



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

CODE ENFORCEMENT

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

January 04, 2019

## CITATION WARNING NOTICE

An inspection of the property located at **700 PINE AVE** on 1/2/2019 at 10:30 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:

JDLBCA PARTNERS LLC

Case Number: **CEAC256199**

ATTN: ADOLFO PAZ

APN: 7273-022-011

3780 KILROY AIRPORT WAY #200

LONG BEACH, CA 90806-2458

### 1. LBMC 18.04.010 (A)

#### Building Permits Required

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:

**OBTAIN PERMITS TO LEGALIZE OR TO REMOVE THE UNPERMITTED, DETERIORATED SHED LOCATED BEHIND THE RESTAURANT. ONCE LEGALIZED, REPAIR OR REPLACE THE DETERIORATED / MISSING ROOFING.**

### 2. LBMC 18.05.010

#### Building Plans Required

Plans, engineering calculations, diagrams and other data shall be submitted in one or more

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sets with each application for a permit. The building official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state of California to practice as such.

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

PROVIDE THREE SETS OF PLANS, SPECIFICATIONS OR OTHER DETAILS AS REQUIRED BY THE DEPARTMENT OF DEVELOPMENT SERVICES WITH THE APPLICATION FOR THE REQUIRED PERMIT.

**PROVIDE PLANS TO LEGALIZE THE UNPERMITTED, DETERIORATED SHED LOCATED BEHIND THE RESTAURANT.**

3. LBMC 21.44.050 C

Signs - Deteriorated

All signs shall be kept in a well-maintained condition. No sign shall be displayed which is not in good repair and maintained in a safe condition. All signs must be kept free from deterioration, free from defective parts, free from burned out lamps and peeling paint. Repair, replace or remove the deteriorated sign. Obtain all required permits.

**REPAIR OR REPLACE THE DETERIORATED / MISSING SIGNAGE WITHIN THE SIGN STRUCTURE ON THE SOUTH-WEST CORNER OF THE PROPERTY.**

4. LBMC 21.33.150 (C)

Indust IG Outdoor Storage

IG District regulations require that outdoor storage shall be fully screened from view from a public right-of-way and any adjacent or abutting residential use. All stored goods and materials shall not exceed a stacking height of fifteen feet. No more than two transport containers shall be stacked atop one another. Screen all outdoor storage from view of the public right-of-way and any adjacent or abutting residential uses, reduce the material stacking height to not more than fifteen feet, reduce the number of containers stacked atop one another to not more than two.

**OBTAIN PLANNING AND ZONING APPROVAL FOR THE UNPERMITTED STORAGE OF A SHIPPING CONTAINER / TRAILER, AND COMMERCIAL WIRING SPOOL IN AN AREA ZONED FOR RESTAURANT / RETAIL USE, OR REMOVE AND CEASE THE UNPERMITTED USE.**

5. 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.

**REMOVE THE INOPERATIVE VEHICLE FROM BEING STORED ON THE PROPERTY.**

Corrections must be completed by 1/19/2019 at which time the City may re-inspect 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 John Martin at (562) 570-6535 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:



John Martin  
Combination Building Inspector  
(562) 570-6535

cc:

- JDLBCA PARTNERS LLC ATTN: ADOLFO PAZ, 119 E 7TH ST, LONG BEACH, CA 90813-4305