

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

**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  
MINUTES**

**CALL TO ORDER**

Chairman Whitehead called the meeting to order at 1:36 p.m.

**ROLL CALL**

**Commissioners** Steve Askin, Hakim Chambers, Frank Esparza, Eric Witten and  
**Present:** Charles Whitehead

**Commissioners** Henry Tovar

**Excused:**

**Commissioners** Ethel Powers

**Absent:**

**FLAG SALUTE**

Board Member Eric Witten lead us in the flag salute.

**MANAGER'S REPORT**

Bureau Manager, Karl Wiegelman, announced that both agenda item #4 and #5, 324 Ultimo Avenue /325 Flint Avenue and 361 Ultimo Avenue have requested to postpone to the next scheduled hearing of April 17, 2023.

**MINUTES**

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1. Recommendation to approve the Minutes from December 12, 2022.

It was moved by Board Member Askin and second by Board Member Esparza to approve the minutes as submitted. The motion carried 4-0, Vice-Chairman Chambers was not yet in attendance but arrived at 1:52 p.m.

**This BE-Agenda Item was approved recommendation.**

## HEARING PROCEDURE

## SWEARING OF WITNESSES

Chairman Whitehead called for all persons present and prepared to speak before the Board, to be sworn in by the Secretary.

## REGULAR AGENDA

2. CASE NO. 7938-03-23: 5372 ORANGE AVE, LONG BEACH CA;  
DOMENIC SERACENO, OWNER; CE CASE NO. CEAC281961  
ADMINISTRATIVE CITATION APPEAL CASE

Chairman Whitehead called for the owner or representative to appear before the Board and Dominic Seraceno, owner of the property, appeared on behalf of the case.

It was moved by Board Member Witten and seconded by Board Member Askin to conclude the case and determine that the appellant is the current owner and responsible party of the subject property located at 5372 Orange Avenue, Long Beach, CA, and the violations listed did exist on the date the citation was issued. The motion carried unanimously.

**This BE-Agenda Item was approved recommendation.**

3. CASE NO. 7939-03-23: 1112 . ARTESIA BLVD, LONG BEACH, CA;  
EDWARD HAMILTON, OWNER; CE CASE NO. CEAC283384

ADMINISTRATIVE CITATION APPEAL CASE

Chairman Whitehead called for the owner or representative to appear before the Board and Edward Hamilton, tenant at 1112 E. Artesia Blvd, Long Beach, CA 90805, appeared on behalf of the case.

It was moved by Board Member Askin and seconded by Vice-Chairman Chambers that the appellant present, Edward Hamilton, the current tenant at the property, is not the current owner nor the responsible party of the subject property located at 1112 E. Artesia Blvd. The owner listed on record, Ned Bassin, Bassin Family Trust, is the responsible party and the cited violations did exist on the date the citation was issued.

The tenant, Edward Hamilton, who is not the responsible party for the cited violations, unknowingly requested the appeal. Therefore, the fees paid were refunded to Mr. Hamilton on Wednesday, March 22, 2023 in the amount of \$150.00.

The motion carried unanimously.

**This BE-Agenda Item was approve recommendation.**

4. 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

Per the request of the legal counsel of the property owner, the case has been postponed to our next scheduled hearing date of April 17, 2023 at 411 W. Ocean Blvd, 4th Floor, City Hall, Long Beach, CA 90802 in the Queen Mary Conference Room.

5. 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

Per the request of the legal counsel of the property owner, the case has been

postponed to our next scheduled hearing date of April 17, 2023 at 411 W. Ocean Blvd, 4th Floor, City Hall, Long Beach, CA 90802 in the Queen Mary Conference Room.

- 6.** 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

Chairman Whitehead called for the owner or representative to appear on behalf of the case and no person appeared.

It was moved by Board Member Witten and seconded by Chairman Whitehead to conclude the case, deny the owner's request to waive the fee and the annual vacant lot fee is upheld for \$780.00. The motion carried unanimously.

**This BE-Agenda Item was approve recommendation.**

## **PUBLIC COMMENTS**

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

## **ADJOURNMENT**

Chairman Whitehead adjourned the meeting at 2:44 p.m.

### **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.