

# Code Enforcement Case Violation

## Report Description:

Code Enforcement Case Violation Report

Printed: 9/10/2021  
2:57:10PM

Case: CEGC276785

## CEGC276785

Case Type: Garage Conversion  
Address: 1511 E ANAHEIM ST LONG BEACH CA 90813  
Location:  
Primary Contact: THOMMY NOU  
Current Milestone: Cost Recovery  
Unpaid Amount: \$1,000.00  
Resolution Date:  
Source: POLICE

Case is ClosedPend.

## Contacts

Primary	Name		Add By	Add Date
Y	THOMMY NOU 1098 N GARDENIA AVE LONG BEACH CA 90813	Owner	John Martin	07/27/2021

## Inspections

Insp Type	DESCRIPTION	Insp Result	Result By	Insp Date
Initial	Initial Inspection	Violations Found	John Martin	07/27/2021
PCitation	Reinspection	All Violations Corrected	John Martin	07/29/2021
	RE-INSPECTED THE OFFICES W/RAY AND THE TENANTS' PERSONAL ITEMS HAD BEEN CLEARED OUT			

## Employees

ID	Employee	Capacity	From	To
RABARAJ	Ramon Barajas	Proof Reader	7/27/2021 10:10:00AM	
JOMARTI	John Martin	Inspector	7/27/2021 10:10:35AM	

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## Code Violations

#	CODE	Description	COMMENTS	Violation Date
1.	IL0002	Illegal Unit-Commercial		07/27/2021
		LBMC 21.15.560		
		Commercial means a category of land uses characterized by the exchange of goods and services for financial or other consideration. <b>CORRECTIVE ACTION:</b> DISCONTINUE USING THE COMMERCIAL BUILDING AS A DWELLING UNIT.		
		LBMC 18.08.010 Certificate Required for Use or Occupancy. No building or structure 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. <b>CORRECTIVE ACTION:</b> OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE BUILDING OFFICIAL FOR THE BUILDING WORK, OR ADDITION, PRIOR TO USING OR OCCUPYING THE BUILDING OR STRUCTURE, OR CEASE USE AND VACATE THE UNIMPROVED BUILDING OR STRUCTURE AT ONCE.		
		LBMC 18.09.010 Compliance with Provisions. It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, demolish, convert, equip, use or occupy or maintain any building or structure or any portion of any building or structure in the city, contrary to or in violation of any provision of this title, or to cause, permit or suffer the same to be done. <b>CORRECTIVE ACTION:</b> OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS TO LEGALIZE UNPERMITTED USE OR OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS AND CONVERT STRUCTURE BACK TO ITS ORIGINAL USE.		
		LBMC 18.02.020 Dangerous Building. Any building or structure where defects exist to the extent that life, health, property or safety of the public or its occupants are endangered. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by this title.		
		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. <b>PROPERTY OWNER:</b> 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. <b>PROPERTY OWNER:</b> Take the following corrective action in conjunction with any other corrective actions in this Notice: REQUEST AND OBTAIN ALL THE		

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## Logs

Log Type	Description	Log By	Log Date
CENOT009	1st Citation Notice Approved Auto Loaded at: 7/27/2021 10:11:42 AM	John Martin	07/27/2021
CENOT015	AC Warning Notice Approved Auto Loaded at: 7/27/2021 10:11:42 AM	John Martin	07/27/2021
CENOT028	Certified & Regular Mail Sent 01 CITE & OTV CERT XXXX	Elbert Dubose	07/27/2021
CEHHDTE07	Phone Log I received a message from property owner Thommy Nuo regarding a case and notification at his property. I called Mr. Nou at 1525hrs via phone. Mr. Nou explained to me that he wanted to know how can he have the citation removed or reduced. I informed him that his only option to have the citation removed was to appeal the citation by filing an appeal and making the payment. I informed him that once we receive his payment and request that we would send him a notice explaining his hearing date, time, and instructions. I also informed him that if he had any questions, to please contact us.  During the conversation, Mr. Nou informed me that two of his tenants had already vacated the property. He stated that the last tenant would be moving out by Monday August 2, 2021. He asked if it was ok to stay overnight in a commercial building. I informed him that it was prohibited to occupy a commercial property as a residence. I informed Mr. Nou that based on the photos taken during the inspection, that it appeared that the office spaces were being occupied as residential units.  I asked Mr. Nou is he was aware of any other activities at his property in particularly at night. He stated that he was aware of complaints from the apartment building next door because he had informed the property manger to notify him if his tenants caused any issues. I informed him that we continued to receive complaints.  Mr. Nou thanked me for assisting and clarifying his options regarding his citation. We concluded the conversation at 1547hrs.	Angel Arredondo	07/29/2021
CEHHDTE08	Documentation Owner request to appeal and paid the citation on 8/11/21.	Myeesha Martinez	08/11/2021

## Fees

Description	COMMENTS	Amount	Add Date	Add By	Paid Date
GR/ILL 1st Citation		1,000.00	07/27/2021	John Martin	
		1,000.00			