

November 15, 2021

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

Case No. 7926-11-21
Appellant: JUDY LEONARD
111 ROYCROFT AVENUE
CEAC275899

RECOMMENDATION

Conclude the hearing, determine that the cited party is the current owner and responsible party of the subject property located at **111 ROYCROFT AVE** and the violations listed did exist on the date the citation was issued.

DISCUSSION

On January 25, 2021, Code Enforcement received a complaint at 111 Roycroft Avenue for trash, debris and overgrown vegetation in the front and back yard. No trash or recycle bins. An initial letter was mailed out on January 26, 2021.

On June 8, 2021, an inspection revealed violations for Overgrown/dead vegetation, inoperative vehicles, deteriorated porch and window frames.

On June 29, 2021, Senior Inspector Susan Sun-Stephan logged a call from the property owner stating that she will be tearing down the unpermitted building and removing weeds, trash, debris and inoperative vehicles.

On July 9, 2021, a reminder letter was mailed out to the property owner stating that the violations will need to be corrected by the August 9, 2021 compliance date.

A re-inspection on August 12, 2021, revealed there was progress made. Access for inspection was available. A re-inspection date was set for September 8, 2021.

On August 30th and 31st Inspector Philip Johnson had two phone calls from the property owner pertaining to plan submittals regarding the case with Inspector Sun-Stephan.

On September 8, 2021, a re-inspection of the property revealed no further progress had been made.

On September 16, 2021, a citation was issued on the property for the existing violations.

On September 17, 2021, Inspector Philip Johnson spoke with Judy Leonard regarding the inoperative vehicle (Winnebago) which she stated was gone.

On September 21, 2021, Senior Inspector Manuel Rivas received a phone call from Judy Leonard calling to discuss the citation. She stated that she was not in agreement and that it should not have been issued. An onsite inspection was scheduled for September 23, 2021 to clarify all of the violations and verify if she was still in violation.

On September 23, 2021 Inspector Rivas and Inspector Johnson met at the property with the owner and discussed what the owner needed to do so that the City would not issue another citation. At this time, the owner also stated that Inspector Johnson had given her time to comply until the end of the month. The inspection revealed that there were still violations that had not been corrected.

On October 14, 2021, the property owner requested to appeal the citation stating the cited violations did not exist on the date the citation was issued.

On October 19, 2021, an inspection revealed that the owner had corrected all violations and the case will be closed.

Respectfully submitted,



Karl Wiegelman
CODE ENFORCEMENT BUREAU MANAGER
DEVELOPMENT SERVICES DEPARTMENT

The following information has been included for your review:

- Exhibit # 1: Request for AC Appeal Hearing and payment received October 14, 2021
- Exhibit # 2: Notice of Hearing dated November 5, 2021
- Exhibit # 3: Administrative Citation Warning Notice dated June 23, 2021
- Exhibit # 4: AC Warning Notice Photos
- Exhibit # 5: Reminder/Extension Letter dated August 18, 2021
- Exhibit # 6: Administrative Citation dated September 16, 2021
- Exhibit # 7: AC Photos
- Exhibit # 8: Case Information Report
- Exhibit # 9: Property & Owner Information
- Exhibit # 10: Return Certified Mail
- Exhibit # 11: LBMC