

July 19, 2021

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

Case No. C-7922-06-21
Deutsche Bank National Trust/ New Century Home
1403 Locust Ave
CESB274219

SUGGESTED RECOMMENDATION

Conclude the Hearing, adopt the findings of the Building Official as the Board's findings, determine that the One-Story Duplex located at **1403 Locust Avenue** is substandard and a public nuisance, and order the owners to demolish or rehabilitate the structure as per Findings dated **March 12, 2021** by **June 13, 2021**. Also, order the owners to maintain the structure in a safe, clean and secure manner until the demolition or rehabilitation is complete.

DISCUSSION

In February of 2021, Code Enforcement received a complaint of a deteriorated building at 1403 Locust Avenue. An inspection of the Duplex with No Garages revealed damage and deterioration to the dwelling which included damage to supporting structural frame members, wall studs, plates, headers, ceilings, roof, electrical service and plumbing system as well as piles of trash and debris.

The Duplex with No Garages was declared to be substandard by notice dated April 26, 2021. The structure is occupied. A review of the records and a recent site inspection revealed that permits have not been obtained and the property remains in violation.



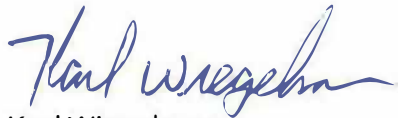
The following documents have been included for your review:

- Lot book update
- Substandard Building Letter dated March 12, 2021
- Declaration of Substandard Building Letter dated March 12, 2021
- Notice of Hearing dated July 9, 2021
- Findings of the Building Official dated March 12, 2021
- Photos
- Case information report

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



Karl Wiegelman
Code Enforcement Bureau Manager
Development Services Department
KW:ma
Attachments

