
ADMINISTRATIVE CITATION

Citation Number:	CEGC267685	Violation Address:	500 W 10TH ST	PAROTTI TRUST & ELIZABETH PAROTTI/
Citation Issuance Date:	February 12, 2020		LONG BEACH, CA 90813	JOSEPH & KAREN PAROTTI TRS
Citation Issuance Time:	1:45 PM			249 OAK TREE DR
Citation Service Date:	February 12, 2020			GLENDORA, CA 91741-3057
Correction Date:	March 13, 2020	APN: 7272-009-010		

On February 12, 2020 Long Beach City Code Enforcement inspected property located at 500 W 10TH ST, LONG BEACH, CA 90813 and observed the following Long Beach Municipal Code (LBMC) violations. Pursuant to LBMC Chapter 9.65, these violations are subject to the following specified fines. Violation correction and fine payment must be completed no later than March 13, 2020. (PLEASE BE ADVISED: Fine payment information, an explanation of consequences for failure to timely correct cited violations and remit fine payments, and notice of right to appeal the administrative citation are found on 'Attachment 1' of this Administrative Citation.)

GR/ILL 1st Citation

\$1,000.00

1. LBMC 21.41.170 Illegal Garage Conversion

The number of existing off-street parking and loading spaces shall not be reduced, or in any other way modified, below the standards required by this Title.

L.B.M.C. 18.09.010 and 18.02.020 Dangerous Buildings:

CORRECTIVE ACTION: OBTAIN ALL PERMITS AND INSPECTIONS AND CONVERT GARAGE BACK TO ORIGINAL USE.

L.B.M.C. 21.41.150 Maintenance. All parking facilities and loading areas shall be maintained in a neat and orderly condition and shall be clear of obstruction by any object including appliances, hobby equipment, storage of non-operational vehicles, and the like.

CORRECTIVE ACTION: REMOVE ALL OBSTRUCTIONS FROM THE DRIVEWAY AND/OR GARAGE WHICH PREVENTS VEHICULAR ACCESS.

L.B.M.C. 21.41.206 Parking-Nonconforming. Nonconforming parking shall comply with the provisions of Chapter 21.27, Nonconformities, of this Title.

CORRECTIVE ACTION: Illegal uses and structures shall either be brought into legal conforming status or shall be removed.

L.B.M.C. 21.41.209 Parking-Rental or sale of residential parking. Required parking for all residential uses shall be considered an inseparable part of a residential unit or development, and required parking shall not be rented or sold.

CORRECTIVE ACTION: DISCONTINUE THE RENTAL OR SALE OF REQUIRED PARKING.

L.B.M.C. 18.08.010 REQUIRED USE OR OCCUPANCY. No building, structure or addition shall be used or occupied, and no change in the existing occupancy classification of a building, structure or portion thereof shall be made until the building official has issued a certificate of

occupancy therefore as provided in this chapter.

CORRECTIVE ACTION: OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE BUILDING OFFICIAL FOR THE BUILDING WORK, OR ADDITION PRIOR TO USING OR OCCUPYING, OR CEASE USE AND VACATE THE UNIMPROVED BUILDING, STRUCTURE OR ADDITION AT ONCE.

L.B.M.C. 21.31.245 C. Accessory structures. 1. Use. An attached and detached accessory building shall be used as a workshop for noncommercial hobbies or amusement; for artistic endeavors; for storage; or for other similar purposes customarily related to a residential use. These structures shall not contain bathing or cooking facilities and shall not be utilized as dwelling units (as defined in Section 21.15.910).

CORRECTIVE ACTION: DISCONTINUE USING THE STORAGE STRUCTURE, RUMPUS ROOM, WORKSHOP, POOL ROOM, GARAGE OR LAUNDRY ROOM AS A DWELLING UNIT.

LBMC 18.04.010 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

LBMC 18.07.040 Inspection Approvals Required. No work shall be done on any part of the building or structure beyond the point indicated each successive inspection without first obtaining the written approval of the building official. There shall be a final inspection and approval on all buildings when completed and ready for occupancy.**PROPERTY OWNER:** Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST AND OBTAIN ALL THE SUCCESSIVE AND REQUIRED INSPECTIONSAND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.

Should you have any questions regarding this notice we **ENCOURAGE** you to contact your inspector BRENT ALBANESE 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:



BRENT ALBANESE
Combination Building Inspector
(562)570-6840



Development Services
Code Enforcement Bureau
411 West Ocean Boulevard, 4th Floor
Long Beach, CA 90802
562.570.CODE (2633)

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TOTAL FINES DUE \$1,000.00

Pay the **TOTAL FINES DUE** as shown above and make the check out to the City of Long Beach.
Also be sure to write the Citation number on the check.

Please include this receipt with payment and mail to: **Department of Development Services**
Code Enforcement Citation
411 W. Ocean Blvd, 4th Floor
Long Beach, CA 90802

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.

CC:

- ELIZABETH M PAROTTI, 718 ELM AVE , LONG BEACH, CA 90813-4413

ATTACHMENT 1
ADMINISTRATIVE CITATION INFORMATION SHEET

Long Beach Municipal Code Chapter 9.65 provides for the issuance of administrative citations for Long Beach Municipal Code violations. The administrative citation program and the establishment of appropriate fines are intended to act as a reasonable deterrent in preventing Municipal Code violations.

Fine Schedule

Each day a violation exists constitutes a separate and distinct offense. Fines are imposed as follows. A \$100 fine will be imposed for the 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 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. A \$500 fine will be imposed for each violation of Municipal Code Section 21.51.227 relating to illegal automotive repair work. A \$1000 fine will be imposed for each violation of LBMC Sections: 21.41.170 relating to illegal garage conversion for residential use, 18.02.020 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.

Consequence of Failure to Pay the Fine

Failure to pay fine(s) within the specified time period may result in a 25% late charge, imposition of a special assessment and/or lien against the real property on which the violation occurred, filing of a claim with the small claims court for recovery of the fine and all costs associated with such filing, suspension and/or revocation of any City permits, business licenses, or land use approvals, or any legal remedy available to the City to collect such money.

Consequence of Failure to Correct Violations

Failure to correct violations within the specified time period may result in civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder, and forfeiture of certain State tax benefits for substandard residential rental property. In the event violations for LBMC Section 9.65.030 Weed/Debris Abatement and LBMC Section 9.65.040 Inoperative Vehicle Abatement are not corrected by the specified date, in addition to the above consequences, **the City may undertake abatement efforts**, and thereafter impose a lot-cleaning/inoperative vehicle abatement levy for costs incurred by the City. Notice of Imposed Levy will be served on the Cited Party and must be paid no later than thirty (30) calendar days from the date of issuance of the Notice. Levy computation may include but is not limited to the following costs: administration and processing costs, cost of cleaning or removal of weed/debris/vehicle, photographs, dump fees, labor hours, equipment, staff (inspector, clerical, supervisor) time @ \$110.00 per hour, law enforcement assistance (if needed), and court costs. Failure to pay imposed levies as specified is subject to the same consequences established for failure to pay fines and/or correct violations as previously stated.

Rights of Appeal

A Cited Party may appeal administrative citations and imposed levies. For cited code violations, the appeal must be requested within thirty (30) calendar days from the date of service of the Citation. Appeals for imposed Weed/Debris and/or Inoperative Vehicle Abatement Levies must be requested within fifteen (15) calendar days from the date the levy notice was served. In order to appeal, a completed Request for Hearing form (available from the Code Enforcement Bureau or online at www.longbeach.gov/cd/neighborhood_services/code/administrative_citation.asp together with a deposit in the total amount of outstanding fine(s), late charges, and/or levies must be submitted to the Department of Development Services located at 411 W. Ocean Blvd, 4th Floor, Long Beach CA 90802. Requesting an appeal does not relieve the Cited Party from the requirement to correct all code violations as specified.

Generally, the only relevant evidence considered on appeal is whether the violation(s) existed on the date and time the Administrative Citation was issued, whether the Cited Party is the Responsible Person who caused or maintained the violation(s), and whether imposed levies resulting from failure of a Responsible Person to correct weed/debris and/or inoperative vehicle violations, were reasonably calculated based upon abatement costs incurred by the City.

If an appeal is denied, the entire deposit shall be retained by the City as payment in full of outstanding fines, late fees, and/or levies. If an appeal is upheld, the entire deposit, or in the case of weed/debris and inoperative vehicle levies any portion of the levy held to be unreasonable, shall be refunded to the Cited Party within thirty (30) business days from the date of the written appeal decision. Failure to properly file a written appeal within the appropriate time frame shall constitute a waiver of the Cited Party's right to appeal and seek judicial review.

How to Pay Your Fine

The amount of your fine is indicated on the front of this citation. You are required to pay your fine in full by the Correction Date noted on the citation. Please mail in your payment, including the attached payment remittance slip, in the envelope provided. Payment may be made by personal check, cashier's check, or money order payable to the City of Long Beach. Please write your citation number on your check or money order. **Payment of the fine shall not excuse the failure to correct the violation nor shall it bar further enforcement action by the City of Long Beach.**

Contact Numbers

Citation questions: contact your Inspector at the number shown on your citation. Payment questions: contact the Department of Development Services, Code Enforcement Bureau at 562-570-CODE. **Administrative Citations are governed by Long Beach Municipal Code Chapter 9.65.**