

# Code Enforcement Case Violation

## Report Description:

Code Enforcement Case Violation Report

Printed: 9/15/2020  
2:47:32PM

Case: CEAC260669

## CEAC260669

Case Type:	Administrative Citation	Case is Open.
Address:	600 VIA BAROLA LONG BEACH CA 90805	
Location:	OVER HEIGHT FENCE	
Primary Contact:	DOUGLAS D SPAHR	
Current Milestone:	1st Citation Interim	
Unpaid Amount:	\$100.00	
Resolution Date:		
Source:	CCE	

## Contacts

Primary	Name		Add By	Add Date
Y	DOUGLAS D SPAHR 537 S MARIA AVE REDONDO BEACH CA 90277-3959	Owner	Araceli Alvarez	05/10/2019

## Inspections

Insp Type	DESCRIPTION	Insp Result	Result By	Insp Date
CE_PreCite	Pre-Citation Inspection VIOLATION HAS NOT BEEN CORRECTED & NO RESPONSE FROM OWNER - WILL BEGIN CITATION PROCESS	No Progress made	Araceli Alvarez	05/27/1800
CEInitial	Initial Inspection	Violations Found	Araceli Alvarez	05/02/2019
CE_PreCite	Pre-Citation Inspection NO PROGRESS NOTED AT REINSPECTION.	No Progress made	Araceli Alvarez	06/19/2019
CE_PreCite	Pre-Citation Inspection	First Citation	Araceli Alvarez	05/28/2020
CEFLCITE1	Follow-up Site Inspection - 1st Interim			

## Employees

ID	Employee	Capacity	From	To
ARALVAR	Araceli Alvarez	Inspector	5/10/2019 8:15:23AM	
GATABIN	Gary Tabing	Proof Reader	5/10/2019 8:15:23AM	

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## Code Violations

#	CODE	Description	COMMENTS	Violation Date
1.	ZE056	Fence front	OBTAIN APPROVAL FROM PLANNING FOR FRONT AND SIDE YARD FENCE	05/02/2019
		LBMC 21.43.020	Fence and garden wall heights shall not exceed the maximum heights set forth in Table 43-1. Fences in the front yard setback area are limited to a maximum height of three feet unless located in an area designated as a special fence height area (see Table 43-1). Such fences may extend to a maximum of four feet with the topmost foot consisting of open material such as wrought iron or chain link. Contact the Department of Development Services at (562) 570-6194, for the fence height requirements at the subject property. Reduce the height of the front yard fence to the maximum height allowable.	

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## Logs

Log Type	Description	Log By	Log Date
CENOT015	AC Warning Notice Approved Auto Loaded at: 5/10/2019 8:18:39 AM	Araceli Alvarez	05/10/2019
CENOT028	Certified & Regular Mail Sent ACW CERT 9241 5/15/19	Josephine Peterson	05/15/2019
CEHHDTE07	Phone Log PROP OWNER, DOUG SPAHR CALLED 310-869-7115- RE: NOTICE I POSTED ON DOOR. HE STATES HE HAS NOT RECEIVED THE LTR ( NO RETURN MAIL ON FILE). HE STATES HE WANTS TO KEEP THE FENCE AS IS DUE TO THE AREA. HE HAS A SCHEDULED 4TH OF JULY VACATION AND WILL NOT BE ABLE TO GET GO TO PLANNING UNTIL THE WEEK ON 7/15. HE WILL CONTACT ME BEFORE 7/17	Araceli Alvarez	07/02/2019
CEHHDTE07	Phone Log	Araceli Alvarez	07/17/2019

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Case: CEAC260669

EMAIL FROM OWNER:

**From:** Spahr, Doug  
<DSpahr@semprautilities.com>

**Sent:** Monday, July 15, 2019 10:57 AM

**To:** Araceli Alvarez <Araceli.Alvarez@longbeach.gov>

**Cc:** dspahr93@gmail.com

**Subject:** RE: 600 E. Via Barola, North Long Beach Fence Letter

Can you resend me  
your letter via email? Thanks.

**From:**  
Spahr, Doug

**Sent:** Monday, July 15, 2019 10:40 AM

**To:** araceli.alvarez@longbeach.gov

**Cc:** dspahr93@gmail.com

**Subject:** 600 E. Via Barola, North Long Beach Fence Letter

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Hello Araceli,

Can you resend me your paper letter? I have misplaced the paper version.

Thank you,

Doug Spahr, 310 869-7115

CEHHDTE07	Phone Log SPOKE W/DOUG RE: OPEN CASE HE STATES THAT HE HAS SPOKEN W/SOMEONE IN PLANNING "BRIEFLY" BUT HAS NOT SUBMITTED THE INFORMATION THEY REQUESTED. HE STATES THAT HE'S BEEN BUSY WITH REMODELING HIS HOME (TWO OPEN PERMITS) AND JUST HAS NOT HAD THE TIME. I ADVISED HIM THAT COME 8/08/19 IF HE DID NOT CONTACT I WOULD START THE CITATION PROCESS.	Araceli Alvarez	08/02/2019
CEMISC	Miscellaneous PROP OWNER EMAILED LTR RE: PROPERTY - SEE ATTACHED ZIP FILE	Araceli Alvarez	08/08/2019
CEMISC	Miscellaneous	Araceli Alvarez	08/13/2019

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RESPONSE TO EMAIL -

**From:**Araceli Alvarez

**Sent:** Tuesday, August 13, 2019 4:58 PM

**To:** Spahr, Doug <DSpahr@socalgas.com>

**Cc:** Gary Tabing <Gary.Tabing@longbeach.gov>; Geoff Weatherilt  
<Geoff.Weatherilt@longbeach.gov>

**Subject:** RE: 600 E Via Barola Fence

Hi Doug,

As I have explained, Code Enforcement does not approve the fence height, Planning does. Please contact the Planning Department at 562-570-6194 and set up an appointment, as soon as possible, to speak with a planner regarding the allowed fence height in your area. I would recommend that you get the name of the person you speak or meet with in case there are any questions.

Also, I have spoken with my supervisor and he has approved an extension until 8/22/19. Please call

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me as soon as you contact Planning so that I can update my case notes to show you are working on correcting the outstanding violations.

Regards,

**Araceli Alvarez**

*Combination Building Inspector*

**Long Beach Development Services | Code Enforcement  
Bureau**

411 W. Ocean Blvd., 4th Fl.  
| Long Beach, CA 90802

Office: 562-570-6484 Fax:  
562-570-6034

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Araceli.Alvarez@longbeach.gov| [www.lbds.info](http://www.lbds.info)

**ADDRESS CHANGE:** Long Beach City Hall has moved!  
Please note that the address for City Hall has changed from 333 W. Ocean Boulevard to 411 W. Ocean Boulevard, Long Beach, CA 90802.

**From:**

Spahr, Doug <DSpahr@socalgas.com>

**Sent:** Thursday, August 08, 2019 11:35 PM

**To:** Araceli Alvarez <Araceli.Alvarez@longbeach.gov>

**Subject:** 600 E Via Barola Fence

Doug Spahr

dspahr@socalgas.com



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Case: CEAC260669

310 869-7115

CEMISC

Miscellaneous

Araceli Alvarez

08/23/2019

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Case: CEAC260669

EMAIL FROM PROP OWNER TO ALEXIS OROPEZA, PLANNING OFFICE -

**From:** Spahr, Doug  
<DSpahr@socalgas.com>

**Sent:** Friday, August 23, 2019 3:11 AM

**To:** Alexis Oropeza <Alexis.Oropeza@longbeach.gov>

**Cc:** Araceli Alvarez <Araceli.Alvarez@longbeach.gov>

**Subject:** 600 E. Via Barola Fence, Carmelitos, North Long Beach 90805

Hello Ms. Oropeza,

I am contacting the Planning Department as requested by the Building Inspector. I am interested in hearing what the Planning Department has to say about my fence after reviewing all of the facts. I look forward to resolving this issue.

Sincerely,

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Doug Spahr, 310 869-7115

dspahr@socalgas.com

**From:** Araceli Alvarez  
<Araceli.Alvarez@longbeach.gov>

**Sent:** Tuesday, August 20, 2019 7:49 AM

**To:** Spahr, Doug <DSpahr@socalgas.com>

**Cc:** Gary Tabing <Gary.Tabing@longbeach.gov>

**Subject:** [EXTERNAL] RE: Request for Planning Supervisor Information

Hi Doug,

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The Planning Officer is Alexis Oropeza and her email address is alexis.oropeza@longbeach.gov  
. You can also email lbds@longbeach.gov and the number is 562-570-6194.

I do hope this information helps.

**Araceli Alvarez**

*Combination Building Inspector*

**Long Beach  
Development Services | Code Enforcement Bureau**

411 W. Ocean  
Blvd., 4th Fl. | Long Beach, CA 90802

Office:  
562-570-6484 Fax: 562-570-6034

Araceli.Alvarez@longbeach.gov| [www.lbds.info](http://www.lbds.info)

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**ADDRESS CHANGE:** Long Beach City Hall  
has moved! Please note that the address for City Hall has changed from 333 W.  
Ocean Boulevard to 411 W. Ocean Boulevard, Long Beach, CA 90802.

**From:** Spahr, Doug <DSpahr@socalgas.com>

**Sent:** Friday, August 16, 2019 10:50 AM

**To:** Araceli Alvarez <Araceli.Alvarez@longbeach.gov>

**Subject:** Request for Planning Supervisor Information

Hello Ms. Alvarez:

Can you provide me the name,  
contact information and email address for the Planning Department  
Supervisor?

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Also, I am looking for an organization chart or link showing how the Planning and Inspection departments are organized. This should be public information.

I appreciate your help and information. Thank you.

Regards,

Doug Spahr

dspahr@socalgas.com

310 869-7115

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CEMISC	Miscellaneous	Araceli Alvarez	09/24/2019
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Case: CEAC260669

I emailed Alexis Oropeza re: status of owner's request:

**From:**Araceli Alvarez

**Sent:** Tuesday, September 24, 2019 4:20 PM

**To:** Alexis Oropeza <Alexis.Oropeza@longbeach.gov>

**Subject:** Status of - 600 E. Via Barola Fence, Carmelitos, North Long Beach 90805

Hi Alexis,

I have an open case  
for the property located at 600 E Via Barola for an over height fence.  
Can you tell me if Planning was able to resolve the issue on the fence height?

Thank you in  
advance for your assistance.



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**Araceli Alvarez**

*Combination Building Inspector*

**Long Beach Development Services | Code Enforcement  
Bureau**

411 W. Ocean Blvd., 4th Fl.  
| Long Beach, CA 90802

Office: 562-570-6484 Fax:  
562-570-6034

Araceli.Alvarez@longbeach.gov| [www.lbds.info](http://www.lbds.info)

**ADDRESS CHANGE:** Long Beach City Hall has moved!  
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Boulevard to 411 W. Ocean Boulevard, Long Beach, CA 90802.

**From:**

Spahr, Doug <DSpahr@socalgas.com>

**Sent:** Friday, August 23, 2019 3:11 AM

**To:** Alexis Oropeza <Alexis.Oropeza@longbeach.gov>

**Cc:** Araceli Alvarez <Araceli.Alvarez@longbeach.gov>

**Subject:** 600 E. Via Barola Fence, Carmelitos, North Long Beach 90805

Hello Ms. Oropeza,

I am contacting  
the Planning Department as requested by the Building Inspector. I  
am interested in hearing what the Planning Department has to say about my fence  
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Case: CEAC260669

Sincerely,

Doug Spahr, 310  
869-7115

dspahr@socalgas.com

**From:**

Araceli Alvarez <Araceli.Alvarez@longbeach.gov>

**Sent:** Tuesday, August 20, 2019 7:49 AM

**To:** Spahr, Doug <DSpahr@socalgas.com>

**Cc:** Gary Tabing <Gary.Tabing@longbeach.gov>

**Subject:** [EXTERNAL] RE: Request for Planning Supervisor Information

Hi Doug,

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The Planning  
Officer is Alexis Oropeza and her email address is alexis.oropeza@longbeach.gov  
. You can also email lbds@longbeach.gov  
and the number is 562-570-6194.

I do hope this  
information helps.

**Araceli Alvarez**

*Combination Building Inspector*

**Long Beach Development Services | Code Enforcement  
Bureau**

411 W. Ocean Blvd., 4th Fl.  
| Long Beach, CA 90802

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**Sent:** Friday, August 16, 2019 10:50 AM

**To:** Araceli Alvarez <Araceli.Alvarez@longbeach.gov>

**Subject:** Request for Planning Supervisor Information

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Also, I am looking for an organization chart or link showing how the Planning and Inspection departments are organized. This should be public information.

I appreciate your help and information. Thank you.

Regards,

Doug Spahr

dspahr@socalgas.com

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310 869-7115

This email  
originated outside of Semptra Energy. Be cautious of attachments, web links, or  
requests for information.

CEHHDTE07	Phone Log SPOKE W/ PROP OWNER, DOUG - HE STATES HE HAS NOT HEARD BACK FROM PLANNING RE: FENCE HEIGHT. HE EMAILED ALEXIS OROPEZA IN PLANNING IN SEPTEMBER AND HAS YET TO HEAR BACK ANYONE IN PLANNING.  I emailed Jonathan in planning re: open case -	Araceli Alvarez	12/03/2019
CEMISC	Miscellaneous	Araceli Alvarez	12/05/2019

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EMAIL RESPONSE FROM JONATHAN INIESTA IN PLANNING.

**From:** Jonathan Iniesta

**Sent:** Thursday, December 05, 2019 8:53 AM

**To:** Araceli Alvarez <Araceli.Alvarez@longbeach.gov>

**Subject:** Re: OVER HEIGHT FENCE - 600 VIA BAROLA AVE

Hello Araceli,

As you may recall, residential properties have a front yard setback. The front yard is further defined as the most narrow lot width. For this site, that setback measurement is 20 feet and the front is off Via Barola. Within this front yard area, no fences are allowed above 3 feet in height.

The only means to supersede the code requirements is through a standards variance. The required findings to approve a variance are found in section 21.25.306. After a courtesy review of the site, a standards variance would not be appropriate nor recommended for approval.

I hope this helps.

best,

**Jonathan Iniesta**



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### Planner

**LongBeach Development Services | Planning Bureau**

**T 562.570.6922 F 562.570.6068**

**411 West OceanBlvd., 3rd Floor | Long Beach, CA 90802**

**jonathan.iniesta@longbeach.gov| lbds.info**

**From:**Araceli Alvarez <Araceli.Alvarez@longbeach.gov>

**Sent:** Tuesday, December 3, 2019 8:21 AM

**To:** Jonathan Iniesta <Jonathan.Iniesta@longbeach.gov>

**Subject:** OVER HEIGHT FENCE - 600 VIA BAROLA AVE

Hi Jonathan,

I have an open case for an over height fence at 600 ViaBarola Ave and need your help. The owner is trying to keep the fence as is and states he has, on numerous occasions, tried to get approval fromPlanning but he claims no one is helping him. He went as far as emailing Alexis Oropeza (I was copied on the email) but states shenever responded.

Can you please review the attached photos and let me knowwhat the options are? Also, I am attaching a letter which the owneremailed to Alexis just so that you have some history on the property.

Thank you very much for your help!!

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**Araceli Alvarez**  
*Combination Building Inspector*

**Long BeachDevelopment Services | Code Enforcement Bureau**

411 W. OceanBlvd., 4th Fl. | Long Beach, CA 90802

Office: 562-570-6484 Fax: 562-570-6034

Araceli.Alvarez@longbeach.gov| [www.lbds.info](http://www.lbds.info)

CEMISC

Miscellaneous

Araceli Alvarez

12/05/2019

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**From:** Jonathan Iniesta

**Sent:** Thursday, December 05, 2019 8:53 AM

**To:** Araceli Alvarez <Araceli.Alvarez@longbeach.gov>

**Subject:** Re: OVER HEIGHT FENCE - 600 VIA BAROLA AVE

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I hope this  
helps.

best,

**Jonathan  
Iniesta**

**Planner**

**Long  
Beach Development Services | Planning Bureau**

**T  
562.570.6922 F 562.570.6068**

**411 West Ocean  
Blvd., 3rd Floor | Long Beach, CA 90802**

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[jonathan.iniesta@longbeach.gov](mailto:jonathan.iniesta@longbeach.gov) | [lbds.info](http://lbds.info)

**From:** Araceli Alvarez <Araceli.Alvarez@longbeach.gov>

**Sent:** Tuesday, December 3, 2019 8:21 AM

**To:** Jonathan Iniesta <Jonathan.Iniesta@longbeach.gov>

**Subject:** OVER HEIGHT FENCE - 600 VIA BAROLA AVE

Hi Jonathan,

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Thank you very much for your help!!

**Araceli Alvarez**

*Combination Building Inspector*

**Long Beach  
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CEMISC	Miscellaneous	Araceli Alvarez	12/11/2019
DISCUSSED CASE WITH RAY AND BASED ON EMAIL FROM JONATHAN ENIESTA IN PLANNING, FENCE MUST COMPLY WITH FENCE HEIGHT (3') FOR FRONT YARD SET BACK OR PROP OWNER CAN APPLY FOR VARIANCE WHICH MAY NOT BE APPROVED. I WILL CONTACT OWNER AND LET HIM KNOW THE OPTIONS AND LET HIM KNOW HE HAS TWO WEEKS TO BEGIN CORRECTING VIOLATION.			
CEHHDTE07	Phone Log	Araceli Alvarez	12/11/2019
I CALLED OWNER, DOUG, TO DISCUSS EMAIL FROM PLANNING RE: FENCE. HE STATED HE DID NOT AGREE WITH EMAIL AND WANTED TO WAIT FOR A RESPONSE FROM ALEXIS OROPEZA, PLANNING OFFICER. HE HAD QUESTIONS ABOUT THE VARIANCE REQUIREMENTS/PROCESS WHICH I COULD NO ANSWER SO I ADVISED HIM TO COME IN TO PLANNING TO SPEAK WITH A PLANNER. HE WANTED TO KNOW HOW TO OBTAIN A LIST OF PROPERTIES THAT HAVE GONE THROUGHT THE VARIANCE PROCESS. I TOLD HIM I WAS NOT SURE WHO HANDLED THAT INFORMATION AND PROVIDED HIM WITH THE GENERAL PLANNING NUMBER. HE ALSO ASKED FOR COUNCIL INFORMATION, I INFORMED HIM THAT OUR WEBSITE HAD ALL OF THE CONTACT INFORMATION - HE STATED HE WOULD LOOK FOR IT.			
CEHHDTE07	Phone Log	Araceli Alvarez	12/12/2019

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EMAILED ALEXIS OROPEZA RE: CASE

**From:** Araceli Alvarez

**Sent:** Thursday, December 12, 2019 4:58 PM

**To:** Alexis Oropeza <Alexis.Oropeza@longbeach.gov>

**Cc:** Geoff Weatherilt <Geoff.Weatherilt@longbeach.gov>;  
Ramon Barajas <Ramon.Barajas@longbeach.gov>

**Subject:** Open Code Enforcement Case - 600 E. Via Barola Fence,  
Carmelitos, North Long Beach 90805

Hi Alexis,

I spoke with the property owner of 600 E Via Barola,  
Doug Spahr, regarding an open case I have on his property for an  
over height fencing. He states he has not corrected the violation  
because he is waiting on your response to an email he sent you on 8/23/19  
(see below). I'm not sure if you had a chance to review the  
email or if the email went to your Junk Email folder, so below is  
the email thread and also the letter attached to the email.

Jonathan was kind enough to provide me with the options the



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owner has - reduce fence height to 3' or go through a variance process (which may not be approved) . I discussed these options with the owner and he was not happy. He wanted to know who his council member was and asked for the contact information. I'm assuming he may be contacting someone soon and wanted to give you a heads up.

Please let me know if you need any additional information on this case.

**Araceli Alvarez**

*Combination Building Inspector*

**Long Beach  
Development Services | Code Enforcement Bureau**

411 W. Ocean  
Blvd., 4th Fl. | Long Beach, CA 90802

Office:  
562-570-6484 Fax: 562-570-6034

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Araceli.Alvarez@longbeach.gov| [www.lbds.info](http://www.lbds.info)

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**Cc:** Araceli Alvarez <Araceli.Alvarez@longbeach.gov>

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Hello Ms. Oropeza,

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I am contacting the Planning Department as requested by the Building Inspector. I am interested in hearing what the Planning Department has to say about my fence after reviewing all of the facts. I look forward to resolving this issue.

Sincerely,

Doug Spahr, 310 869-7115

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**Sent:** Tuesday, August 20, 2019 7:49 AM

**To:** Spahr, Doug <DSpahr@socalgas.com>

**Cc:** Gary Tabing <Gary.Tabing@longbeach.gov>

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**Subject:** [EXTERNAL] RE: Request for Planning Supervisor Information

Hi Doug,

The Planning Officer is Alexis Oropeza and her email address is alexis.oropeza@longbeach.gov . You can also email lbds@longbeach.gov and the number is 562-570-6194.

I do hope this information helps.

**Araceli Alvarez**

*Combination Building Inspector*

# Code Enforcement Case Violation

## Report Description:

Code Enforcement Case Violation Report

Printed: 9/15/2020  
2:47:32PM

Case: CEAC260669

**Long Beach**  
**Development Services | Code Enforcement Bureau**

411 W. Ocean  
Blvd., 4th Fl. | Long Beach, CA 90802

Office:  
562-570-6484 Fax: 562-570-6034

Araceli.Alvarez@longbeach.gov| [www.lbds.info](http://www.lbds.info)

**ADDRESS CHANGE:** Long Beach City Hall  
has moved! Please note that the address for City Hall has changed from 333 W.  
Ocean Boulevard to 411 W. Ocean Boulevard, Long Beach, CA 90802.

**From:** Spahr, Doug <DSpahr@socalgas.com>

**Sent:** Friday, August 16, 2019 10:50 AM

**To:** Araceli Alvarez <Araceli.Alvarez@longbeach.gov>

# Code Enforcement Case Violation

## Report Description:

Code Enforcement Case Violation Report

Printed: 9/15/2020  
2:47:32PM

Case: CEAC260669

**Subject:** Request for Planning Supervisor Information

Hello Ms. Alvarez:

Can you provide me the name,  
contact information and email address for the Planning Department  
Supervisor?

Also, I am looking for an  
organization chart or link showing how the Planning and Inspection departments  
are organized. This should be public information.

I appreciate your help and  
information. Thank you.

Regards,

# Code Enforcement Case Violation

**Report Description:**

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2:47:32PM

Case: CEAC260669

Doug Spahr

dspahr@socalgas.com

310 869-7115

This email originated outside of Sempra Energy.  
Be cautious of attachments, web links,

CEMISC

Miscellaneous

Araceli Alvarez

12/13/2019

# Code Enforcement Case Violation

## Report Description:

Code Enforcement Case Violation Report

Printed: 9/15/2020  
2:47:32PM

Case: CEAC260669

EMAIL RESPONSE FROM ALEXIS OROPEZA:

**From:**Alexis Oropeza

**Sent:** Friday, December 13, 2019 8:08 AM

**To:** Araceli Alvarez <Araceli.Alvarez@longbeach.gov>

**Cc:** Geoff Weatherilt <Geoff.Weatherilt@longbeach.gov>; Ramon Barajas <Ramon.Barajas@longbeach.gov>

**Subject:** RE: Open Code Enforcement Case - 600 E. Via Barola Fence, Carmelitos, North Long Beach 90805

Hi Araceli,

I'm not sure what happened with this one. I will look into it now and follow up with you and the property owner.

Alexis Oropeza



# Code Enforcement Case Violation

**Report Description:**

Code Enforcement Case Violation Report

Printed: 9/15/2020  
2:47:32PM

Case: CEAC260669

*Current Planning Officer*

**Long Beach Development Services I Planning Bureau**

**T** 562.570.6413 **F**  
562.570.6068

411 West Ocean Blvd., 3rd Floor I Long Beach, CA 90802

Alexis.Oropeza@longbeach.gov I [www.lbds.info](http://www.lbds.info)

CEMISC

Miscellaneous

Araceli Alvarez

01/13/2020

# Code Enforcement Case Violation

## Report Description:

Code Enforcement Case Violation Report

Printed: 9/15/2020  
2:47:32PM

Case: CEAC260669

EMAIL FROM ALEXIS OROPEZA RE: STATE OF CASE:

**From:**Alexis Oropeza

**Sent:** Monday, January 13, 2020 4:09 PM

**To:** Araceli Alvarez <Araceli.Alvarez@longbeach.gov>

**Cc:** Ramon Barajas <Ramon.Barajas@longbeach.gov>

**Subject:** RE: Open Code Enforcement Case - 600 E. Via Barola Fence, Carmelitos, North Long Beach 90805

Hi,

I am waiting to hear back from Public Works and Police on items related to this. I should have their responses later this week.

**Alexis Oropeza**

*Current Planning Officer*

# Code Enforcement Case Violation

**Report Description:**

Code Enforcement Case Violation Report

Printed: 9/15/2020  
2:47:32PM

Case: CEAC260669

**Long Beach Development Services I Planning Bureau**

**T** 562.570.6413 **F**  
562.570.6068

411 West Ocean Blvd., 3rd Floor I Long Beach, CA 90802

Alexis.Oropeza@longbeach.gov I [www.lbds.info](http://www.lbds.info)

CEMISC

Miscellaneous

Araceli Alvarez

03/02/2020

# Code Enforcement Case Violation

## Report Description:

Code Enforcement Case Violation Report

Printed: 9/15/2020  
2:47:32PM

Case: CEAC260669

EMAIL RESPONSE FROM ALEXIS OROPEZA TO PROP OWNER -

**From:**Alexis Oropeza  
**Sent:** Monday, March 02, 2020 5:01 PM  
**To:** DSpahr@socalgas.co  
**Cc:** Araceli Alvarez <Araceli.Alvarez@longbeach.gov>  
**Subject:** 600 Via Barola

Mr. Spahr,

I am writing in follow up to the voice message I left regarding the fence height for your property at 600 Via Barola.

The fence as you are aware exceeds the maximum height allowed by the code. The following is in response to your questions about the fence and zoning requirements.

The city has a process, by which height exceptions may be requested (at cost) for height fence exception for areas that are found to be high crime. High crime as defined by the Municipal Code

a crime rate in a crime reporting district that is twenty percent (20%) above the City-wide average for all crime ([LBMC21.15.1338](#)). In consultation with our Police Department it was determined that the area does not meet the City's definition of high crime. Please be aware there is a separate variance process that may be applied for. However, there should be no assumption of approval. A variance is a discretionary process based on findings that are intended to provide relief from the zoning regulations due to a hardship related to the physical attributes of the property. The facts of this case do not seem to support the required findings for a variance but I wanted to make you aware of the option. The application is available on line [here](#) and requires you to submit plans along with filing fees for processing the request. A variance is discretionary application and no implied approval should be assumed.

With regards to what the location of your front property line, this is based on the city's zoning code which establishes that the property frontage is on Via Barola. LBMC 21.15.1150m "Front lot line" is defined on a corner lot as the shortest line separating the lot from an abutting street.

With regards to the existing fence that you replaced, the city has no records of a permit for fence on the property. Regardless,

# Code Enforcement Case Violation

## Report Description:

Code Enforcement Case Violation Report

Printed: 9/15/2020  
2:47:32PM

Case: CEAC260669

even if a permit was issued the legal non-conforming rights to fence over height was abandoned with the removal of the structure.

Your continued cooperation in bringing the fence height into compliance is appreciated. Please work with the Code Enforcement staff to determine the schedule for compliance.

Sincerely,

**Alexis Oropeza**

*Current Planning Officer*

**Long Beach Development Services | Planning Bureau**

**T** 562.570.6413 **F** 562.570.6068

411 West Ocean Blvd., 3rd Floor | Long Beach, CA 90802

Alexis.Oropeza@longbeach.gov | [www.lbds.info](http://www.lbds.info)

CEMISC

Miscellaneous

Araceli Alvarez

03/04/2020

# Code Enforcement Case Violation

## Report Description:

Code Enforcement Case Violation Report

Printed: 9/15/2020  
2:47:32PM

Case: CEAC260669

### RESPONSE FROM PROP OWNER

**From:** Spahr, Doug <DSpahr@socalgas.com>  
**Sent:** Wednesday, March 04, 2020 7:31 AM  
**To:** Alexis Oropeza <Alexis.Oropeza@longbeach.gov>  
**Cc:** Araceli Alvarez <Araceli.Alvarez@longbeach.gov>  
**Subject:** 600 E Via Barola, Carmelitos North Long Beach

### -EXTERNAL-

Thanks for returning my returned phone call. I have read through your email and it seems to say I have three avenues: 1) height exception process for high crime areas, 2) variance process and 3) grandfathered rights.

Regarding Option 1), the publicly available crime statistics on the internet show that Carmelitos' crime rate is significantly greater than the surrounding areas of North Long Beach. General Long Beach resident knowledge is that North Long Beach has a higher crime rate than the other parts of Long Beach. There appears to be large difference between what the public crime websites are reporting and the city's source of crime information. I provided the source of my crime information in my previous email. Can LB provide the source of its crime information?

Options 2) appears to be cost prohibitive and is really not an option for the average homeowner. It might make sense for multimillion dollar home or commercial properties. The fees are higher than the cost of the fence. There is a social justice issue with this option.

For 3), I have records of the previous fence. When you google map my house, google shows you the previous checkered fence. You will see that the previous fence height matches the current fence height. The only difference between the two fences was the previous fence had a lot of transparency as you will see when you google 600 E. Via Barola. The removal and temporary relocation of the old fence structure was done by LB city to make way for installing a city sidewalk on Via Veranada.

# Code Enforcement Case Violation

**Report Description:**

Code Enforcement Case Violation Report

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2:47:32PM

Case: CEAC260669

I am willing to meet with the city to see if something canbe agreed upon.

CEMISC

Miscellaneous

Araceli Alvarez

03/09/2020

# Code Enforcement Case Violation

## Report Description:

Code Enforcement Case Violation Report

Printed: 9/15/2020  
2:47:32PM

Case: CEAC260669

RESPONSE FROM ALEXI OROPEZA TO PROP OWNER:

**From:**Alexis Oropeza

**Sent:** Monday, March 09, 2020 5:33 PM

**To:** Spahr, Doug <DSpahr@socalgas.com>

**Cc:** Araceli Alvarez <Araceli.Alvarez@longbeach.gov>

**Subject:** RE: 600 E Via Barola, Carmelitos North Long Beach

Mr.Spahr,

While the variance and fence height exception are discretionary applications that you can pursue there should be no assumption of approval as previously indicated. With regards to the fence height exception, I have already informed you that the Police Department indicated the area did not meet the definition of high crime as defined by the zoning code. Alternatively, you may also modify the fence to comply with the zoning standards.

The fee for either a variance or a fence in high crime districts is the same (\$1,458.06). The application is available online here: [http://www.longbeach.gov/globalassets/lbds/media-library/documents/formsapplications/planning--permit-application/planning-permit-application\\_fy20-fees\\_updated-feb2020](http://www.longbeach.gov/globalassets/lbds/media-library/documents/formsapplications/planning--permit-application/planning-permit-application_fy20-fees_updated-feb2020). The fees cover the staff's time processing the requests and public noticing requirements. There should be no implied or assumed approval for either types of applications.

To help clarify, there are no legal non-conforming rights to an over height fence that has been removed. This holds true even if the over height fence had previously been permitted.

Please work with the Code Enforcement staff to determine the schedule for compliance; non-compliance may result in the issuance of citations.



# Code Enforcement Case Violation

## Report Description:

Code Enforcement Case Violation Report

Printed: 9/15/2020  
2:47:32PM

Case: CEAC260669

### LongBeach Municipal Code Sections for your reference:

LongBeach Municipal Code Section 21.15.1338 – High Crime:

[https://library.municode.com/ca/long\\_beach/codes/municipal\\_code?nodeId=TIT21ZO\\_CH21.15DE\\_21.15.1338HICR](https://library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT21ZO_CH21.15DE_21.15.1338HICR)

LongBeach Municipal Code Chapter 21.43 -Fences and Garden Walls:

[https://library.municode.com/ca/long\\_beach/codes/municipal\\_code?nodeId=TIT21ZO\\_CH21.43FEGAWA](https://library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT21ZO_CH21.43FEGAWA)

LongBeach Municipal Code Section 21.52.231.5 Fences in high crime districts:

[https://library.municode.com/ca/long\\_beach/codes/municipal\\_code?nodeId=TIT21ZO\\_CH21.52COUS\\_DIVIISPCOCOADUSPE\\_21.52.231.5FEHICRDI](https://library.municode.com/ca/long_beach/codes/municipal_code?nodeId=TIT21ZO_CH21.52COUS_DIVIISPCOCOADUSPE_21.52.231.5FEHICRDI)

Thank you,

**Alexis Oropeza**

*Current Planning Officer*

**Long Beach Development Services I Planning Bureau**

**T** 562.570.6413 **F** 562.570.6068

411 West Ocean Blvd., 3rd Floor I Long Beach, CA 90802

Alexis.Oropeza@longbeach.gov I [www.lbds.info](http://www.lbds.info)

# Code Enforcement Case Violation

**Report Description:**

Code Enforcement Case Violation Report

Printed: 9/15/2020  
2:47:32PM

Case: CEAC260669

CEMISC	Miscellaneous	Araceli Alvarez	05/05/2020
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# Code Enforcement Case Violation

## Report Description:

Code Enforcement Case Violation Report

Printed: 9/15/2020  
2:47:32PM

Case: CEAC260669

EMAIL TO PROP OWNER INQUIRING ON STATUS OF FENCE:

**From:**Araceli Alvarez

**Sent:** Tuesday, May 05, 2020 8:34 AM

**To:** Spahr, Doug <DSpahr@socalgas.com>

**Cc:** Oscar Marquez <Oscar.Marquez@longbeach.gov>; Gary Tabing<Gary.Tabing@longbeach.gov>

**Subject:** RE: 600 E Via Barola, Carmelitos North Long Beach

**Importance:** High

Hi Doug,

Please provide me with the status of corrections to the height of the fence. Based on the email communications between you and Ms. Alexis Oropeza, Planning Officer, the options are to either begin the variance or a fence in high crime district process or to reduce the fence height. Please let me know if you have begun the variance process or if you are in the process of reducing the height of the fence.

Please note that there is an Code Enforcement open case on your property and the next step will be to begin the citation process.

Please contact me if you have any questions.

**Araceli Alvarez**

*Combination Building Inspector*

**Long Beach Development Services | Code Enforcement Bureau**

411 W. Ocean Blvd., 4th Fl. | Long Beach, CA 90802

Office: 562-570-6484 Fax: 562-570-6034

# Code Enforcement Case Violation

## Report Description:

Code Enforcement Case Violation Report

Printed: 9/15/2020  
2:47:32PM

Case: CEAC260669

Araceli.Alvarez@longbeach.gov| [www.lbds.info](http://www.lbds.info)

CENOT009	1st Citation Notice Approved Auto Loaded at: 5/28/2020 7:38:46 AM	Araceli Alvarez	05/28/2020
CENOT028	Certified & Regular Mail Sent 01 CITE CERT 1222 5/28/2020	Josephine Peterson	05/28/2020
CEHHDTE07	Phone Log I contacted property owner Douglas Spahr regarding his case for the fence height violation. He wanted to verify his options. I informed him that I had reviewed his case and contacted planning to verify his options regarding the fence height: 1. I informed him that he could reduce the fence height and be in compliance; 2. remove the fence; 3. or possibly apply for a variance which would not be guaranteed.  I informed him that according to planning he had lost his non-conforming use on the fence height when he removed his original fence. I also informed him that according to our police department, his property was not considered to be in a high crime area.  Mr. Spahr inquired on his citation in which he disagreed with the verbiage. I informed him that if he disagreed with the citation that he could appeal by sending in his payment with the request to appeal. I explained that the board would hear evidence and facts regarding his case and that the city would present evidence and testimony and that he would have an opportunity to be heard as and present evidence as well. I informed Mr. Spahr that the board would be verifying if the violation existed at the time the citation was issued. He inquired on the ability to appeal the BEACs decision and I informed him that he did have an option to appeal. I recommend that he contact planning as soon as possible to verify if he could apply for a variance and find out the costs. I informed him that if he did not comply that he would risk receiving additional citations. I asked him if he had any other questions before we concluded the call.	Angel Arredondo	06/05/2020
CEMISC	Miscellaneous OSCAR AND I MET WITH PROPERTY OWNER, DOUG, TO DISCUSS CITATION. WE EXPLAINED THAT PER ALEXIS OROPEZA'S EMAIL THE ONLY OPTIONS WERE TO REDUCE THE HEIGHT OF THE FENCE OR APPLY FOR A VARIANCE. HE DID NOT AGREE WITH THIS AND ASKED TO SPEAK TO THE PERSON WHO REVIEWED AND APPROVED THE CITE. OSCAR INFORMED OWNER THAT HE (OSCAR) HAD APPROVED THE CITE. OWNER STATED HE WOULD CONTEST THE CITE.	Araceli Alvarez	06/10/2020
CEMISC	Miscellaneous	Araceli Alvarez	06/11/2020

# Code Enforcement Case Violation

## Report Description:

Code Enforcement Case Violation Report

Printed: 9/15/2020  
2:47:32PM

Case: CEAC260669

EMAIL FROM PROP OWNER RE: INSEPECTION

**From:** Spahr, Doug <DSpahr@socalgas.com>

**Sent:** Thursday, June 11, 2020 9:18 AM

**To:** Oscar Marquez <Oscar.Marquez@longbeach.gov>; Araceli Alvarez <Araceli.Alvarez@longbeach.gov>

**Subject:** Yesterday's Meeting & City Posting on 5/28/2020 at 600 E Via Barola, Carmelitos North Long Beach

**Importance:** High

**-EXTERNAL-**

The meeting yesterday wasted everyone's time. The City was not totally unprepared. The City had not read my case file and was not aware of my recreation room permit for my attached garage. You couldn't answer basic questions. Araceli says she has photos that show my fence at three feet. Either she is confused or this is a gross fabrication. I produced a photo by the City of Long Beach's engineer that shows my lattice fence at the same height as my current fence. The City took this photo because of the sidewalk the City installed in February 2020.

It is really important to note that the City of Long Beach reconstructed my lattice fence at the same height but outside the city's right-of-way of Via Veranada.

Please forward your supervisor's contact information immediately without delay. Time is of the essence. -Doug Spahr 310 869-7115

**From:** Spahr, Doug

**Sent:** Monday, June 1, 2020 12:51 PM

**To:** Araceli Alvarez <Araceli.Alvarez@longbeach.gov>; Oscar Marquez <Oscar.Marquez@longbeach.gov>; Gary Tabing <Gary.Tabing@longbeach.gov>

# Code Enforcement Case Violation

## Report Description:

Code Enforcement Case Violation Report

Printed: 9/15/2020  
2:47:32PM

Case: CEAC260669

**Subject:** City Posting on 5/28/2020 at 600 E Via Barola, Carmelitos NorthLong Beach

I received your email below and the paper posting on my gate dated 5/28/2020, see attached photos. Your email and posting are in conflict with Long Beach, LA County and the state of California's covid orders for non-essential services. Your posting is operating independent of and in conflict with the covid laws. Contrary to page 2 of the posting, covid orders say we are not technically allowed to meet in person to discuss this non-essential issue yet. It does not warrant the risk.

It is not reasonable to assume this issue is a red alert emergency in the middle of the lethal pandemic. Is it not reasonable to assume this is an essential service or this issue somehow rises to the level of an emergency that requires me to take life-threatening action. It is irrational for you to order immediate action when other parts of the government are requiring us to stay at home and do not engage in non-essential life-threatening business or activities. Now, on top of covid, additional delays may be likely due to the city police murder in Minneapolis and the riots here and the curfews imposed here.

This is an example of really bad government; one group says one thing and another says the opposite. It puts me in an untenable situation. Also, it is important to note that the only person who cares about this issue is now dead. Lester Denevan, my former neighbor who lived a couple of houses away who filed the complaint about the alleged fence violation, died recently. I have been trying to find his death certificate on line as he was definitely in the cohort that is most susceptible to the covid-19 virus but it appears that it has not been published yet. I hope he died of natural causes because dying from covid is like being crucified.

I am asking that your group stop this citation action now. I am willing to work with a schedule that is consistent with the government's covid response for non-essential services opening up and any riot curfews that are imposed. That would give me an opportunity to hire contractors if needed, work in a non-threatening environment and be consistent with the covid law. If you are not willing to stop, then provide me with a list of the persons that reviewed my case and the highest city manager who approved the 5/28/2020 posting. I will quickly ask that person to stop.

I would appreciate if you would let me know as soon as possible if your group is willing to stop and reschedule based on the covid laws for non-essential services. Thank you for the consideration of my request. -Doug Spahr 310 869-7115

# Code Enforcement Case Violation

## Report Description:

Code Enforcement Case Violation Report

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2:47:32PM

Case: CEAC260669

**From:**Araceli Alvarez <Araceli.Alvarez@longbeach.gov>  
**Sent:** Tuesday, May 5, 2020 8:34 AM  
**To:** Spahr, Doug <DSpahr@socalgas.com>  
**Cc:** Oscar Marquez <Oscar.Marquez@longbeach.gov>; Gary Tabing <Gary.Tabing@longbeach.gov>  
**Subject:** [EXTERNAL] RE: 600 E Via Barola, Carmelitos North Long Beach  
**Importance:** High

\*\*\* EXTERNAL EMAIL - Be cautious of attachments, web links, and requests for information \*\*\*

Hi Doug,

Please provide me with the status of corrections to the height of the fence. Based on the email communications between you and Ms. Alexis Oropeza, Planning Officer, the options are to either begin the variance or a fence in high crime district processor to reduce the fence height. Please let me know if you have begun the variance process or if you are in the process of reducing the height of the fence.

Please note that there is an Code Enforcement open case on your property and the next step will be to begin the citation process.

# Code Enforcement Case Violation

## Report Description:

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Case: CEAC260669

Please contact me if you have any questions.

### **Araceli Alvarez**

*Combination Building Inspector*

### **Long Beach Development Services | Code Enforcement Bureau**

411 W. Ocean Blvd., 4th Fl. | Long Beach, CA 90802

Office: 562-570-6484 Fax: 562-570-6034

Araceli.Alvarez@longbeach.gov | [www.lbds.info](http://www.lbds.info)

CEHHDTE07	Phone Log Spoke w/owner Doug - he had specific questions about where he could find information on grandfathering meant in terms of the municipal code.	Araceli Alvarez	06/16/2020
CEDTE001	BEAC Appeal RCVD APPEAL REQUEST WITH CHECK #403 DATED 6.23.2020 IN THE AMOUNT OF \$100.00	Ivette Nevarez-Torres	06/26/2020
CENOT028	Certified & Regular Mail Sent NOT HEAR CERT 8728	Elbert Dubose	07/07/2020
CELTR008	Notice of Hearing Letter Sent CERT 6388	Elbert Dubose	09/09/2020



# Code Enforcement Case Violation

**Report Description:**

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2:47:32PM

Case: CEAC260669

## Fees

Description	COMMENTS	Amount	Add Date	Add By	Paid Date
ZE 1st Citation		100.00	05/28/2020	Araceli Alvarez	

100.00