

March 20, 2023

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

Case No. 7938-03-23  
Appellant: Domenic Saraceno  
5372 ORANGE AVE  
CE Case No. CEAC281961

RECOMMENDATION

Conclude the hearing, determine that the cited party is the current owner and responsible party of the subject property located at 5372 Orange Ave and the violations listed did exist on the date the citation was issued.

DISCUSSION

On June 15, 2022, Code Enforcement received a complaint at 5372 Orange Ave for discarded furniture, trash and debris.

On August 12, 2022, a site inspection revealed violations for sanitation, discarded furniture and trash cans visible from public view. A violation notice was sent to the owner.

On August 17, 2022, a reminder letter was mailed out.

On September 30, 2022, the first Administrative Citation was issued for sanitation, discarded furniture and trash cans visible from public view. Photos were taken.

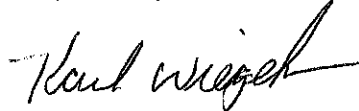
On October 13, 2022, the owner contacted me stating he received the Administrative Citation Warning letter and the first Administrative Citation. He said he would try his best to keep the property clean to avoid any additional Citations.

On January 20, 2023, a second Administrative Citation was issued for sanitation, discarded furniture and trash cans visible from public view. Photos were taken.

On February 27, 2023, the property owner requested to appeal the citation stating the cited violations did not exist at the time of the citation.

This property was brought before the board on December 12, 2022 to appeal the first Administrative Citation dated. The appeal was denied.

Respectfully submitted,



Karl Wiegelman  
CODE ENFORCEMENT BUREAU MANAGER  
DEVELOPMENT SERVICES DEPARTMENT

The following information has been included for your review:

- Exhibit # 1: Request for an AC Appeal Hearing & payment received February 27, 2023
- Exhibit # 2: Notice of Hearing dated March 10, 2023
- Exhibit # 3: AC Warning Notice dated August 12, 2022
- Exhibit # 4: PHOTOS- AC Warning Notice
- Exhibit # 5: Reminder Letter dated August 16, 2022
- Exhibit # 6: 1<sup>st</sup> Administrative Citation dated September 30, 2022
- Exhibit # 7: PHOTOS- 1<sup>ST</sup> Administrative Citation
- Exhibit # 8: RTN Certified Mail -01 AC Cite
- Exhibit # 9: 2<sup>nd</sup> Administrative Citation dated January 20, 2023
- Exhibit # 10: PHOTOS- 2<sup>nd</sup> Administrative Citation
- Exhibit # 11: RTN Certified Mail -02 AC Cite
- Exhibit # 12: Property & Owner Information
- Exhibit # 13: Case Information Report
- Exhibit # 14: LBMC