

Code Enforcement Case Violation

Report Description:

Code Enforcement Case Violation Report

Printed: 4/17/2020
10:52:17AM

Case: CEGC267685

CEGC267685

Case Type: Garage Conversion
Address: 500 W 10TH ST LONG BEACH CA 90813
Location: PERSON LIVING IN THE GARAGE.
Primary Contact: PAROTTI TRUST & ELIZABETH PAROTTI JOSEPH & KAREN PAROTTI TRS
Current Milestone: Cost Recovery
Unpaid Amount: \$1,000.00
Resolution Date:
Source: PHONE

Case is ClosedPend.

Contacts

Primary	Name	Add By	Add Date
Y	PAROTTI TRUST & ELIZABETH PAROTTI JOSEPH & KAREN PAROTTI Towner 249 OAK TREE DR GLENDORA CA 91741-3057	Brent Albanese	02/12/2020
N	ELIZABETH M PAROTTI 718 ELM AVE LONG BEACH CA 90813-4413	Owner Brent Albanese	02/12/2020

Inspections

Insp Type	DESCRIPTION	Insp Result	Result By	Insp Date
Initial	Initial Inspection	Violations Found	Brent Albanese	02/11/2020
PCitation	Reinspection	All Violations Corrected	Brent Albanese	02/14/2020

Employees

ID	Employee	Capacity	From	To
BRALBAN	Brent Albanese	Inspector	2/12/2020 11:45:33AM	
SUSTEPH	Susan Sun-Stephan	Proof Reader	2/12/2020 11:45:34AM	

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Code Violations

#	CODE	Description	COMMENTS	Violation Date
1.	GAR0001	Illegal Garage Conversion LBMC 21.41.170		02/12/2020

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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 build

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Logs

Log Type	Description	Log By	Log Date
CENOT009	1st Citation Notice Approved Auto Loaded at: 2/12/2020 11:48:36 AM	Brent Albanese	02/12/2020
CENOT015	AC Warning Notice Approved Auto Loaded at: 2/12/2020 11:48:36 AM	Brent Albanese	02/12/2020
CENOT022	Order to Vacate Notice Sent CERT 3475	Elbert Dubose	02/12/2020
CENOT028	Certified & Regular Mail Sent 01 CITE & OTV CERT 3482, 3475	Elbert Dubose	02/12/2020
CENOT010	1st Citation Notice Return Receipt GRN 3475	Elbert Dubose	02/25/2020
CENOT023	Order to Vacate Notice Return Receipt GRN 3475	Elbert Dubose	02/25/2020
CEDTE001	BEAC Appeal RCVD APPEAL AND PYMNT IN THE AMOUNT OF \$1,000.00 CHECK #1106 DATED 2.2.20 HANDED THE CHECK TO TONI, ORIGINAL APPEAL AND COPY OF CHECK HANDED TO MYEESHA	Ivette Nevarez-Torres	02/25/2020

Fees

Description	COMMENTS	Amount	Add Date	Add By	Paid Date
GR/ILL 1st Citation		1,000.00	02/12/2020	Brent Albanese	

1,000.00