 4TH AV/ CEDCHC13042 (\$169) | NELSON PARTNERS LLC |
| 12 | 014-0231-024-0000 | 5 | 17-025823/ RICHARD LEIKER | 3945 12TH AV/ CEDCHB06518 (\$684) | PROJECT MATE INC |
| 13 | 014-0273-006-000 | 5 | 16-026240/ ANDY CHAVEZ | 4236 12TH AV/ CEDCHB06497 (\$585.33) | WATSON BETTY K/SHARON L/LEROY |
| 14 | 021-0023-005-0000 | 5 | 18-030546/ DOUG PIERSON | 4932 15TH AV/ CEDCHC13034 (\$169) | MASJID AS SABUR |

| | | | | | |
|-------------------------------|------------------------------|---|--|---|---|
| 15 | 021-0052-013-0000 | 6 | 18-028533/ DANIEL LOWTHER | 5970 15TH AV/ CEDCHB06504 (\$549) | 2014 3 IH BORROWER LIMITED PARTNERSHIP |
| 16 | 020-0214-031-0000 | 5 | 12-010605/ JOHN VANELLA | 3631 21ST AV/ CEDCHB06512 (\$1,249) | ELLA MAE LOFTON |
| 17 | 007-0256-012-0000 | 4 | 18-004301/ DAVID SALINOVICH | 1508 24TH ST/ CEDCHB06516 (\$1,179) | KAREN MEYER CAMPBELL |
| 18 | 049-0187-001-0000 | 8 | 17-024379/ ANDY CHAVEZ | 7504 29TH ST/ CEDCHC12912 (\$1,344) | JUAN ESPINOZA |
| 19 | 014-0183-016-0000 | 5 | 18-005769/ RICHARD LEIKER | 3220 40TH ST/ CEDCHB06596 (\$1,154) | LEON JONATHAN L/IVONE MARMOLEJO |
| 20 | 011-0042-018-0000 | 6 | 18-003996/ RICHARD LEIKER | 1859 45TH ST/ CEDCHC13039 (\$1,344) | STEVEN MARK KAMP |
| 21 | 011-0215-010-0000 | 6 | 18-010893/ DANIEL LOWTHER | 2501 52ND ST/ CEDCHC12927 (\$1,344) | HARRY R SOLORIO, ALICIA M SOLORIO, |
| 22 | 015-0144-011-0000 | 6 | 16-007250/ RICHARD LEIKER | 3431 58TH ST/ CEDCHB06576 (\$684) | AAJV VENTURE 1 LLC |
| 23 | 011-0172-017-0000 | 6 | 18-028393/ JOHN VANELLA | 2200 60TH ST/ CEDCHB06496 (\$624) | 2200 60TH STATE TRUST |
| 24 | 011-0172-017-0000 | 6 | 18-028393/ JOHN VANELLA | 2200 60TH ST/ CEDCHC12930 (\$169) | 2200 60TH STATE TRUST |
| 25 | 052-0135-014-0000 | 8 | 18-032425/ ANDY CHAVEZ | 1700 71ST AV/ CEDCHB06606 (\$544) | ANUMENE ABSALOM |
| **Late Appeal – Rescheduled** | | | | | |
| 26 | 052-0135-014-0000 | 8 | 18-032425/ ANDY CHAVEZ | 1700 71ST AV/ CEDCHC13043 (\$169) | ANUMENE ABSALOM |
| **Late Appeal – Rescheduled** | | | | | |
| 27 | 251-0292-010-0000 | 2 | 18-027198/ MATTHEW SARTAIN | 971 ARCADE BL/ CEDCHB06603 (\$519) | NATIONSTAR MORTGAGE LLC |
| 28 | 275-0153-003-0000 | 2 | 16-017892/ MATTHEW SARTAIN | 2255 BEAUMONT ST/ CEDCHC13056 (\$669) | HERRERA FAMILY TRUST |
| 29 | 010-0211-015-0000 | 4 | 17-003655/ DANIEL LOWTHER | 1827 BROADWAY/ CEDCHC13013 (\$1,094) | TRONDHEIM PROPERTIES LLC |
| **Paid in Full** | | | | | |
| 30 | 012-0385-002-0000 | 4 | 18-001855/ DANIEL LOWTHER | 3408 BROCKWAY CT/ CEDCHC13030 (\$1,344) | W HUNTER RIDENOUR |
| 31 | 274-0142-017-0000 | 3 | 18-027235/ RICHARD LEIKER | 200 CLEVELAND AV/ CEDCHB06582 (\$624) | 2013 1 IH BORROWER LIMITED PARTNERSHIP |
| 32 | 274-0131-020-0000 | 3 | 18-016027/ MAURICE SCHRANZ | 471 CLEVELAND AV/ CEDCHB06357 (\$1,456.66) | DONALD R MCNAMARA |
| 33 | 003-0104-017-0000 | 4 | 13-019862/ MATTHEW SARTAIN | 2823 D ST/ CEDCHC13051 (\$669) | HERRERA FAMILY TRUST |
| 34 | 252-0310-043-0000 | 2 | 17-020679/ MATTHEW SARTAIN | 3425 DEL PASO BL/ CEDCHB06515 (\$594) | REGINA E SCHEFFER |
| 35 | 238-0201-049-0000 | 2 | 18-024945/ DAVID SALINOVICH | 2270 DOROTHY JUNE WY/ CEDCHB06498 (\$469) | 2014 2 IH BORROWER L P |
| **Paid in Full** | | | | | |
| 36 | 038-0273-014-0000 | 6 | 18-017722/ RICHARD LEIKER | 7931 ELDER CREEK RD/ CEDCHC13017 (\$1,344) | IDA LAM |
| **Paid in Full** | | | | | |
| 37 | 265-0151-009-0000 | 2 | 18-004003/ MATTHEW SARTAIN | 1628 ELDRIDGE AV/ CEDCHC13040 (\$1,094) | USA INVESTMENT GROUP LP |

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|--------------------------|-------------------|---|--------------------------------|---|------------------------------------|
| 38 | 002-0124-020-0000 | 4 | 14-006918/ LEONARD DUCLOS | 1311 F ST/ CEDCHB06601 (\$594) | XTERRA ENTERPRISES |
| **Pulled by City Staff** | | | | | |
| 39 | 047-0061-007-0000 | 8 | 18-001280/ DANIEL LOWTHER | 2224 FLORIN RD/ CEDCHB06587 (\$579) | EST OF LENA P LOOK /RENA SPAETH |
| 40 | 117-1010-003-0000 | 8 | 18-027363/ RICHARD LEIKER | 5293 FRANCESCA ST/ CEDCHB06508 (\$624) | BARBARA A OZOBIANI |
| 41 | 017-0212-008-0000 | 4 | 17-023003/ PAUL LOVATO | 5000 FREEPORT BL/ CEDCHC13025 (\$324) | ALAN KATHERINE KHATOONIAN |
| 42 | 265-0303-051-0000 | 2 | 13-000323/ DAVID SALINOVICH | 1131 FRIENZA AV/ CEDCHC12942 (\$119) | MICHAEL OSAKPOLOR IYASERE |
| 43 | 017-0191-019-0000 | 4 | 18-014551/ DANIEL LOWTHER | 5012 GILGUNN WY/ CEDCHB06574 (\$1,385.33) | CAROL JEANNE CAROLLA |
| 44 | 225-2630-014-0000 | 1 | 18-020742/ DAVID SALINOVICH | 4539 GOLDEN CEDAR ST/ CEDCHC12989 (\$1,244) | YANG XIUKENG |
| 45 | 237-0081-011-0000 | 2 | 18-002307/ DAVID SALINOVICH | 1128 GRACE AV/ CEDCHC13036 (\$629) | LINDA HOWARD-JAMES |
| 46 | 237-0081-011-0000 | 2 | 18-002307/ DAVID SALINOVICH | 1128 GRACE AV/ CEDCHC13035 (\$1,344) | LINDA HOWARD-JAMES |
| 47 | 237-0081-011-0000 | 2 | 18-002307/ DAVID SALINOVICH | 1128 GRACE AV/ CEDCHB06609 (\$2,424) | LINDA HOWARD-JAMES |
| 48 | 250-0092-003-0000 | 2 | 18-009939/ ELIJAH PROK | 708 GRAND AV/ CEDCHC12994 (\$1,344) | REFUJIO RODRIGUEZ/JOSE |
| 49 | 017-0201-003-0000 | 4 | 17-026555/ PAUL LOVATO | 1721 HARIAN WY/ CEDCHB06600 (\$1,704) | LESTER W WHEALY |
| 50 | 017-0201-003-0000 | 4 | 17-026555/ PAUL LOVATO | 1721 HARIAN WY/ CEDCHC12924 (\$219) | LESTER W WHEALY |
| 51 | 263-0152-011-0000 | 2 | 18-017930/ DAVID SALINOVICH | 2631 HAWTHORNE ST/ CEDCHC13006 (\$169) | FRANK GILLMAN FAMILY TRUST |
| 52 | 266-0251-041-0000 | 2 | 15-019916/ MAURICE SCHRANZ | 1938 IRIS AV/ CEDCHC13015 (\$324) | ZAKARIA ZAYED |
| 53 | 252-0161-006-0000 | 2 | 17-028165/ MAURICE SCHRANZ | 3633 IVY ST/ CEDCHB06597 (\$549) | JOHN D/ROXIE L ABDNER |
| 54 | 006-0098-027-0000 | 4 | 18-031834/ LEONARD DUCLOS | 809 L ST/ CEDCHB06602 (\$654) | 800-BLOCK PARTNERS LLC |
| **Paid in Full** | | | | | |
| 55 | 006-0098-027-0000 | 4 | 18-031834/ LEONARD DUCLOS | 809 L ST/ CEDCHC13038 (\$169) | 800-BLOCK PARTNERS LLC |
| **Paid in Full** | | | | | |
| 56 | 038-0141-024-0000 | 6 | 18-026707/ PAUL LOVATO | 7606 LEMON HILL AV/ CEDCHB06615 (\$719) | BGG LLC |
| 57 | 015-0321-015-0000 | 6 | 18-021039/ DANIEL LOWTHER | 6937 MAITA CR/ CEDCHC13023 (\$269) | HEFNER LIVING TRUST |
| 58 | 117-1330-066-0000 | 8 | 18-027001/ JOHN VANELLA | 19 MISTYVALE CT/ CEDCHC12992 (\$1,344) | XUEREN/XIU JIN LIN |
| 59 | 117-0360-027-0000 | 7 | 18-006394/ JASON MARTINONI | 19 MONAGHAN CR/ CEDCHC13060 (\$269) | SUI Y & RAYMOND S WONG |
| 60 | 031-0191-016-0000 | 5 | 16-003984/ PAUL LOVATO | 7450 MYRTLE VISTA AV/ CEDCHB06607 (\$921.66) | DARLENE M JOHNSON |
| 61 | 025-0136-002-0000 | 5 | 17-028187/ DANIEL LOWTHER | 5640 NORMAN WY/ CEDCHC13029 (\$1,344) | RONALD MASAYUKI TSUJI |
| 62 | 262-0195-003-0000 | 3 | 14-016961/ LEONARD DUCLOS | 2725 NORMINGTON DR/ CEDCHB06466 (\$594) | CARL HUFFSTUTLER |

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|-------------------------------|-------------------|---|--------------------------------|---|---|
| 63 | 251-0022-001-0000 | 2 | 18-012917/ S. MATHIOPOULOS | 1026 NORTH AV/ CEDCHC13062 (\$269) | FLEMBY1 LLC |
| 64 | 238-0201-005-0000 | 2 | 16-022272/ MAURICE SCHRANZ | 2209 NORTH AV/ CEDCHC12939 (\$629) | BLAIR IVERSON/JUDITH DOYLE |
| 65 | 274-0243-007-0000 | 3 | 18-018396/ LEONARD DUCLOS | 2201 NORTHGATE BL/ CEDCHB06494 (\$624) | KRESTON S ELLIOT FAMILY FOUNDATION |
| 66 | 030-0020-055-0000 | 7 | 18-005467/ JASON MARTINONI | 6573 PARK RIVIERA WY/ CEDCHC13045 (\$1,344) | NATALIE GARCIA/PETE A GARCIA JR |
| 67 | 052-0043-010-0000 | 8 | 17-010957/ JOHN VANELLA | 2273 PIERRE AV/ CEDCHB06586 (\$649) | EST OF LORRAINE A RIEDLINGER |
| 68 | 263-0273-011-0000 | 2 | 18-012189/ ELIJAH PROK | 2968 PONDEROSA LN/ CEDCHC13061 (\$1,344) | PAULINE MELENDEZ |
| 69 | 038-0071-011-0000 | 6 | 18-007785/ BO COSLEY | 6010 POWER INN RD/ CEDCHC12925 (\$324) | VO HUU DUC NGUYEN |
| 70 | 119-0324-007-0000 | 7 | 18-003278/ PAUL LOVATO | 4595 SAN SEBASTIAN WY/ CEDCHC13037 (\$1,094) | THOMAS A BARNES/LESLIE L |
| **Late Appeal - Rescheduled** | | | | | |
| 71 | 263-0216-013-0000 | 2 | 18-026313/ JOHN VANELLA | 196 SANTIAGO AV/ CEDCHB06503 (\$624) | LIN YAN Q |
| 72 | 263-0216-013-0000 | 2 | 18-026313/ JOHN VANELLA | 196 SANTIAGO AV/ CEDCHC12935 (\$169) | LIN YAN Q |
| 73 | 040-0052-020-0000 | 6 | 18-019834/ JASON MARTINONI | 6436 SOMIS WY/ CEDCHC13005 (\$1,344) | MAI TU LAM |
| 74 | 225-2230-007-0000 | 1 | 18-013731/ MAURICE SCHRANZ | 3671 TICE CREEK WY/ CEDCHC12915 (\$1,344) | SUN WEST MORTGAGE COMPANY, INC. |
| 75 | 040-0073-009-0000 | 6 | 18-016294/ RICHARD LEIKER | 7613 VALLECITOS WY/ CEDCHC12998 (\$1,344) | KIM Q POON |
| 76 | 252-0283-003-0000 | 2 | 17-020129/ MAURICE SCHRANZ | 2125 VERANO ST/ CEDCHC13024 (\$1,094) | MILLAN, IRVEN M MC & BETHA MC |
| 77 | 238-0092-044-0000 | 2 | 18-014488/ S. MATHIOPOULOS | 211 WAINWRIGHT CT/ CEDCHC13063 (\$1,344) | BRADLEY E & BRIAN T NORLING, SUCCESSOR |
| **Paid in Full** | | | | | |
| 78 | 225-0333-008-0000 | 3 | 18-028179/ DAVID SALINOVICH | 1040 WESTWARD WY/ CEDCHB06575 (\$549) | HUANG LIANG HUA |
| 79 | 225-0333-008-0000 | 3 | 18-028179/ DAVID SALINOVICH | 1040 WESTWARD WY/ CEDCHC12986 (\$1,244) | HUANG LIANG HUA |

Discussion Calendar

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

80. 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: Motion to elect McKinley as the Chair of the Board, moved by Chamberlain, seconded by Gore; motion carried unanimously 4-0.

Action: Motion to elect Gaudreau as the Vice Chair of the Board, moved by McKinley, seconded by Gore; motion carried unanimously 4-0.

Public Comments – Matters Not on the Agenda

NONE

Member Comments – Ideas, Questions and Meeting/Conference Reports

NONE

Adjournment

6:40PM