



CODE ENFORCEMENT

# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

100 W. Broadway, Suite 400

LONG BEACH, CALIFORNIA 90802

(562)570 - CODE FAX (562)570-6034  
(562)570 - 2 6 3 3 TDD (562)570-6793

October 18, 2018

## CITATION WARNING NOTICE

An inspection of the property located at **1334 GAVIOTA AVE** on 10/12/2018 at 9:38 AM 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:

MARK A VALDES

Case Number: **CEAC254229**

1837 7TH ST

SANTA MONICA, CA 90401-3307

APN: 7261-026-008

1. LBMC 8.76.010 (M)

**Unsightly Property**

Properties must be maintained in a condition so as not to become defective, unsightly or in a state of deterioration or disrepair. **Remove all items which render the property unsightly and in a state of disrepair.**

**INCLUDING TARP ON THE DRIVEWAY FENCE.**

2. LBMC 18.45.030 UHC 1702 (E)

**Shower wall Cvr - Deter**

The shower wall covering in the bathroom is deteriorated. **Replace the wall covering in the shower with an approved material.**

3. LBMC 18.45.030 UHC 1702 (L)

**Flr Cvr - Damaged**

The kitchen floor covering is damaged. **Repair or replace the damaged kitchen floor covering.**

4. LBMC 18.45.010 UHC 505.7

Countertop - Deter & Miss

The kitchen countertop is deteriorated or missing. **Replace the countertop.**

**IF A KITCHEN REMODEL WILL BE DONE, PLEASE OBTAIN A BUILDING PERMIT PRIOR OF COMMENCING THE WORK.**

5. LBMC 18.45.010 UHC 505.7

Cntop - Deter & Unsant

The kitchen countertop is deteriorated and in an unsanitary condition. **Replace or repair and refinish the countertop to include grouting around the sink rim.**

6. LBMC 18.45.010 UHC 505.7

Cabinets-Damg deter & Unsant

The kitchen cabinets are damaged/deteriorated and unsanitary. **Replace or repair and refinish the kitchen cabinets.**

7. LBMC 18.45.010 UHC 505.7

Unapproved Installation

There is an unapproved plumbing installation to the building. **Obtain the required plumbing permit and reinstall all unapproved plumbing to meet minimum code requirements or remove the unapproved plumbing waste, vent and supply piping and cap the sewer.**  
Note: Expose the sewer cap for inspection.

**OUTSIDE MASTER BATH ON DRIVEWAY AREA.**

8. LBMC 18.45.010 UHC 601.2, 601.3; LBMC 8.76.010 (B).

Stucco - Deteriorated

The exterior stucco is deteriorated. **Repair all the deteriorated stucco and color coat to match the existing color of the building.**

**ON SOUTH WALL IN DRIVEWAY AREA.**

9. LBMC 18.40.010 CBC 1203.3, 2304.11.9; LBMC 18.41.010 CRC R408.2

Vent Scrns - Missing

The foundation vent screens are missing. **Replace all of the missing vent screens with corrosion resistant 1/4" wire mesh.**

10. 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.**

Corrections must be completed by **11/5/2018** 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. Other enforcement action and penalties may also result if compliance is not achieved by the correction date.

**PLEASE BE ADVISED** that failure to correct the above-referenced violation(s) will result in a re-inspection fee of two hundred and twenty dollars (\$220.00). **PLEASE BE FURTHER ADVISED** that, pursuant to Long Beach Municipal Code section 18.30.014.A and California Code of Civil Procedure sections 1822.50 et seq., the City will seek an administrative inspection warrant upon your failure and/or refusal to grant access to the property described herein.

Should you have any questions regarding this notice we **ENCOURAGE** you to contact your inspector Ana Leon at (562)570-6390 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.

By:



Ana Leon  
Senior Combination Building Inspector  
(562)570-6390