

July 19, 2021

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

Case No. 7919-05-21  
Appellant: John R. Cabe  
CABE TOYOTA  
2259 Long Beach Blvd, CA 90806  
CEWA273065

RECOMMENDATION

Conclude the hearing, determine that the cited party is the current owner and responsible party of the subject property located at **2259 Long Beach Blvd** and the violations listed did exist on the date the property was cleaned by LAL Services, contracted by the City of Long Beach. In addition, the fees associated with the cleaning of the property are reasonable.

DISCUSSION

On October 27, 2020, Code Enforcement Bureau received a complaint at 2259 Long Beach Blvd for graffiti, weeds, trash and debris on the premises.

Inspector Brent Albanese conducted an inspection and found the property is in violation for graffiti, weeds, trash and debris. A case was opened for all violations found on the premises under Administrative Citation number CEAC273080.

Due to the property being vacant, on October 28, 2020, Inspector Brent Albanese also posted a Notice to Clean the property.

On November 10, 2020, Inspector Brent Albanese received a call from property owner, John Cabe, who stated that he would clean the property and also remove the graffiti before the 20 days from the date of the letter. Staff postponed sending the Notice to Clean to the owner based on the conversation with Mr. Cabe.

On November 17, 2020, Inspector Brent Albanese verified the violations had not been corrected as stated by the owner and mailed the Notice to Clean letter.

On December 1, 2020, Inspector Brent Albanese found violations had not been corrected and also found fire damage to one of the buildings on the property.

On January 11, 2021, Inspector Brent Albanese conducted a progress inspection and

found violation has not been corrected.

On February 10, 2021, Inspector Albanese called and left a message for the property owner to correct violations and that failure to correct violations, may result in the City abating all weeds, trash and debris from the property at the owner's expense.

On February 16, 2021, Inspector Brent Albanese met with LAL Services, Inc., city authorized contractor, to clean the property. The property was not secured and open and accessible at the time of the cleanup.

On March 3, 2021, a Notice to Pay Lot Cleaning Levy was sent to the owner.

On March 10, 2021, sent a letter stating he would like to take advantage of his right to demand a hearing.

Respectfully submitted,



Karl Wiegelman  
CODE ENFORCEMENT BUREAU MANAGER  
DEVELOPMENT SERVICES DEPARTMENT

The following information has been included for your review:

- Exhibit # 1: Request for Hearing March 10, 2021
- Exhibit # 2: Notice of Hearing dated July 9, 2021
- Exhibit # 3: Notice to Clean Premises dated November 17, 2020
- Exhibit # 4: Photos dated October 28, 2020
- Exhibit # 5: Certified Mail Receipt dated November 30, 2020
- Exhibit # 6: Photos dated February 16, 2021
- Exhibit # 7: LAL Services Inc., INVOICE dated February 18, 2021
- Exhibit # 8: Notice to Pay Lot Cleaning Levy dated March 3, 2021
- Exhibit # 9: Certified Mail Receipt dated March 10, 2021
- Exhibit # 10: Notice to Pay Lot Cleaning Levy REVISED dated March 25, 2021
- Exhibit # 11: Certified Mail Receipt dated April 14, 2021
- Exhibit # 12: Code Enforcement Abatement Fee Calculation for Billing
- Exhibit # 13: Case Information Report
- Exhibit # 14: Property & Owner Information
- Exhibit # 15: LBMC