

**CITY OF LONG BEACH  
BOARD OF EXAMINERS,  
APPEALS AND  
CONDEMNATION MINUTES**

**MONDAY, JANUARY 14, 2019  
CODE ENFORCEMENT CONFERENCE ROOM  
100 W. BROADWAY, STE. 400  
LONG BEACH, CA 90802, 9:00 AM**

Jim Thompson, Chairman  
Diane Arnold, Vice-Chairman  
Michael Hamilton, Member



Michael McCarthy, Member  
Ethel Powers, Member  
Charles Whitehead, Member  
Eric Witten, Member

Karl Wiegelman, Bureau Manager  
Myeesha Ayala, Secretary

Sarah Green, Deputy City Attorney

---

**MINUTES**

**CALL TO ORDER**

Chairman Thompson opened the meeting at 9:32 a.m. in the Code Enforcement Conference Room.

**ROLL CALL**

**Commissioners** Eric Witten, Jim Thompson, Charles Whitehead and Ethel

**Present:** Powers

**Commissioners** Diane L. Arnold and Michael W. McCarthy

**Excused:**

**Commissioners** Michael Hamilton

**Absent:**

**SWEARING OF WITNESSES**

Chairman Thompson referred to Ordinance No. 5232, asked for all persons who plan to give testimony, to stand, raise their right hand, and they were sworn in by Myeesha Ayala.

**APPROVAL OF THE MINUTES FOR DECEMBER 3, 2018**

**A** Recommendation to approve the minutes from December 3, 2018.

It was moved by Board Member Whitehead and seconded by Board Member Powers to approve the minutes as submitted.

**Motion to limit each speaker to a 5 minute speaking time.**

Mr. Witten requested to make a motion and seconded by Board Member Powers to limit each speaker to 5 minutes each to speak on behalf of their appeal request.

- 1** CASE NO. VL001-01-19: 5390 ORANGE AVENUE: KHO SHIRZAD,  
OWNER, CE CASE NO. CEVL254887  
VACANT LOT CASE

Chairman Thompson called for the owner or representative to appear before the Board and Kho Shirzad, 1409 S. Saltair Ave #202, Los Angeles, CA 90025, owner of the property, appeared.

It was the determination of the Board to conclude the case, deny the owner's request to waive the fee and the annual vacant lot fee is upheld for \$660. The motion carried unanimously.

- 2** CASE NO. VL002-01-19: 3015 CORTO PLACE: GOERGE E. GORDON  
IV, OWNER, CE CASE NO. CEVL254751  
VACANT LOT CASE

Chairman Thompson called for the owner or representative to appear before the Board.

Staff explained that the owner has requested to continue their case to the next Board Meeting of February 11, 2019.

- 3** CASE NO. VL003-01-19: 25 LOUISE STREET: BETTY H. MOORE,  
OWNER, CE CASE NO. CEVL254816  
VACANT LOT CASE

Chairman Thompson called for the owner or representative to appear before the Board and no person appeared.

It was presented by staff then determined by the Board that this property is undevelopable and exempt from the vacant lot program.

- 4 CASE NO. VL004-01-19: 6290 WHITE AVENUE: MARIA C. & CESAR OROZCO, OWNERS, CE CASE NO. CEVL254981  
VACANT LOT CASE

Chairman Thompson called for the owner or representative to appear before the Board and no person appeared.

It was presented by staff then determined by the Board that this property is undevelopable and exempt from the vacant lot program.

- 5 CASE NO. VL005-01-19: 321 FLINT AVENUE: RICHARD S. LOUGH/ TRUST, OWNER, CE CASE NO. CEVL254839  
VACANT LOT CASE

Chairman Thompson called for the owner or representative to appear before the Board and no person appeared.

It was the determination of the Board to conclude the case and the annual vacant lot fee is upheld for \$660. The motion carried unanimously.

- 6 CASE NO. VL006-01-19: 3080-90 LINDEN AVE/ 3095 ATLANTIC AVE: HERLEY PROPERTIES LLC, CORP, DAVID M. HERLEY, OWNER, CE CASE NO. CEVL254965  
VACANT LOT CASE

Chairman Thompson called for the owner or representative to appear before the Board and David Herley, P.O Box 7397, Long Beach, CA 90807, owner of the property appeared before the Board.

It was the determination of the Board to conclude the case, grant the one year extension for the owner to receive approval from Planning to merge the lots to one parcel and obtain the proper permits to convert the vacant lot to a Parking Lot. The motion carried unanimously.

- 7 CASE NO. VL007-01-19: 3248, 3250, 3260 LONG BEACH BLVD / 3247 ELM AVENUE: DANIEL & SHARON NIEDRINGHAUS, OWNERS, CE CASE NO. CEVL254852  
VACANT LOT CASE

Chairman Thompson called for the owner or representative to appear before the Board and Daniel Nedringhaus, P.O Box 151, Sunset Beach, CA 90742, owner of the property, appeared.

It was the determination of the Board to conclude the case, grant the one year extension for the owner to receive approval from Planning to merge the lots to one parcel and obtain the proper permits to convert the vacant lot to a Parking Lot. The motion carried unanimously.

**8**                      CASE NO. VL008-01-19: 361 ULTIMO AVENUE: FRED  
SPARREVOHN, OWNER, CE CASE NO. CEVL254842  
VACANT LOT CASE

Chairman Thompson called for the owner or representative to appear before the Board and no person appeared.

It was the determination of the Board to conclude the case and the annual vacant lot fee is upheld for \$660. The motion carried unanimously.

**9**                      CASE NO. VL009-01-19: 1035 E. ANAHEIM STREET: PHEAT K.  
NGOR, OWNER, CE CASE NO. CEVL255019  
VACANT LOT CASE

Chairman Thompson called for the owner or representative to appear before the Board and Pheat Kim Ngor, 4952 Starling Circle, La Palma, CA 90623, owner of the property, appeared.

It was the determination of the Board to conclude the case, deny the owner's request to waive the fee and the annual vacant lot fee is upheld for \$660. The motion carried unanimously.

**10**                     CASE NO. VL010-01-19: 1222 PINE AVENUE: JOAN AND BERT  
SHERWOOD, OWNERS, CE CASE NO. CEVL254589  
VACANT LOT CASE

Chairman Thompson called for the owner or representative to appear before the Board and no person appeared on behalf of the property.

It was the determination of the Board to conclude the case and the annual vacant lot fee is upheld for \$660. The motion carried unanimously.

11

CASE NO. VL011-01-19: 2611,2613,2618,2640 PASADENA AVE/  
2636 ELM AVE/ 2680,2684,2690 LONG BEACH BLVD/ 2627, 2628  
LINDEN AVE/ 537, 545 E. WILLOW ST.: MEMORIAL CARE/JOHN  
SOMERS, VICE PRESIDENT OF REAL ESTATE & FACILITIES,  
OWNER, CE CASE NO. CEVL254867, CEVL254863, CEVL254956,  
CEVL254953, CEVL254868, CEVL254884, CEVL254874,  
CEVL254870, CEVL254952, CEVL254889, CEVL254942,  
CEVL254939  
VACANT LOT CASES

Chairman Thompson called for the owner or representative to appear before the Board and John Somers, Vice President of Memorial Care Real Estate and Facilities, 17360 Brookhurst Street, Fountain Valley, CA 92708, appeared before the Board.

Mr. Somers expressed interest in merging the lots or building on the lots in the future. Staff advised he would need to receive approval from Planning. It was the determination of the Board to conclude the case, deny the owner's request to waive the fee and the annual vacant lot fee is upheld for \$660. The motion carried unanimously.

12

CASE NO. VL012-01-19: 1581 & 1871 LONG BEACH BLVD: JAYA T.  
PATEL / THAKOR B. PATEL TRUST, OWNERS, CE CASE NO.  
CEVL254873  
VACANT LOT CASE

Chairman Thompson called for the owner or representative to appear before the Board and Nital Patel, 823 E. 3rd Street, Long Beach, CA 90802, representative for the owner, appeared on behalf of the case.

It was the determination of the Board to conclude the case, grant the one year extension for the owner to receive approval from Planning to merge the lots to one parcel and obtain the proper permits to convert the vacant lot to a Parking

Lot. The motion carried unanimously.

**13** CASE NO. VL013-01-19: 5450 & 5456 ATLANTIC AVE: ROBERT M. &  
LAUREL A MUNGO, OWNERS, CE CASE NO. CEVL254810  
VACANT LOT CASE

Chairman Thompson called for the owner or representative to appear before the Board and Robert Mungo, 4500 Hazelbrook Ave, Long Beach, CA 90808, owner, appeared on behalf of the property.

Mr. Mungo expressed interest in merging the lots or building on the lots in the future. Staff advised he would need to receive approval from Planning. It was the determination of the Board to conclude the case, deny the owner's request to waive the fee and the annual vacant lot fee is upheld for \$660. The motion carried unanimously.

**14** CASE NO. VL014-01-19: 387 FLINT AVENUE: MICHEAL ALENIKOV,  
OWNER, CE CASE NO. CEVL255143  
VACANT LOT CASE

Chairman Thompson called for the owner or representative to appear before the Board and no person appeared.

It was the determination of the Board to conclude the case and the annual vacant lot fee is upheld for \$660. The motion carried unanimously.

**15** CASE NO. VL015-01-19: 1065 E. MARKET STREET: MARK O.  
BORNSTEIN, OWNER, CE CASE NO. CEVL254808  
VACANT LOT CASE

Chairman Thompson called for the owner or representative to the Board and Mark Bornstein, 1061 E. Market Street, Long Beach, CA 90805, owner of the property, appeared.

It was the determination of the Board to conclude the case, deny the owner's request to waive the fee and the annual vacant lot fee is upheld for \$660. The motion carried unanimously.

- 16                    CASE NO. VL016-01-19: 213 W. ANAHEIM ST./ 1319 PACIFIC AVE/  
1311 PACIFIC AVE./ 201 W. ANAHEIM ST.: LONG BEACH RESCUE  
MISSION, OWNERS, CE CASE NO. CEVL254487  
VACANT LOT CASES

Chairman Thompson called for the owner or representative to appear before the  
and Steve Fleischmann/ Long Beach Rescue Mission, 1430 Pacific Avenue,  
Long Beach, CA 90813, appeared on behalf of this case.

Mr. Fleischmann explained the lot is not continuously vacant and is used for  
multiple community uses that service the City of Long Beach. It was determined  
by the Board to continue the case to the next scheduled hearing of February 11,  
2019 and give staff the opportunity to discuss this further with the Director of  
Development Services who would determine whether the community uses are  
current and qualifies as exempt from the vacant lot program. The motion carried  
unanimously.

- 17                    CASE NO. VL017-01-19: 235 CAMBRIDGE STREET: MAURICE &  
LINDA M. KIRKWOOD, OWNERS, CE CASE NO. CEVL255217  
VACANT LOT CASE

Chairman Thompson called for the owner or representative to appear before the  
Board and no person appeared.

The owner contacted staff and asked to be removed from the agenda because  
she is currently in the process of building a structure onto the property. It was  
presented by staff then determined by the Board that this property is exempt from  
the vacant lot program.

- 18                    CASE NO. VL018-01-19: 1518 HENDERSON AVENUE: TOM &  
MARIANNE THOMAS/ THOMAS FAMILY TRUST, OWNERS, CE CASE  
NO. CEVL255021  
VACANT LOT CASE

Chairman Thompson called for the owner or representative to appear before the  
Board and no person appeared.

It was the determination of the Board to conclude the case and the annual vacant  
lot fee is upheld for \$660. The motion carried unanimously.

- 19** CASE NO. VL019-01-19: 1443 SUMMIT STREET: ROBERT JACKSON, OWNER, CE CASE NO. CEVL255232  
VACANT LOT CASE

Chairman Thompson called for the owner or representative to appear before the Board and Robert L. Jackson 1437 W. Summit Street, Long Beach, CA 90810, owners appeared on behalf of the case.

Mr. Jackson and his wife explained to the Board that according to their mortgage agreement, they are not legally allowed to build on or merge the lot. It was the determination of the Board to continue the case to the next scheduled hearing of February 11, 2019 to give Staff the opportunity to review the owner's mortgage agreement and discuss further with the Director of Development Services. The motion carried unanimously.

- 20** CASE NO. VL020-01-19: 2001 GOLDEN AVENUE: CARL S. & LORI L. ABAJIAN, OWNERS, CE CASE NO. CEVL255136  
VACANT LOT CASE

Chairman Thompson called for the owner or representative to appear before the Board and Carl Abajian, 2001 Golden Avenue, Long Beach, CA 90806, owner, appeared on behalf of this case.

It was determined by the Board to continue the case to the next schedule hearing of February 11, 2019 and give staff the opportunity to meet the owner at the property and determined whether or not the vacant lot encroaches onto the neighboring parcel, which is the owners' house. The motion carried unanimously.

- 21** CASE NO. VL021-01-19: 1833 ARLINGTON STREET: DIANA CARREJO & OLGA CARREJO, OWNERS, CE CASE NO. CEVL254690  
VACANT LOT CASE

Chairman Thompson called for the owner or representative to appear before the Board and no person appeared on behalf of the property.

It was the determination of the Board to conclude the case and the annual vacant lot fee is upheld for \$660. The motion carried unanimously.



**Recess**

It was moved by Board Member Witten and seconded by Board Member Powers to take a recess at 11:28 a.m. and return at 1:30 p.m. to hear the last two items on the agenda.

- 22** CASE NO.7891-01-19: 1020 REDONDO AVENUE: ROBERT AND SANDRA PARKER, OWNERS, CE CASE NO. CEHC243943, COUNCIL DIST. 4  
ADMINISTRATIVE CITATION CASE

Chairman Thompson called for the owner or representative to appear before the Board and Robert and Sandra Parker, 329 La Jolla Avenue, Long Beach, CA 90803, owners, appeared on behalf of the case.

It was determined by the Board to conclude the hearing, adopt the findings and determine that the cited party is the current owner and responsible party of the subject property located at 1020 Redondo Avenue #202 and the cited violations did exist on the date the citation was issued. The motion carried unanimously.

- 23** CASE NO. 7887-11-5-18: 2395 DAISY AVENUE; PETER C. STRAFAS JR, OWNER, SB CASE NO. CESB252995, COUNCIL DISTRICT 7  
SUBSTANDARD BUILDING CASE

Chairman Thompson called for the owner or representative to appear before the Board and Steffan Lazarow, 4375 Jutland Dr. Ste. 200, San Diego, CA 92115, the current Lender for the property, appeared on behalf of this case.

It was determined by the Board to continue the case to March 18, 2019, grant the lender 60 days to process and present Foreclosure documents to the court or for the owner to sell the property. The property is to remain in a safe, clear secure manner during this time. The motion carried unanimously.

**OPPORTUNITY FOR PUBLIC COMMENTS**

**NEW OR UNFINISHED BUSINESS**

**DATE SET FOR NEXT HEARING: FEBRUARY 11, 2019**

**ADJOURNMENT**

**D** Motion for Adjournment

It was moved by Board Member Powers and seconded by Board Member Witten to adjourn the meeting at 2:18 p.m. The motion carried unanimously.

**Note:**

A digital recording of this meeting will be available in the Code Enforcement Bureau. The City of Long Beach provides reasonable accommodations in accordance with the Americans with Disabilities Act of 1990. If a special accommodation is desired, or if an agenda is needed in an alternative format, please call the Code Enforcement Bureau, 48 hours prior to the meeting at (562) 570-6796 or (562) 570-3807 (telecommunications device for the deaf).