

October 19, 2020

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

Case No. 7905-10-20
Appellant: James & Yvonne Stewart
6406 Long Beach Blvd.
CEMJ268666

RECOMMENDATION

Conclude the hearing, determine that the cited party is the current owner and responsible party of the subject property located at **6406 Long Beach Blvd** and the violations listed did exist on the date the citation was issued.

DISCUSSION

On March 2, 2020, Code Enforcement conducted an inspection in response to a citizen complaint about an unpermitted marijuana cultivation site. An inspection revealed mechanical units and electrical upgrade were made without permits. The City proceeded to send a citation warning notice dated March 23, 2020 giving the owner until April 6, 2020 to correct the violations.

On March 2, 2020, we conducted a team inspection with the marijuana task force for possible unpermitted cultivation.

On March 23, 2020, a violation notice was mailed to owner.

On March 24, 2020, we received a phone call from the owners daughter, Janine Stewart. We explained the violations and the need to obtain the required permits.

On April 24, 2020, we received an email from owners daughter informing her tenant of the city inspection findings.

On August 26, 2020, the City issued an administrative citation for all the violations listed on the citation warning notice.

On August 31, 2020, we received a phone call from owner stating she would appeal citation.

On September 19, 2020, we met with owner and tenant at the property and explained the violations listed on the citation and that permits need to be obtained. While at the property I notice 3 mechanical units were relocated to the roof, I also notice electrical alterations. I explained to the owner and tenant that permits were required for all mechanical and electrical application and or alterations.

On September 22, 2020, the property owner requested to appeal the citation stating they are not the responsible party for the cited violation on the date the citation was issued.

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 & payment received 9/29/20

Exhibit # 2: Notice of Hearing dated 10/8/20

Exhibit # 3: Administrative Citation Warning Notice dated 3/23/20

Exhibit # 4: Photos

Exhibit # 5: Administrative Citation dated 8/26/20

Exhibit # 6: Photos

Exhibit # 7: Case Information

Exhibit # 8: Property/ Owner Information

Exhibit # 9: LBMC

Exhibit # 10: Return Mail