

January 23, 2023

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

Case No. 7937-01-23
Appellant: 2299 PACIFIC AVE, LLC
C/O DUTCH C. ROSS III

PROPERTY ADDRESS: 2299 PACIFIC AVE, LONG BEACH, CA

CE CASE NUMBER: CEAC281959

RECOMMENDATION

Conclude the hearing, determine that the cited party is the current owner and responsible party of the subject property located at **2299 Pacific Avenue** and the violations listed did exist on the date the citation was issued.

DISCUSSION

On June 1, 2022, Code Enforcement received a complaint at 2299 Pacific Avenue, Long Beach, CA for trash, debris, weeds & graffiti.

On July 28, 2022, an inspection revealed violations for graffiti, overgrown vegetation, weeds, debris and deteriorated roof.

On August 17, 2022, Inspector Nick Watson spoke to the owner Mr. Carol, in regards to the property. Mr. Carol stated he had no problem keeping the property cleaned and free of graffiti, weeds, and trash. Mr. Carol also stated they have a contract to build a boys and girls club at the location in Spring of 2023, and didn't want to reroof the building.

A re-inspection on September 20, 2022 revealed no progress.

On September 23, 2022, a reminder letter was sent, stating a reinspection and citation could be given on October 3, 2022 if the violations were not corrected.

On November 10, 2022, Senior Inspector John Martin left a detailed message for Mr. Carol, explaining that they needed to obtain a permit to repair the roof or for a remodel which included the roof to prevent the city from issuing a citation. Since they have not submitted anything to planning for the girls and boys club, we cannot allow the blighted condition to go on or further deterioration of the building from the rains.

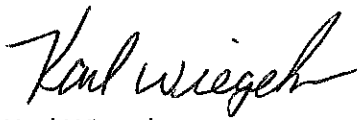
On November 16, 2022, an inspection revealed the graffiti, trash and weeds were all removed. The deteriorated roof remains in violation.

On November 17, 2022, a citation was issued to the owner of record and posted on the property for the deteriorated roof.

On December 12, 2022, the property owner requested to appeal the citation stating the cited violations did not exist at the time of citation.

On December 21, 2022, Principal Inspector Beverly McNicholl met with Architect/Project Manager Jeremy Ngo at the counter. He wanted to request an extension. We asked him to provide us with a proposal/timeline of what their intentions are. She also asked him if they could at least clean the property to make it a little more presentable. He said they can put black felt paper on the roof and eaves. He stated he will be emailing John and Beverly with his proposal.

Respectfully submitted,



Karl Wiegman
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 12/13/22
- Exhibit # 2: Notice of Hearing dated January 13, 2023
- Exhibit # 3: Administrative Citation Warning Notice dated August 8, 2022
- Exhibit # 4: Reminder Letter dated September 23, 2022
- Exhibit # 5: Photos
- Exhibit # 6: Administrative Citation dated November 17, 2022
- Exhibit # 7: Photos
- Exhibit # 8: Case Information Report
- Exhibit # 9: Property Information
- Exhibit # 10: LBMC
- Exhibit # 11: Certified Mail