



June 23, 2021

**CITATION WARNING NOTICE**

An inspection of the property located at **111 ROYCROFT AVE** on 6/8/2021 at 1:02 pm revealed the following violation(s) of the Long Beach Municipal Code (LBMC). As owner, occupant, last registered owner, tenant, or parent of a responsible party, you have been given notice of these existing violation(s), and are requested to correct the violation(s) as specified.

Responsible Party Name:

JUDY A. LEONARD  
111 ROYCROFT AVENUE  
LONG BEACH, CA 90803-3126

Case Number: **CEAC275899**

APN: 7256-030-020

1. LBMC 8.76.010 (D)

Overgrown Vegetation

Overgrown vegetation, cultivated or uncultivated, is likely to harbor rats, vermin or other nuisances which can be detrimental to neighboring properties or property values. Trim or remove all overgrown vegetation from the property.

**OVERGROWN INTO THE PUBLIC RIGHT-OF-WAY, THE DRIVEWAY AND THE ENTRY WAY.**

2. LBMC 8.76.010 (E)

Dead Vegetation

Dead, decayed, diseased or hazardous trees, weeds and debris constitute an unsightly appearance, may be dangerous to public safety and welfare, or detrimental to neighboring properties or property values. Remove all dead, decayed or hazardous trees, weeds and debris from the property.

3. LBMC 18.01.060 (G); LBMC 18.02.020; LBMC 18.20.010; LBMC 18.40.010 CBC 1402.1, 1405.11.2; LBMC 18.41.010 CRC R317.3, R407.2, R505.2, R603.2, R804.2, Inadequate paint/protective coating

There is improper weather proofing due to defective or weathered exterior wall covering due to lack of paint or other approved protective coating. Replace the defective or weathered exterior wall covering and provide an approved weather proofing for the exterior walls. (Note: If this property is located in a historic district, approval of materials and colors should be obtained from the Historic Preservation Officer at (562) 570-6864.)

**TO INCLUDE BUT NOT LIMITED TO WINDOW FRAMES, DOOR FRAMES, THE GARAGE DOORS AND THE FASCIA BOARDS**

4. LBMC 9.65.040

Inoperative Vehicle(s)

It shall be the duty of responsible person(s) to prevent accumulation and storage of abandoned, wrecked, dismantled, or inoperative vehicles or parts thereof, except for those

vehicles or parts thereof exempted pursuant to Long Beach Municipal Code Section 10.46.030. Remove all inoperative vehicles or vehicle parts from the property or bring vehicle(s) to an operative condition including current registration status.

**1. WHITE WINNEBAGO, LICENSE #7FEN322, REGISTRATION EXPIRED MARCH-2016.2. RED CHRYSLER TOWN & COUNTRY, LICENSE 54415DV, REGISTRATION EXPIRED DECEMBER-2018.**

5. LBMC 18.01.060 (G); LBMC 18.02.200; LBMC 18.02.150; LBMC 18.20.010; LBMC 18.40.010 CBC 1009; LBMC 18.41.010 CRC R311.7  
Stairway/Land/Railing - Def

The stairway, landings and railings are defective. Replace the defective and deteriorated stairway, landings, and railings.

**PORCH AND LANDING IN THE FRONT ENTRY AREA.**

Corrections must be completed by 7/8/2021 at which time the City may reinspect to verify compliance. If you choose not to comply by this date and violations continue, the City may issue an Administrative Citation. The Citation imposes fine(s) in the amount of \$100 for each initial violation. A \$200 fine will be imposed for each instance of a second violation of the same code section committed within one year from the date of the initial cited violation. A \$500 fine will be imposed for any subsequent violation of the same code section committed within one year from the date of the initial violation. EXCEPTION: A \$500 fine will be imposed for each violation of LBMC Section 21.51.227 relating to illegal automotive repair. A \$1000 fine will be imposed for each violation of LBMC Sections: 21.41.170 relating to illegal garage conversion for residential use, 18.02.050 relating to dangerous buildings, 18.08.010 relating to illegal change in occupancy, 18.09.010 for failure to comply with Title 18 and/or Section 21.31.245(C) relating to unlawful dwelling units, 5.77.030(A) relating to un-registered short-term rentals, 5.77.050 relating to short-term rental regulations. Other enforcement action and penalties may also result if compliance is not achieved by the correction date.

Should you have any questions regarding this notice we **ENCOURAGE** you to contact your inspector Philip Johnson at (562)570-4096 between the hours of 7:30 - 8:30 a.m. and 3:30 - 4:30 p.m. Monday through Thursday and 7:30 - 8:30 a.m. and 3:00 - 4:00 p.m. on Friday. **Meeting with inspector is by appointment only.**

By:



Philip Johnson  
Combination Building Inspector  
(562)570-4096

cc:

- JUDY A LEONARD, 111 N ROYCROFT AVE , LONG BEACH, CA 90803

This information is available in alternative format by request at 562.570.3807.  
For an electronic version of this document, visit our website at [longbeach.gov/lbds](http://longbeach.gov/lbds).