

November 21, 2019

REVISED CITATION WARNING NOTICE

An inspection of the property located at **6409 DON JULIO ST** on 2/7/2019 at 1:38 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: CHRISTOPHER M CRAWLEY / JAMILA J HOARD CRAWLEY
Case Number: **CEAC257630** 6409 E DON JULIO ST
LONG BEACH, CA 90815-2329

APN: 7232-004-012

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:

REMOVE OR OBTAIN PLANNING APPROVAL AND PERMIT FOR THE UNPERMITTED STORAGE SHED AT THE REAR OF GARAGE. (REVISED)

2. LBMC 18.07.010 (A), LBMC 18.07.050

Inspection Required

All construction or work for which a permit is required shall be subject to inspection by the building official. It shall be the duty of the permit tee to cause the work to be accessible and

exposed for inspection purposes.

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

PROVIDE ACCESS TO AND EXPOSE ALL CONSTRUCTION WORK FOR THE REQUIRED INSPECTIONS.

3. 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

4. LBMC 21.43.020

Fence side & rear

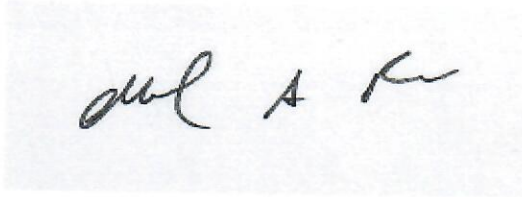
Fence and garden wall heights shall not exceed the maximum heights set forth in Table 43-1. Fences in the side yard and rear yard areas are limited to a maximum height of six feet six inches or, if abutting alleys, thoroughfares or non-residential areas, eight feet. **Reduce the side and/or rear yard fence to a maximum height of six feet, six inches or if abutting an alley, thoroughfare or non-residential area, eight feet.**

NEW VIOLATION ADDED AS OF NOVEMBER 11, 2019

Corrections must be completed by **12/9/2019** 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 Manuel Rivas at (562)570-6181 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:

A handwritten signature in black ink, appearing to read 'Manuel Rivas', is centered within a light gray rectangular box.

Manuel Rivas
Combination Building Inspector
(562)570-6181

This information is available in alternative format by request at 562.570.6257.
For an electronic version of this document, visit our website at longbeach.gov/lbds.