



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

CODE ENFORCEMENT

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

October 17, 2019

CITATION WARNING NOTICE

An inspection of the property located at **731 W 28TH ST** on 10/14/2019 at 12:42 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:

GWYNNE GREGORY

Case Number: **CEAC264755**

PO BOX 842

SUNSET BEACH, CA 90742-0842

APN: 7201-007-023

1. **LBMC 8.76.010 (I)**

Discarded Furniture

Discarded furniture and household items shall not be stored in yard areas. Remove the discarded furniture and/or household items stored or kept in the yard areas.

REMOVE HOUSEHOLD ITEMS FROM YARD AND FRONT PORCH

2. **LBMC 8.76.010 (D)**

Overgrown Vegetation

Overgrown vegetation, cultivated or uncultivated, is likely to harbor rats, vermin or other nuisances which can be detrimental to neighboring properties or property values. Trim or remove all overgrown vegetation from the property.

TRIM TREE OVERHANGING INTO SIDEWALK MINIMUM 9 FOOT CLEARANCE

3. **LBMC 8.76.010 (E)**

Dead Vegetation

Dead, decayed, diseased or hazardous trees, weeds and debris constitute an unsightly appearance, may be dangerous to public safety and welfare, or detrimental to neighboring properties or property values. Remove all dead, decayed or hazardous trees, weeds and debris from the property.

REMOVE DEAD VEGETATION FROM ALL YARD AREAS INCLUDING ROOF

4. 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.

REMOVE WEEDS, TRASH AND DEBRIS MOW YARD, PARKWAY

5. LBMC 21.41.150

Garage Access

All parking facilities and loading areas shall be maintained in a neat and orderly condition and shall be clear of obstructions. Remove all obstructions from the driveway and/or garage which prevent vehicular access.

REMOVE OBSTRUCTIONS FROM DRIVEWAY THAT PREVENT VEHICLE ACCESS

Corrections must be completed by 11/1/2019 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.

Should you have any questions regarding this notice we **ENCOURAGE** you to contact your inspector Michael Duda at (562) 570-6338 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:



Michael Duda
Combination Building Inspector
(562) 570-6338