

HOUSING CODE ADVISORY AND APPEALS BOARD

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

BOARD STAFF

Vacant, Code and Housing Enforcement Chief
Willie Harris, Principal Building Inspector
Laurie Ward, Secretary
Maila Hansen, Deputy City Attorney

Agenda

**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, May 8, 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.

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

AGENDA

Wednesday, May 8, 2019

5:30 p.m.

Historic City Hall 915 I Street 2nd Floor Hearing Room

Open Session - 5:30 p.m.

Roll Call

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 April 10, 2019**

Location: (Citywide)

Recommendation: Approve Board minutes for April 10, 2019

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

Public Hearings

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

Notice & Order Appeals

Item #	Council District	Case/Inspector	Address	Owner
2	5	19-006501/ JASON MARTINONI	2716 53 RD AVE	XIU ZHEN CHEN
3	8	19-007345/ JASON MARTINONI	5971 WATERASH WY	LEE FAMILY TRUST

Housing & Dangerous Buildings Case Cost Recovery – Contested

Item	Summary	Council District	Case/Inspector	Address/Invoice	Owner
4	X	6	18-032465/ BO COSLEY	2200 60 TH ST/ CEDCHB06668 (\$624)	2200 60 TH STATE TRUST
5	X	3	18-037334/ LEONARD DUCLOS	925 30 TH ST CEDCHB06752 (\$324)	CRAIG E WALDMAN TRUST/CW PROPERTIES
6		3	18-037334/ LEONARD DUCLOS	925 30 TH ST CEDCHC13185 (\$169)	CRAIG E WALDMAN TRUST/CW PROPERTIES
7	X	2	18-035821/ LEONARD DUCLOS	3101 MARYSVILLE BL CEDCHB06667 (\$624)	TRANS ENTERPRISE INC
8		2	18-035821/ LEONARD DUCLOS	3101 MARYSVILLE BL CEDCHC13105 (\$169)	TRANS ENTERPRISE INC
9	X	6	18-034510/ RICHARD LEIKER	5804 ORTEGA ST CEDCHB06677 (\$721.66)	JAMILA LAM/BENJAMIN SY

10		6	18-034510/ RICHARD LEIKER	5804 ORTEGA ST CEDCHC13112 (\$1,344)	JAMILA LAM/BENJAMIN SY
11	X	6	18-034509/ RICHARD LEIKER	6201 JANSEN DR CEDCHB06678 (\$582.99)	JAMILA M LAM
12		6	18-034509/ RICHARD LEIKER	6201 JANSEN DR CEDCHC13113 (\$1,344)	JAMILA M LAM

Housing & Dangerous Buildings Case Cost Recovery – Uncontested

For items 13 - 60, 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.

Item	APN	Council District	Case/Inspector	Address/Invoice	Owner
13	014-0174-013-0000	5	18-036253 RICHARD LEIKER	3879 8TH AV/ CEDCHB06692 (\$654)	WANDA VANESSA BARLOW
14	014-0273-006-0000	5	16-026240 ANDY CHAVEZ	4236 12TH AV/ CEDCHB06774 (\$549)	BETTY KIM/SHARON L WATSON
15	020-0131-014-0000	5	18-036392 RICHARD LEIKER	3724 16TH AV/ CEDCHB06689 (\$636.66)	PHILLIP RICHARD BAIZ
16	020-0131-014-0000	5	18-036392 RICHARD LEIKER	3724 16TH AV/ CEDCHC13122 (\$1,344)	PHILLIP RICHARD BAIZ
17	020-0213-016-0000	5	14-014912 ANDY CHAVEZ	3748 19TH AV/ CEDCHC13201 (\$119)	SEACOAST CAPITAL GROUP LLC
18	007-0016-001-0000	4	18-037142 ANDY CHAVEZ	915 20TH ST/ CEDCHB06739 (\$639)	YUE B GONG/NEN H HUANG
19	007-0016-001-0000	4	18-009255 JOHN VANELLA	915 20TH ST/ CEDCHC12594 (\$169)	YUE B GONG/NEN H HUANG
20	007-0016-001-0000	4	18-009255 JOHN VANELLA	915 20TH ST/ CEDCHB06176 (\$594)	YUE B GONG/NEN H HUANG
21	007-0144-008-0000	4	19-000657 MATTHEW SARTAIN	1320 20TH ST/ CEDCHB06783 (\$1,994)	SUTTER CAPITAL GROUP LP
22	022-0163-003-0000	5	18-024319 JOHN VANELLA	3700 26TH AV/ CEDCHB06748 (\$719)	HOWARD D SUTTON
23	014-0183-016-0000	5	18-005769 RICHARD LEIKER	3220 40TH ST/ CEDCHB06721 (\$595.33)	LEON JONATHAN LEO/IVONE MARMOLJO
24	021-0125-005-0000	5	18-036906 PAUL LOVATO	4116 55TH ST/ CEDCHB06780 (\$539)	TK INV GROUP
25	021-0125-005-0000	5	18-036906 PAUL LOVATO	4116 55TH ST/ CEDCHC13205 (\$169)	TK INV GROUP
26	293-0111-002-0000	6	18-037095 ANDREW ANDERSON	2587 AMERICAN RIVER DR/ CEDCHB06686 (\$519)	MCCLUNE FAMILY TRUST
27	293-0111-002-0000	6	18-037095 ANDREW ANDERSON	2587 AMERICAN RIVER DR/ CEDCHC13119 (\$269)	MCCLUNE FAMILY TRUST
28	251-0292-010-0000	2	18-027198 MATTHEW SARTAIN	971 ARCADE BL/ CEDCHB06762 (\$654)	NATIONSTAR MORTGAGE LLC DBA HUANG
29	047-0193-021-0000	8	17-024011 JASON MARTINONI	7321 BENBOW ST/ CEDCHB06778 (\$1,034)	CHAOQIANG/TINGZHOU

30	117-0083-016-0000	7	18-030687 ANDY CHAVEZ	56 BRENTFORD CIR/ CEDCHB06676 (\$641.66)	JING H LI
31	117-0083-016-0000	7	18-030687 ANDY CHAVEZ	56 BRENTFORD CIR/ CEDCHC13111 (\$1,344)	JING H LI
32	010-0241-025-0000	5	18-037484 DANIEL LOWTHER	2701 BROADWAY/ CEDCHB06730 (\$1,214)	LEBASTCHI FAMILY REV LIVING TRUST
33	012-0385-002-0000	4	18-001855 DANIEL LOWTHER	3408 BROCKWAY CT/ CEDCHB06738 (\$719)	W. HUNTER RIDENOUR
34	012-0385-002-0000	4	18-001855 DANIEL LOWTHER	3408 BROCKWAY CT/ CEDCHC13188 (\$324)	W. HUNTER RIDENOUR
35	012-0385-002-0000	4	18-001855 DANIEL LOWTHER	3408 BROCKWAY CT/ CEDCHB06777 (\$1,599)	W. HUNTER RIDENOUR
36	251-0204-019-0000	2	18-036316 LEONARD DUCLOS	1012 CONGRESS AV/ CEDCHC13184 (\$1,344)	SANCHEZ HERMELINDA
37	048-0104-007-0000	8	18-036238 RICHARD LEIKER	7532 COSGROVE WY/ CEDCHB06690 (\$654)	LINDA LIN WONG
38	009-0380-005-0000	4	19-000449 LEONARD DUCLOS	2214 DAVINI LN/ CEDCHB06772 (\$565.33)	SHEPHERD CLIFFORD
39	009-0380-005-0000	4	19-000449 LEONARD DUCLOS	2214 DAVINI LN/ CEDCHC13198 (\$169)	SHEPHERD CLIFFORD
40	049-0021-015-0000	8	18-037573 RICHARD LEIKER	2464 FLORIN RD/ CEDCHB06759 (\$624)	HARMAN MANAGERS INVESTMENT INC
41	035-0084-027-0000	5	18-036065 PAUL LOVATO	6240 FREEPORT BL/ CEDCHB06726 (\$719)	BP WEST COAST PRODUCTS
42	035-0084-027-0000	5	18-036065 PAUL LOVATO	6240 FREEPORT BL/ CEDCHC13161 (\$169)	BP WEST COAST PRODUCTS
43	035-0084-027-0000	5	18-036065 PAUL LOVATO	6240 FREEPORT BL/ CEDCHC13190 (\$324)	BP WEST COAST PRODUCTS
44	274-0320-035-0009	4	19-000305 ANDREW ANDERSON	1437 GARDEN HWY/ CEDCHB06768 (\$1,430.33)	RL 12 LLC
45	274-0320-035-0009	4	19-000305 ANDREW ANDERSON	1437 GARDEN HWY/ CEDCHC13193 (\$169)	RL 12 LLC
46	274-0320-035-0010	4	19-000347 ANDREW ANDERSON	1441 GARDEN HWY/ CEDCHB06781 (\$1,469)	RL 12 LLC
47	274-0320-035-0010	4	19-000347 ANDREW ANDERSON	1441 GARDEN HWY/ CEDCHC13206 (\$169)	RL 12 LLC
48	274-0320-035-0011	4	19-000348 ANDREW ANDERSON	1445 GARDEN HWY/ CEDCHB06733 (\$719)	RL 12 LLC
49	274-0320-035-0011	4	19-000348 ANDREW ANDERSON	1445 GARDEN HWY/ CEDCHB06769 (\$1,469)	RL 12 LLC
50	274-0320-035-0011	4	19-000348 ANDREW ANDERSON	1445 GARDEN HWY/ CEDCHC13194 (\$169)	RL 12 LLC
51	225-2940-015-0000	1	18-037694 RICHARD LEIKER	4138 HYDO LAKE WY/ CEDCHB06757 (\$544)	JOANNA LISA VARGAS
52	225-2940-013-0000	1	18-037696 RICHARD LEIKER	4146 HYDO LAKE WY/ CEDCHB06749 (\$539)	K HOVNANIAN AT WESTSHORE LLC
53	263-0190-002-0000	2	18-010455 DAVID SALINOVICH	410 LAMPASAS AV/ CEDCHB06753 (\$3,006.66)	GAO YUN Q
54	263-0053-015-0000	2	16-027464 MAURICE SCHRANZ	180 LINDLEY DR/ CEDCHB06763 (\$494)	NAYOMA B. MCCRAY
55	265-0301-007-0000	2	10-005090 LEONARD DUCLOS	1021 OLIVERA WY/ CEDCHB06744 (\$544)	DAVID & LANORA GARIBAY
56	038-0071-011-0000	6	18-007785 BO COSLEY	6010 POWER INN RD/ CEDCHB06766 (\$1,174)	VO HUU DUC NGUYEN
57	277-0121-013-0000	2	18-029771 MATTHEW SARTAIN	2316 RAY ST/ CEDCHB06688 (\$490.33)	RICHARD JAMES HUTLER

58	277-0121-013-0000	2	18-029771 MATTHEW SARTAIN	2316 RAY ST/ CEDCHC13121 (\$269)	RICHARD JAMES HUTLER
59	022-0032-008-0000	5	18-034542 BO COSLEY	4870 WARWICK AV/ CEDCHB06675 (\$624)	MCCLINTOCK INVS LLC
60	022-0032-008-0000	5	18-034542 BO COSLEY	4870 WARWICK AV/ CEDCHC13109 (\$169)	MCCLINTOCK INVS LLC

Discussion Calendar

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

Public Comments – Matters Not on the Agenda

Member Comments – Ideas, Questions and Meeting/Conference Reports

Adjournment