



CODE ENFORCEMENT

CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

411 W. Ocean Blvd, 4th floor

LONG BEACH, CALIFORNIA 90802

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

August 13, 2019

CITATION WARNING NOTICE

An inspection of the property located at **245 E ARTESIA BLVD 5** on 8/1/2019 at 11:30 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:

Case Number: **CEHC263265**

APN: 7303-013-039

SUKH MAYA PROPERTIES LLC
C/O JAIPAL K. DHIMAN AND WILLIAM E CUETO
8513 BROWNS CREEK LN.
CANOGA PARK, CA 91304

1. LBMC 18.45.010 UHC 701.3

Stove Hood/Vent

Provide/maintain/repair mechanical ventilation for fuel burning appliance(s). Obtain any required permits and inspections.

REPAIR SWITCH TO MAKE STOVE HOOD/VENT OPERATIONAL.

2. LBMC 18.45.010 UHC 601.2; LBMC 18.45.050 UHC 1702 (B); LBMC 18.02.200 (7b)

Roof-Leakage

Take immediate action to repair/replace roof to be watertight.

REPAIR HOLES IN ROOF

3. 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.

Case # CEHC263265

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.

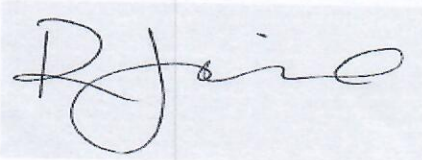
NOTE: PROPERTY OWNER / MANAGEMENT COMPANY SHALL PROVIDE ACCESS TO UNIT(S) TO VERIFY ALL VIOLATION(S) HAVE BEEN CORRECTED. FAILURE TO PROVIDE ACCESS BY THE COMPLIANCE DATE BELOW MAY RESULT IN A CITATION BEING ISSUED.

Corrections must be completed by 9/12/2019 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 REBECCA JAIME at (562)570-6422 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:



REBECCA JAIME
Combination Building Inspector Aide
(562)570-6422

cc:

- ARTESIA BOULEVARD LLC C/O JAIPAL K. DHIMAN AND WILLIAM E CUETO, 2125 VALLECITO DR , SAN PEDRO, CA 90732