



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

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CODE ENFORCEMENT

March 18, 2019

BOARD OF EXAMINERS, APPEALS AND CONDEMNATION
City of Long Beach
California

Case No. 7892-02-19
Appellant: Mark A Valdes
1334 Gaviota Avenue
CEAC254229

RECOMMENDATION

Conclude the hearing, determine that the cited party is the current owner and responsible party of the subject property located at 1334 Gaviota Ave and the violations listed did exist on the date the citation was issued.

DISCUSSION

On October 12, 2018 Code Enforcement conducted an inspection in response to a citizen complaint about an unpermitted plumbing installation draining into the public street. An inspection revealed that an unapproved plumbing installation was draining into the public street, an unsightly tarp on the driveway fence, deteriorated stucco, vent screens, and interior deteriorated floors, shower, counters and cabinets. The City proceeded to send a Citation Warning Notice dated October 18, 2018 giving the owner until November 5, 2018 to correct the violations.

A non-compliance notice was sent to the property owner on November 9, 2018 due to the property remaining in violation giving the owner until November 26, 2018 to correct the violations.

On December 17, 2018, the City issued an Administrative Citation for all the violations listed on the October 18, 2018 Citation Warning Notice.

On January 14, 2019, the property owner requested to appeal the citation.

Respectfully submitted,



Karl Wiegelman
CODE ENFORCEMENT BUREAU MANAGER
DEVELOPMENT SERVICES DEPARTMENT

The following information has been included for your review:

- Exhibit # 1: Request for Administrative Citation Appeal Hearing received January 14, 2019
- Exhibit # 2: Administrative Citation payment received January 14, 2019
- Exhibit # 3: Notice of Hearing dated March 4, 2019
- Exhibit # 4: Photos dated October 12, 2018
- Exhibit # 5: Administrative Citation Warning Notice dated October 18, 2018
- Exhibit # 6: Non-Compliance Letter dated November 9, 2018
- Exhibit # 7: No Progress Photos dated December 12, 2018
- Exhibit # 8: Administrative Citation and Photos dated December 17, 2018
- Exhibit # 9: Return Mail
- Exhibit # 10: Permits
- Exhibit # 11: Case Information Report
- Exhibit # 12: Owner / Property Information
- Exhibit # 13: LBMC