



**Special Magistrate Hearing
Minutes
April 1, 2026
Council Chambers
9:30 AM**



I. CALL TO ORDER

09:30 a.m.

II. SWEARING IN OF WITNESSES

Sworn in: Andy Arcaya, Jim Sula, Matthew Ludy,

III. CALL OF THE CASES

Special Magistrate Dan Mantzaris called for the cases.

IV. OLD CASES

None.

V. NEW CASES

1. CODE-01-26-3044 1778 N PARK AVE. SHIN REAL ESTATE LLC NFPA 1 13.3.3.2 SPRINKLER SYSTEM INSPECTION, NFPA 1 13.5.3.1 BACKFLOW INSPECTIONS.

Respondent Jiyoun Chung present.

Special Magistrate Dan Mantzaris gave an introductory preamble to Ms. Chung.

Respondent Jiyoun Chung swore in.

Fire Inspector Matthew Ludy present.

City Attorney Drew Smith introduced the case and asked CE Officer Arcaya to present the case.

Code Enforcement Officer Andy Arcaya presented the case.

City Attorney Drew Smith introduced Fire Inspector Matthew Ludy about the sprinkler system cured and the backflow device needing 21 days to cure.

Special Magistrate Dan Mantzaris asked Fire Inspector Ludy questions about the responsibility of the backflow repair. The answer from Inspector Ludy was that it is the property owner's responsibility.

Special Magistrate Dan Mantzaris asked Attorney Drew Smith what the city was requesting.

Attorney Smith answered that a violation existed and compliance by 04/23/2023.

Special Magistrate Dan Mantzaris asked the respondent what her position in the company, and the answer was Owner/Manager.

Mr. Chung spoke about contractors, emails to officer Arcaya, and answered the magistrate's question about being able to have the violation cured.

Special Magistrate Dan Mantzaris found the case in violation of both

violations, one being cured after the cure date. The continuing violation to be cured by 04/23/2023 or may be brought back for a fine up to \$250.00 per day.

2. **CODE-02-26-3061 1801 ROGERS AVE. BOOKER & JOSEPHINE BEACHAM SEC. 22-119(3) ACTS CONSIDERED NUISANCES, SEC. 32-7(1)(2)(3) MAINTENANCE OF ROW, SEC. 22-205. EXCESSIVE GROWTH.**

The Special Magistrate recused himself from the case. Case continued.

3. **CODE-02-26-3062 1811 ROGERS AVE. JJ INVESTOR CORP. SEC.22-119(3) ACTS CONSIDERED NUISANCE, SEC. 22-205. EXCESSIVE GROWTH.**

Respondent not present.

City Attorney Drew Smith introduced the case and asked CE Officer Arcaya to present the case.

Code Enforcement Officer Andy Arcaya presented the case.

City Attorney Drew Smith asked CE Officer Arcaya about the type of debris. CE Officer Arcaya answered about the fallen tree and stacked concrete blocks and pile of construction debris.

Special Magistrate Dan Mantzaris asked CE Officer Arcaya questions about the mailing address listed on the OCPA site of 2021 Rogers Ave. CE Officer Arcaya answered the occupants/owners of 2021 Rogers Ave. stated they did not own the property.

Special Magistrate Dan Mantzaris asked Attorney Drew Smith what the City's request was.

Attorney Smith answered that violations existed and compliance by 04/23/2023.

Special Magistrate Dan Mantzaris found the case in violation of violation to cure on or before 04/23/2023 or may be brought back for fine up to \$250.00 per day.

VI. OTHER BUSINESS

None

VII. ADJOURNMENT

09:48 a.m.