



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

May 25, 2018

CITATION WARNING NOTICE

An inspection of the property located at **849 ROSE AVE** on 5/21/2018 at 8:56 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:

OMAR P LEE

Case Number: **CEAC250549**

849 ROSE AVE

LONG BEACH, CA 90813

APN: 7267-017-022

1. LBMC 18.04.010 (A)

Building Permit 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:

FOR THE STORAGE CONTAINER; THE WOOD FRAME ROOF STRUCTURE OVER THE STORAGE CONTAINER AND THE POSTS / CABLES SUPPORTING THE WOOD FRAME ROOF STRUCTURE OVER THE STORAGE CONTAINER IN THE REAR YARD OR REMOVE.

2. LBMC 18.04.010 (C)

Electrical Permit Required

Case # CEAC250549

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.

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

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:

FOR ALL WIRING, OUTLETS, LIGHTING AND SWITCHES ON, AROUND AND INSIDE THE STORAGE CONTAINER AND WOODEN ROOF STRUCTURE OR REMOVE.

3. LBMC 18.04.010 (E)

Mechanical Permit Required

No person shall install, alter, reconstruct or repair any heating, ventilating, cooling, or refrigeration equipment unless a permit therefore has been obtained from the building official except as otherwise provided in this code.

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

OBTAIN A MECHANICAL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED MECHANICAL WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

FOR THE AIR CONDITIONING UNIT IN THE WALL OF THE STORAGE CONTAINER OR REMOVE.

4. LBMC 18.05.010

Building Plans Required

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

FOR THE STORAGE CONTAINER; THE WOOD FRAME ROOF STRUCTURE OVER THE STORAGE CONTAINER AND THE POSTS / CABLES SUPPORTING THE WOOD FRAME ROOF STRUCTURE OVER THE STORAGE CONTAINER IN THE REAR YARD.

5. 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 corrective actions in this Notice:

REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK

6. LBMC 8.76.010 (G)

Illegally Parked Vehicle

Any vehicle, recreational vehicle or boat parked or stored in a manner not permitted by the Zoning Regulations set forth in Title 21 is prohibited. Remove all illegally parked or stored vehicles from the property.

IN THE FRONT YARD

7. LBMC 8.76.010 (K)

Trash Cans

Trash and garbage cans cannot be stored in front or side yards visible from public streets. Remove the trash cans and/or trash bins stored or kept in yard areas visible from public streets.

8. LBMC 18.45.010 UHC 701.2

Cord Wiring

The cord wiring on the exterior/interior of the building is unapproved. Remove the unapproved cord wiring from the exterior/interior of the building.

9. LBMC 9.65.030

Weeds

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

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 07/20/10 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 ten dollars (\$210.00). **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 David Woods at (562)570-6381 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:

A handwritten signature in black ink that reads "David Woods". The signature is written in a cursive, flowing style.

David Woods
Combination Building Inspector
(562)570-6381