

# Code Enforcement Case Violation

## Report Description:

Code Enforcement Case Violation Report

Printed: 7/1/2022  
12:00:57PM

Case: CEAC278489

## CEAC278489

Case Type:	Administrative Citation	Case is Open.
Address:	3718 GUNDRY AVE LONG BEACH CA 90807	
Location:	DETERIORATED INTERIOR WALLS IN KITCHEN, UNPERMITTED EXTERIOR	
Primary Contact:	CHARMAINE C & LESLIE E CHARLES	
Current Milestone:	3rd Citation Interim	
Unpaid Amount:	\$4,600.00	
Resolution Date:		
Source:	EMAIL	

## Contacts

Primary	Name		Add By	Add Date
Y	CHARMAINE C & LESLIE E CHARLES 240 RAVENNA DR LONG BEACH CA 90803-3612	Owner	Brent Albanese	11/05/2021

## Inspections

Insp Type	DESCRIPTION	Insp Result	Result By	Insp Date
CEInitial	Initial Inspection	Violations Found	Brent Albanese	11/03/2021
CE_PreCite	Pre-Citation Inspection	No Progress made	Brent Albanese	03/04/2022
CE_PreCite	Pre-Citation Inspection	No Progress made	Brent Albanese	05/12/2022
CE_PreCite	Pre-Citation Inspection	First Citation	Brent Albanese	05/13/2022
CEFLCITE1	Follow-up Site Inspection - 1st Interim	No Progress made	Brent Albanese	06/14/2022
CEFLCITE1	Follow-up Site Inspection - 1st Interim	Second Citation	Brent Albanese	06/15/2022
CEFLCITE2	Follow-up Site Inspection - 2nd Interim	No Progress made	Brent Albanese	06/29/2022
CEFLCITE2	Follow-up Site Inspection - 2nd Interim	Third Citation	Brent Albanese	06/30/2022
CEFLCITE3	Follow-up site inspection - 3rd Interim			

## Employees

ID	Employee	Capacity	From	To
RABARAJ	Ramon Barajas	Proof Reader	11/5/2021 10:52:48AM	
BRALBAN	Brent Albanese	Inspector	11/5/2021 10:52:48AM	

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## Code Violations

#	CODE	Description	COMMENTS	Violation Date
1.	UP016	Building Permit Required	<b>OBTAIN PERMIT TO LEGALIZE OR CONVERT GARAGE BACK TO ORIGINAL USE. INCLUDING BY REMOVING FULL BATHROOM, CLOSET AND DRYWALL.</b>	11/05/2021
		LBMC 18.04.010 (A)		
		A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees.		
		PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:		
		OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:		
2.	SP007	Expired Permit	ILMS00040529	11/09/2021
		LBMC 18.04.060		
		Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within one hundred eighty days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty days.		
		PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:		
		OBTAIN A VALID PERMIT TO "RENEW," OR, TO "COMPLETE WORK STARTED ON PERMIT # , WHICH IS NOW NULL AND VOID.		
3.	SP044	Plumbing Permits Required	OBTAIN PERMIT FOR GARAGE, TO LEGALIZE OR REMOVE ALL DRAIN LINES, VENT PIPES AND WATER LINES. OBTAIN PERMIT TO LEGALIZE OR REMOVE EXTERIOR WATER LINES AND DRAIN FOR OUTSIDE LINES AND DRAIN FOR OUTSIDE LAUNDRY AT BUILDING 3718.	11/05/2021
		LBMC 18.04.010 (D)		
		No person shall commence, do, install, erect, construct, remove, add to or change any plumbing, water piping, gas piping, water heater, water heater vents, water treating equipment, or any appliance or device regulated by this chapter without obtaining a permit approving the proposed quality and character of workmanship and materials."		
		PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:		
		OBTAIN A PLUMBING PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED PLUMBING WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:		

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- |    |           |   |  |            |
|----|-----------|---|--|------------|
| 4. | SP021     | Electrical Permits Required   | OBTAIN PERMIT IN GARAGE TO LEGALIZE OR REMOVE ALL UNPERMITTED ELECTRICAL, INCLUDING ALL RECEPTACLES, LIGHTS AND SWITCHES. OBTAIN ELECTRICAL PERMIT TO REMOVE RECEPTACLE FOR OUTDOOR LAUNDRY FACILITIES AT BUILDING 3718. | 11/05/2021 |
|    |           | <p>LBMC 18.04.010 (C)<br/>No new electrical installation shall be made nor any alteration or addition performed to any existing wiring, nor shall any wiring for the placing or installation of any electric light, power or heating device, or any apparatus which generates, transmits, transforms or utilizes electricity operating at a voltage exceeding twenty-five volts between conductors or capable of supplying more than fifty watts, be made without first obtaining an electrical permit.</p> <p>PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:</p> <p>OBTAIN AN ELECTRICAL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED ELECTRICAL WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:</p> |  |            |
| 5. | INTWC002  | Ceilings/Wall - Deteriorated  | REPAIR & PAINT INTERIOR DETERIORATED WALL IN KITCHEN.  | 11/05/2021 |
|    |           | <p>LBMC 18.45.030 UHC<br/>The interior wall and ceiling coverings are deteriorated through out the dwelling. Repair and paint the deteriorated ceiling and wall coverings. 18.45.050 UHC Sec. 1702 (e) Note: if your building was built before 1978, it is likely to contain lead-based paint. Lead-based paint poses a serious health risk when disturbed. To speak with someone about lead-based paint hazards and worker safety, please call the City of Long Beach Lead Poisoning Prevention Program at 562-570-8875 or the National Lead Information Center at 1-800-424-LEAD.</p>   |  |            |
| 6. | EXELEC013 | Serv Circuit - Unprv wiring   |  | 11/09/2021 |
|    |           | <p>LBMC 18.45.010 UHC 701.2<br/>The electrical wiring added to the electrical service is unapproved. Remove the unapproved wiring from the electrical service.</p>  |  |            |
| 7. | EXELEC023 | Serv/SbPnl cover - Damg & M   |  | 11/05/2021 |
|    |           | <p>LBMC 18.45.010 UHC 701.2<br/>The electrical dead front cover(s) of the electrical service/sub panel is missing, damaged or lacking parts which exposes the branch circuit wiring and/or energized parts to human contact. Provide an approved electrical service/sub panel dead front cover(s) for the electrical service/sub panel.</p>   |  |            |
| 8. | UNDFLR004 | Vent Scrns - Damaged  |  | 11/05/2021 |
|    |           | <p>LBMC 18.40.010 CBC 1203.3, 2304.11.9; LBMC 18.41.010 CRC R408.2<br/>The foundation vent screens are damaged. Replace all of the damaged vent screens with corrosion resistant 1/4" wire mesh.</p>  |  |            |
| 9. | ZE077     | Garage Access   |  | 11/05/2021 |
|    |           | <p>LBMC 21.41.150<br/>All parking facilities and loading areas shall be maintained in a neat and orderly condition and shall be clear of obstructions. Remove all obstructions from the driveway and/or garage which prevent vehicular access.</p>  |  |            |

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10. SP004	Entry Rights For Inspection	11/05/2021
	LBMC 18.03.020 (F)	
	Whenever necessary to make an inspection to enforce any of the provisions of this title, or whenever the building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any condition or code violation which makes such building or premises substandard, unsafe, dangerous or hazardous, the building official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed.	
	PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:	
	PROVIDE ACCESS TO THE BUILDING OFFICIAL FOR INSPECTIONS.	
	NOTE: PROPERTY OWNER/ MANAGEMENT COMPANY SHALL PROVIDE ACCESS TO UNIT(S) TO VERIFY ALL VIOLATION(S) HAVE BEEN CORRECTED. FAILURE TO PROVIDE ACCESS BY THE COMPLIANCE DATE BELOW MAY	
11. SP008	Inspection Required	11/05/2021
	LBMC 18.07.010 (A), LBMC 18.07.050	
	All construction or work for which a permit is required shall be subject to inspection by the building official. It shall be the duty of the permit tee to cause the work to be accessible and exposed for inspection purposes.	
	PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:	
	PROVIDE ACCESS TO, AND EXPOSE ALL CONSTRUCTION WORK FOR THE REQUIRED INSPECTIONS.	
12. SP009	Request Inspection	11/05/2021
	LBMC 18.07.030 (A)	
	It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work.	
	PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:	
	REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK	
13. SP010	Inspection Approvals Required	11/05/2021
	LBMC 18.07.040	

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No work shall be done on any part of the building or structure beyond the point indicated each successive inspection without first obtaining the written approval of the building official. There shall be a final inspection and approval on all buildings when completed and ready for occupancy.

PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:

REQUEST AND OBTAIN ALL THE SUCCESSIVE AND REQUIRED INSPECTIONS  
AND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.

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## Logs

Log Type	Description	Log By	Log Date
CENOT015	AC Warning Notice Approved Auto Loaded at: 11/5/2021 11:26:06 AM	Brent Albanese	11/05/2021
CENOT028	Certified & Regular Mail Sent ACW CERT 5731	NUBIA OCAMPO OCAMPO	11/10/2021
CEDTE052	Meeting with owner/contractor CHARMAINE 562-308-8105	Brent Albanese	11/12/2021
CEDTE054	Letter Mailed REG MAIL - NON COMP LTR	Julie Livingston	03/08/2022
CENOT016	AC Warning Notice Return Receipt RECD ON 11/16/21 RTN GRN CARD #5731	Julie Livingston	03/11/2022
CEHHDTE07	Phone Log Called owner Charmaine 562 308 8105 at her request to explain violation notice. After explaining letter to owner she was still had questions so we have set a site inspection for Thursday the 31st at 10 AM.	Ramon Barajas	03/25/2022
CEDTE052	Meeting with owner/contractor WENT TO PROPERTY WITH MY SUPERVISOR RAY, IN ORDER TO MEET WITH PROPERTY OWNER TO CLAIRIFY THE VIOLATIONS. WE WENT OVER THE CURRENT VIOLATIONS AND FOUND NEW ONES AS WELL, WHEN WE WERE GRANTED GARAGE ACCESS, BY THE OWNER.	Brent Albanese	04/07/2022
CENOT028	Certified & Regular Mail Sent SENT REVISED ACW CERT #4977	Julie Livingston	04/13/2022
CEDTE054	Letter Mailed SENT REGULAR MAIL - HAS <u>NOT</u> BEEN CORRECTED.	Julia Zamora	05/02/2022
CENOT009	1st Citation Notice Approved Auto Loaded at: 5/12/2022 3:53:24 PM	Brent Albanese	05/12/2022
CENOT028	Certified & Regular Mail Sent 01 CITE LTR CERT #: 8377.	Julia Zamora	05/13/2022
CEDTE050	Building Permit Obtained NICK FIEL FINALED ROOM AND BATHROOM ADDITION PERMIT.	Brent Albanese	05/20/2022
CENOT044	Payment Received PMT 01 CITE, CEAC278489, \$1,200.00, CHECK # 2153 (DATED 5.16.2022).	Julia Zamora	05/24/2022
CENOT033	Certified Mail Returned Unclaimed	Myeesha Martinez	06/13/2022

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	01 CITE RET CERT 8377		
CENOT011	2nd Citation Notice Approved Auto Loaded at: 6/14/2022 3:43:45 PM	Brent Albanese	06/14/2022
CENOT028	Certified & Regular Mail Sent 02 CITE CERT 0223 6/15/2022	Josephine Peterson	06/15/2022
CENOT013	3rd Citation Notice Approved Auto Loaded at: 6/29/2022 4:44:16 PM	Brent Albanese	06/29/2022
CENOT028	Certified & Regular Mail Sent 03 CITE SENT AS CERT #3005	Julie Livingston	06/30/2022
CEHHDTE07	Phone Log received a call from owner Charmaine 562 308 8105 explained citation and process. they plans are being drawn for an ADU and almost ready to submit.	Ramon Barajas	06/30/2022

## Fees

Description	COMMENTS	Amount	Add Date	Add By	Paid Date
ZE 1st Citation		100.00	05/12/2022	Brent Albanese	
SB 1st Citation		100.00	05/12/2022	Brent Albanese	
UP 1st Citation		1,000.00	05/12/2022	Brent Albanese	
ZE 2nd Citation		200.00	06/14/2022	Brent Albanese	
SB 2nd Citation		200.00	06/14/2022	Brent Albanese	
UP 2nd Citation		1,000.00	06/14/2022	Brent Albanese	
ZE 3rd Citation		500.00	06/29/2022	Brent Albanese	
SB 3rd Citation		500.00	06/29/2022	Brent Albanese	
UP 3rd Citation		1,000.00	06/29/2022	Brent Albanese	

**4,600.00**