

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

**MONDAY, AUGUST 15, 2022  
VIA TELECONFERENCE, 1:30 PM**

Eric Witten, Chairman  
Charles Whitehead, Vice Chairman  
Steve Askin, Member  
Hakim Chambers, Member



Frank Esparza, Member  
Ethel Powers, Member  
Henry Tovar, Member

Art Sanchez, Deputy City Attorney  
Angel Arredondo, Code Enforcement Officer

Karl Wiegelman, Bureau Manager  
Myeesha Ayala, Secretary

**BOARD OF EXAMINERS, APPEALS AND CONDEMNATION  
AGENDA**

**VIRTUAL MEETING PURSUANT TO AB 361 (GOV. CODE SECTION 54953(E)(1)-(2))  
JOIN VIA WEBEX, PLEASE DIAL 1-213-306-3065 Meeting Access Code 2489 512 6007**

**JOIN FROM THE MEETING LINK: [https://longbeachcity.webex.com/longbeachcity/jphp?  
MTID=Md5b59244528819a94cda45097c8b40](https://longbeachcity.webex.com/longbeachcity/jphp?MTID=Md5b59244528819a94cda45097c8b40)**

**CALL TO ORDER**

**ROLL CALL**

**FLAG SALUTE**

**MANAGER'S REPORT**

1. 22-019BE VOTE FOR A NEW CHAIRMAN FOR THE BOARD OF EXAMINERS,  
APPEALS AND CONDEMNATION

**MINUTES**

2. [22-016BE](#) RECOMMENDATION TO APPROVE THE MINUTES FROM MAY 16, 2022

**Suggested Action:** Approve recommendation.

**Attachments:** [MINUTES 05-16-22.pdf](#)

**SWEARING OF WITNESSES**

**AGENDA**

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3. [22-017BE](#) CASE NO. 7932-07-22: 3850 ATLANTIC AVENUE; PICO PROPERTIES, LLC/ BRIAN AN, OWNERS; CE CASE NO. CEAC279969  
ADMINISTRATIVE CITATION CASE

**Suggested Action:** Approve recommendation.

**Attachments:** [EXHIBIT #1 -STAFF REPORT-3850 ATLANTIC](#)  
[EXHIBIT #2- REQUEST TO APPEAL & PAYM](#)  
[EXHIBIT #3 -NOTICE OF HEARING -3850 ATI](#)  
[EXHIBIT #4- 02 CITE ADMINSTRATIVE CITA](#)  
[EXHIBIT #5- 02 CITE PHOTOS.pdf](#)  
[EXHIBIT #6- CASE INFORMATION REPORT.](#)  
[EXHIBIT #7- PROPERTY & OWNER INFORM](#)  
[EXHIBIT #8- LBMC.pdf](#)

4. [22-021BE](#) CASE NO. 7934-08-22: 3590 GUNDRY AVENUE, LONG BEACH, CA,  
LARS SAHANAJA, OWNER  
APPEAL ON THE DETERMINATION FROM THE PLANNING BUREAU

**Suggested Action:** Approve recommendation.

**Attachments:** [Exhibit #1 -Staff Report-3590 Gundry Ave.pdf](#)  
[Exhibit #2 -Vicinity Map -3590 Gundry Ave.pdf](#)  
[Exhibit #3 -Administrative Citation Warning Not](#)  
[Exhibit #4 -Administrative Citation Warning Not](#)  
[Exhibit #5 -Administrative Citation Warning Not](#)  
[Exhibit #6 -Mills Act Application.pdf](#)  
[Exhibit #7 -Mills Act Application Attachments.pr](#)  
[Exhibit #8 -Planning Bureau Determination Lett](#)  
[Exhibit #9 -Request for Administrative Citation.](#)  
[Exhibit #10 -Notice of Hearing dated August 5.](#)  
[Exhibit #11 -Parcel Report .pdf](#)  
[Exhibit #12 -County Records.pdf](#)  
[Exhibit #13 -LBMC 21.15.060 - Accessory Use](#)  
[Exhibit #14 -LBMC 21.15.910 - Dwelling Unit .r](#)  
[Exhibit #15 -LBMC 21.15.045 - Accessory Dwe](#)

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5. [22-002BE](#) TRIENNIAL CODE ADOPTION PRESENTATION BY TRUONG HUYNH.

**Suggested Action:** Approve recommendation.

**Attachments:** [BEAC v20220718 Express Finding.pdf](#)  
[BEAC v20220718 Local Amendment.pdf](#)  
[BEAC v20220718 PowerPoint Slide.pdf](#)

**PUBLIC COMMENTS**

**NEXT SCHEDULED HEARING DATE: SEPTEMBER 19, 2022**

**ADJOURNMENT**

6. 22-018BE Motion for Adjournment

**Suggested Action:** Approve recommendation.

**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) 570-2633.