



August 08, 2022

**CITATION WARNING NOTICE**

An inspection of the property located at **2299 PACIFIC AVE** on 7/28/2022 at 1:00 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:

2299 PACIFIC AVENUE LLC  
C/O DUTCH C. ROSS III  
2600 INDUSTRY WAY  
LYNWOOD, CA 90262

Case Number: **CEAC281959**

APN: 7205-021-030

1. LBMC 8.76.010 (B)

Roof

The roof covering of all buildings shall be maintained in such a manner so as not to become deteriorated to a condition that would permit decay, discoloration, excessive checking, cracking or warping which would render the building unsightly or in a state of disrepair. Repair or replace the deteriorated roof covering of the building that renders the building unsightly and in a state of disrepair. Obtain all required permits.

**OBTAIN PERMITS TO REPAIR OR REPLACE ALL DETERIORATED SECTIONS OF ROOFING**

2. LBMC 18.07.010 (A), LBMC 18.07.050

Inspection Required

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.**

3. LBMC 18.07.030 (A)

Request Inspection

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

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corrective actions in this Notice:

REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK

**MUST BEGIN WORK AND REQUEST INSPECTION WITHIN 30 DAYS OF OBTAINING PERMIT TO AVOID ADMINISTRATIVE CITATIONS**

4. LBMC 18.07.040

Inspection Approvals Required

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.

5. LBMC 18.45.030 UHC 1702 (L)

Overgrown vegetation

There is overgrown vegetation in the yard areas. Trim and remove all overgrown vegetation.

6. LBMC 9.65.030

Weeds and/or Debris

Property must be clean and free from all weeds and/or debris at all times. Remove all weeds and/or debris from the property.

7. LBMC 8.58.030

Graffiti

There is graffiti painted on the premises. Remove all graffiti from the premises.

8. LBMC 18.03.020 (F)

Entry Rights For Inspection

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 RESULT IN A CITATION BEING ISSUED.

Corrections must be completed by **9/8/2022** 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 NICHOLAS WATSON at (562)570-6509 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:

A handwritten signature in black ink, appearing to read 'Nick Watson', is written over a light gray grid background.

NICHOLAS WATSON  
Combination Building Inspector  
(562)570-6509

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).