

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

**MONDAY, MARCH 20, 2023  
411 W. OCEAN BOULEVARD  
QUEEN MARY CONFERENCE ROOM, 1:30 PM**

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



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

Karl Wiegelman, Bureau Manager  
Myeesha Ayala, Secretary

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

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

**CALL TO ORDER**

**ROLL CALL**

**FLAG SALUTE**

**MANAGER'S REPORT**

**MINUTES**

1. [23-003BE](#) Recommendation to approve the Minutes from December 12, 2022.

**Suggested Action:** Approve recommendation.

**Attachments:** [MINUTES 12-12-22.pdf](#)

**HEARING PROCEDURE**

**SWEARING OF WITNESSES**

**REGULAR AGENDA**

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2. [23-005BE](#) CASE NO. 7938-03-23: 5372 ORANGE AVE, LONG BEACH CA;  
DOMENIC SERACENO, OWNER; CE CASE NO. CEAC281961  
ADMINISTRATIVE CITATION APPEAL CASE

**Suggested Action:** Approve recommendation.

**Attachments:** [STAFF REPORT.pdf](#)  
[EXHIBIT #1- REQUEST TO APPEAL dated 02](#)  
[EXHIBIT #2- NOTICE OF HEARING dated Mar](#)  
[EXHIBIT #3- AC WARNING NOTICE dated 8-1](#)  
[EXHIBIT #4- PHOTOS-AC WARNING NOTICE](#)  
[EXHIBIT #5- REMINDER LETTER dated 8-17-](#)  
[EXHIBIT #6- 01 AC CITATION dated 9-30-202](#)  
[EXHIBIT #7- PHOTOS-01 AC CITATION .pdf](#)  
[EXHIBIT #8- RTN CERTIFIED MAIL- 01 AC CI](#)  
[EXHIBIT #9- 02 AC CITATION dated 01-20-20](#)  
[EXHIBIT #10- PHOTOS-02 AC CITATION.pdf](#)  
[EXHIBIT #11- RTN CERTIFIED MAIL- 02 AC C](#)  
[EXHIBIT #12- PROPERTY & OWNER INFORM](#)  
[EXHIBIT #13- CASE INFORMATION REPORT](#)  
[EXHIBIT #14- LBMC.pdf](#)

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3. [23-006BE](#) CASE NO. 7939-03-23: 1112 . ARTESIA BLVD, LONG BEACH, CA;  
EDWARD HAMILTON, OWNER; CE CASE NO. CEAC283384  
ADMINISTRATIVE CITATION APPEAL CASE

**Suggested Action:** Approve recommendation.

**Attachments:** [STAFF REPORT.pdf](#)  
[EXHIBIT #1- REQUEST TO APPEAL AC CITA](#)  
[EXHIBIT #2- NOTICE OF HEARING dated 3-1](#)  
[EXHIBIT #3- AC WARN dated 11-21-2022.pdf](#)  
[EXHIBIT #4- REMINDER LTR dated 1-19-2023](#)  
[EXHIBIT #5- RTN CERT MAIL -ACW NOTICE.](#)  
[EXHIBIT #6- 01 AC CITATION dated 02-01-23](#)  
[EXHIBIT #7- PHOTOS-01 AC CITATION.pdf](#)  
[EXHIBIT #8- RTN CERTIFIED MAIL -01 AC CI](#)  
[EXHIBIT #9- PROPERTY & OWNER INFO dat](#)  
[EXHIBIT #10- CASE INFORMATION REPORT](#)  
[EXHIBIT #11- LBMC.pdf](#)

4. [23-007BE](#) CASE NO. VL024-03-23: 324 ULTIMO AVE AND 325 FLINT AVE,  
VACANT LOTS, LONG BEACH, CA; PARCEL #7246-026-010 AND  
7246-026-032; EILEEN MARSAC/ MARSAC FAMILY TR, OWNERS; CE  
CASE NO. CEVL283511  
VACANT LOT FEES APPEAL CASE

**Suggested Action:** Approve recommendation.

**Attachments:** [STAFF REPORT.pdf](#)  
[EXHIBIT #1- ORDINANCE LBMC Chapter 18.2](#)  
[EXHIBIT #2- REQUEST TO APPEAL VACANT](#)  
[EXHIBIT #3- NOTICE OF HEARING dated Mar](#)  
[EXHIBIT #4- MONITORING LETTER.pdf](#)  
[EXHIBIT #5- VL BILLING NOTICE.pdf](#)  
[EXHIBIT #6- PROPERTY & OWNER INFORM.](#)  
[EXHIBIT #7- CASE INFORMATION REPORT.](#)  
[EXHIBIT #8- VL INSPECTION MONITORING I](#)

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5. [23-008BE](#) CASE NO. VL025-03-23: 361 ULTIMO AVENUE, LONG BEACH, CA,  
VACANT LOT; PARCEL #7246-018-024; FREDERIC SPARREVOHN/  
FREDERIC R. SPARREVOHN TRUST; CE CASE NO. CEVL283512  
VACANT LOT FEES APPEAL CASE

**Suggested Action:** Approve recommendation.

**Attachments:** [0-1 STAFF REPORT.pdf](#)  
[EXHIBIT #1- ORDINANCE LBMC Chapter 18.2](#)  
[EXHIBIT #2- REQUEST TO APPEAL VACANT](#)  
[EXHIBIT #3- NOTICE OF HEARING.pdf](#)  
[EXHIBIT #4- MONITORING LETTER.pdf](#)  
[EXHIBIT #5- VL BILLING NOTICE dated 01-18](#)  
[EXHIBIT #6- RTN CERTIFIED MAIL.PDF](#)  
[EXHIBIT #7- PROPERTY & OWNER INFO.pdf](#)  
[EXHIBIT #8- CASE INFORMATION REPORT.](#)  
[EXHIBIT #9- VL INSPECTION MONITORING I](#)

6. [23-009BE](#) CASE NO. VL026-03-23: 5450-56 ATLANTIC AVE, LONG BEACH, CA,  
VACANT LOT; PARCEL #7127-020-008 AND 7127-020-007; ROBERT  
MUNGO, OWNER; CE CASE NO. CEVL283339  
VACANT LOT FEES APPEAL CASE

**Suggested Action:** Approve recommendation.

**Attachments:** [STAFF REPORT.pdf](#)  
[EXHIBIT #1 -ORDINANCE LBMC Chapter 18.2](#)  
[EXHIBIT #2 -REQUEST TO APPEAL.pdf](#)  
[EXHIBIT #3 -NOTICE OF HEARING dated Mar](#)  
[EXHIBIT #4 -VL MONITORING NOTICE.pdf](#)  
[EXHIBIT #5 -VL BILLING-NOTICE TO PAY.pdf](#)  
[EXHIBIT #6 -RTN MAIL CERTIFIED 01-24-23.](#)  
[EXHIBIT #7 -PROPERTY OWNER INFORMA](#)  
[EXHIBIT #8 -CASE INFORMATION REPORT.](#)  
[EXHIBIT #9- VL INSPECTION MONITORING I](#)

**PUBLIC COMMENTS**

**NEXT SCHEDULED MEETING: APRIL 17, 2023**

**ADJOURNMENT**

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.