

**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, January 9, 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, January 9, 2019

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, Chamberlain present, Gore 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 December 12, 2018

Location: (Citywide)

Recommendation: Approve Board minutes for December 12, 2018

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

Moved by consent unanimously 4-0.

## 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		5	17-022395/ RICHARD LEIKER	3948 57 <sup>TH</sup> ST/ CEDCHC12578 (\$1,344)	KATHERINE T HODGSON RORY W HODGSON
<b>BI R. Leiker presented for City Staff and the appellant, Rory Hodgson, appeared before the Board. After considering testimony and submitted documents, a motion was made to reduce invoice CEDCHC12578 from \$1,344 to \$769. Moved by McKinley, seconded by Kachagin; motion carried unanimously 4-0.</b>					
3		2	18-017682/ SOTIRIOS MATHIOPOULOS	13 GRANVILLE CT/ CEDCHC12894 (\$1,344)	KIMBERLE D MCREYNOLDS
<b>BI S. Mathiopoulos presented for City Staff and the appellant, Kimberle D McReynolds, appeared before the Board. After considering testimony and submitted documents, a motion was made to reduce invoice CEDCHC12894 from \$1,344 to \$269. Moved by McKinley, seconded by Kachagin; motion carried unanimously 4-0.</b>					
4	X	1	18-025969/ LEONARD DUCLOS	2101 BRADBURN DR CEDCHB06443 (\$624)	YANYING LIN
<b>BI L. Duclos 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 Kachagin; motion carried unanimously 4-0.</b>					
5		1	18-025969/ LEONARD DUCLOS	2101 BRADBURN DR CEDCHC12844 (\$1,344)	YANYING LIN
<b>BI L. Duclos 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 \$1,344. Moved by McKinley, seconded by Kachagin; motion carried unanimously 4-0.</b>					

## Housing & Dangerous Buildings Case Cost Recovery – Uncontested

For items 6 - 70, 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 6-22, 24-44, 46-52, 54-55 & 57-70 seconded by Kachagin; motion carried unanimously 4-0.**

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
6	006-0087-047-0000	4	18-027079/ LEONARD DUCLOS	1006 4TH ST/ CEDCHB06470 (\$519)	CALIF FRUIT BLDG LLC
7	006-0087-047-0000	4	18-027079/ LEONARD DUCLOS	1006 4TH ST/ CEDCHC12867 (\$169)	CALIF FRUIT BLDG LLC
8	009-0054-012-0000	4	15-004461/ MAURICE SCHRANZ	1914 5TH ST/ CEDCHC12887 (\$119)	RAMIREZ REVOCABLE LIVING TRUST
9	014-0231-024-0000	5	17-025823/ RICHARD LEIKER	3945 12TH AV/ CEDCHB06390 (\$549)	PROJECT MATE INC
10	003-0133-024-0000	4	18-008355/ S. MATHIOPOULOS	417 22ND ST/ CEDCHB06468 (\$569)	OMALLEY PATRICIA L/JO ANNE/MICHAEL M
11	010-0127-011-0000	4	17-002765/ DAVID SALINOVICH	2008 28TH ST/ CEDCHC12891 (\$324)	RAMIREZ REVOCABLE LIVING TRUST
12	010-0127-011-0000	4	17-002765/ DAVID SALINOVICH	2008 28TH ST/ CEDCHC12890 (\$119)	RAMIREZ REVOCABLE LIVING TRUST
13	019-0042-012-0000	5	18-003440/ RICHARD LEIKER	3960 28TH ST/ CEDCHB06446 (\$1,709)	WAQAR KHAN
14	025-0162-003-0000	5	17-014400/ JASON MARTINONI	2750 33RD AV/ CEDCHC12861 (\$269)	GOMEZ ERNESTO O
15	020-0051-012-0000	5	18-025876/ JASON MARTINONI	4009 33RD ST/ CEDCHC12866 (\$269)	USA INVESTMENT GROUP L P
16	020-0051-012-0000	5	18-025876/ JASON MARTINONI	4009 33RD ST/ CEDCHB06469 (\$729)	USA INVESTMENT GROUP L P
17	040-0096-011-0000	6	18-019322/ RICHARD LEIKER	7812 51ST AV/ CEDCHB06391 (\$585.33)	LAM TIEN
18	040-0096-011-0000	6	18-019322/ RICHARD LEIKER	7812 51ST AV/ CEDCHC12818 (\$169)	LAM TIEN
19	023-0164-002-0000	6	18-013954/ JOHN VANELLA	5201 63RD ST/ CEDCHB06465 (\$719)	GREGORY S & RUTH A TAYLOR
20	047-0124-007-0000	8	17-006357/ JASON MARTINONI	2119 65TH AV/ CEDCHB06467 (\$559)	KALOLAINE TENEFUFU
21	237-0530-060-0000	2	16-017959/ MATTHEW SARTAIN	1072 ANDY CR/ CEDCHC12900 (\$119)	KEVIN/LAURA FREEMAN
22	237-0530-060-0000	2	16-017959/ MATTHEW SARTAIN	1072 ANDY CR/ CEDCHC12901 (\$629)	KEVIN/LAURA FREEMAN
23	<del>225-1370-085-0000</del>	4	<del>18-014631/ MATTHEW SARTAIN</del>	<del>1930 N BEND DR/ CEDCHC12874 (\$1,344)</del>	<del>PHAM VAN THI</del>
**Late Appeal – Rescheduled**					
24	012-0224-026-0000	4	18-020902/ DOUG PIERSON	1741 BIDWELL WY/ CEDCHB06458 (\$594)	BORGER ELIZABETH/TR
25	012-0224-026-0000	4	18-020902/ DOUG PIERSON	1741 BIDWELL WY/ CEDCHC12805 (\$169)	BORGER ELIZABETH/TR

26	265-0171-038-0000	2	18-028740/ S. MATHIOPOULOS	2830 BRANCH ST/ CEDCHB06486 (\$519)	SRPS L P
27	265-0171-038-0000	2	18-028740/ S. MATHIOPOULOS	2830 BRANCH ST/ CEDCHC12883 (\$269)	SRPS L P
28	003-0074-014-0000	4	18-017220/ MAURICE SCHRANZ	2019 C ST/ CEDCHC12873 (\$1,344)	DYNAMIC CONSTRUCTION
29	041-0063-019-0000	5	13-004068/ PAUL LOVATO	7000 CARNATION AV/ CEDCHB06464 (\$408.25)	DONTON CONSTRUCTION INC
30	274-0142-017-0000	3	18-024717/ S. MATHIOPOULOS	200 CLEVELAND AV/ CEDCHC12854 (\$269)	2013-1 IH BORROWER L.P.
31	016-0093-016-0000	4	18-017941/ DANIEL LOWTHER	4320 CONSTANCE LN/ CEDCHC12809 (\$1,244)	KAREN A PENESCHI
32	117-0550-001-0000	7	18-009160/ JOHN VANELLA	4631 COUNTRY SCENE WY/ CEDCHC12886 (\$1,344)	VAN XUAN LAM
33	252-0310-043-0000	2	17-020679/ MATTHEW SARTAIN	3425 DEL PASO BL/ CEDCHB06388 (\$494)	REGINA E SHEFFER
34	017-0131-006-0000	4	18-007311/ RICHARD LEIKER	4740 DEL RIO RD/ CEDCHC12869 (\$1,344)	STEVEN A WHITTINGTON
35	017-0131-006-0000	4	18-007311/ RICHARD LEIKER	4740 DEL RIO RD/ CEDCHB06472 (\$4,019)	STEVEN A WHITTINGTON
36	251-0042-022-0000	2	18-013963/ MATTHEW SARTAIN	3928 ELM ST/ CEDCHC12875 (\$1,344)	ROBERT C N GRIGAS
37	022-0201-005-0000	5	18-024365/ RICHARD LEIKER	5310 ETHEL WY/ CEDCHB06445 (\$565.33)	DIAMOND KEY INVS LLC
38	022-0201-005-0000	5	18-024365/ RICHARD LEIKER	5310 ETHEL WY/ CEDCHC12845 (\$1,344)	DIAMOND KEY INVS LLC
39	117-0474-033-0000	7	18-024599/ BO COSLEY	19 FLAUM CT/ CEDCHB06447 (\$654)	SHI XU
40	117-0474-033-0000	7	18-024599/ BO COSLEY	19 FLAUM CT/ CEDCHC12851 (\$169)	SHI XU
41	053-0094-007-0000	7	18-014626/ DANIEL LOWTHER	3444 GATES WY/ CEDCHC12898 (\$1,344)	ESPERANZA R. OCAMPO (EST OF) AND
42	017-0191-019-0000	4	18-014551/ DANIEL LOWTHER	5012 GILGUNN WY/ CEDCHB06477 (\$519)	CAROL JEANNE CAROLLA
43	266-0311-057-0000	2	18-018761/ DAVID SALINOVICH	1670 GLENROSE AV/ CEDCHC12862 (\$1,244)	KEEHLEY MICHAEL E/LISA A
44	117-1170-043-0000	8	18-013475/ JOHN VANELLA	8290 GRANDSTAFF DR/ CEDCHC12897 (\$1,344)	BAO PHAM AND KAREN NGUYEN
45	<del>201-1230-024-0000</del>	4	<del>18-016204/ ELIJAH PROK</del>	<del>5409 HAMPTON FALLS WY/ CEDCHC12849 (\$1,344)</del>	<del>LIXIANG ZHANG</del>
**Paid in Full**					
46	252-0012-012-0000	2	18-009748/ ELIJAH PROK	1725 HARRIS AV/ CEDCHC12865 (\$1,344)	SHARON TRELOAR
47	007-0031-018-0000	4	18-006815/ MAURICE SCHRANZ	2401 I ST/ CEDCHB06478 (\$514)	JOHN T SHILSON
48	006-0034-010-0000	4	18-002469/ S. MATHIOPOULOS	725 J ST/ CEDCHC12811 (\$169)	J STREET REFORMATION
49	263-0132-006-0000	2	17-012383/ DAVID SALINOVICH	536 LAS PALMAS AV/ CEDCHC12896 (\$1,094)	ASIM AZIZ QURESHI
50	035-0071-006-0000	5	18-008740/ DANIEL LOWTHER	6000 MCLAREN AV/ CEDCHC12807 (\$1,344)	RUBY B MILLER
51	047-0255-010-0000	8	17-026483/ JOHN VANELLA	2048 NIANTIC WY/ CEDCHB06387 (\$1,131.66)	YI DI ZHENG
52	047-0255-010-0000	8	17-026483/ JOHN VANELLA	2048 NIANTIC WY/ CEDCHB06482 (\$2,039)	YI DI ZHENG

53	<del>262-0195-003-0000</del>	3	<del>14-016961/ LEONARD DUCLOS</del>	<del>2725 NORMINGTON DR/ CEDCHB06466 (\$594)</del>	CARL HUFFSTUTLER
**Paid in Full**					
54	265-0301-007-0000	2	10-005090/ LEONARD DUCLOS	1021 OLIVERA WY/ CEDCHC12817 (\$119)	DAVID GARIBAY/LANORA
55	036-0192-003-0000	5	18-014891/ PAUL LOVATO	177 OTTO CR/ CEDCHC12877 (\$1,244)	ZIYARMAL FAMA
56	<del>225-0810-055-0000</del>	3	<del>18-027135/ LEONARD DUCLOS</del>	<del>2110 PEBBLEWOOD DR/ CEDCHB06455 (\$494)</del>	JIA YUAN CHEN/XIAO YI LE
**Paid in Full**					
57	040-0230-021-0000	6	18-017803/ PAUL LOVATO	180 PRAIRIE CR/ CEDCHC12904 (\$119)	ROSE M PARKER
58	049-0510-004-0000	8	14-017813/ PAUL LOVATO	27 QUASAR CR/ CEDCHC12812 (\$119)	BEATRICE F GREEN LIVING TRUST
59	039-0201-007-0000	6	18-021635/ JOHN VANELLA	5900 RIZA AV/ CEDCHB06389 (\$624)	SF FLORIN L P
60	039-0201-007-0000	6	18-021635/ JOHN VANELLA	5900 RIZA AV/ CEDCHC12816 (\$169)	SF FLORIN L P
61	225-0403-005-0000	3	18-028178/ DAVID SALINOVICH	1379 SAN JUAN RD/ CEDCHC12868 (\$1,244)	HUANG LIANG H
62	225-0403-005-0000	3	18-028178/ DAVID SALINOVICH	1379 SAN JUAN RD/ CEDCHB06471 (\$549)	HUANG LIANG H
63	118-0162-005-0000	8	18-024594/ JOHN VANELLA	5305 SCARBOROUGH WY/ CEDCHB06386 (\$1,224)	CALIFORTECH INCORPORATED
64	118-0162-005-0000	8	18-024594/ JOHN VANELLA	5305 SCARBOROUGH WY/ CEDCHC12815 (\$1,344)	CALIFORTECH INCORPORATED
65	238-0092-022-0000	2	10-007462/ LEONARD DUCLOS	406 STILLWELL CT/ CEDCHB06474 (\$549)	406 STILLWELL TRUST
66	035-0082-014-0000	5	18-013763/ PAUL LOVATO	1452 STODDARD ST/ CEDCHC12871 (\$1,344)	ALEXANDER ZINNERMAN LIVING
67	053-0086-012-0000	8	18-026553/ JASON MARTINONI	7687 TEEKAY WY/ CEDCHB06440 (\$469)	SANTOS IVAN OLIVAREZ/CORINA
68	053-0086-012-0000	8	18-026553/ JASON MARTINONI	7687 TEEKAY WY/ CEDCHC12841 (\$119)	SANTOS IVAN OLIVAREZ/CORINA
69	010-0141-041-0000	5	18-014503/ DANIEL LOWTHER	3421 TRUCKEE WY/ CEDCHC12895 (\$1,344)	THE HEIRS AND OR DEWISEES OF THE
70	117-0053-005-0000	7	18-006575/ JOHN VANELLA	6221 WESTHOLME WY/ CEDCHC12850 (\$1,344)	LISA UNG

### **Discussion Calendar**

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

#### **71. Election of Chair and Vice Chair for 2019 – Continued**

**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:** McKinley requested the item to be continued to a future meeting when all board members are present.

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

**None**

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

**None**

**Adjournment**

**6:22 PM**