



**ADMINISTRATIVE CITATION**

Citation Number: CEAC275899      Violation Address: **111 ROYCROFT AVE**      JUDY LEONARD  
Citation Issuance Date: September 16, 2021      LONG BEACH, CA 90803      111 ROYCROFT AVENUE  
Citation Issuance Time: 9:41 AM           LONG BEACH, CA 90803-3126  
Citation Service Date: September 16, 2021  
Correction Date: **October 16, 2021**      APN: 7256-030-020

**On September 16, 2021 Long Beach City Code Enforcement inspected property located at 111 ROYCROFT AVE, LONG BEACH, CA 90803 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 must be completed no later than October 16, 2021. Fine payment must be received thirty (30) days from the date of this citation.** (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.)

AV 1st Citation **\$100.00**

1. LBMC 9.65.040      Inoperative Vehicle(s)

It shall be the duty of responsible person(s) to prevent accumulation and storage of abandoned, wrecked, dismantled, or inoperative vehicles or parts thereof, except for those vehicles or parts thereof exempted pursuant to Long Beach Municipal Code Section 10.46.030. Remove all inoperative vehicles or vehicle parts from the property or bring vehicle(s) to an operative condition including current registration status.

- 1. WHITE WINNEBAGO, LICENSE #7FEN322, REGISTRATION EXPIRED MARCH-2016.**
- 2. RED CHRYSLER TOWN & COUNTRY, LICENSE 54415DV, REGISTRATION EXPIRED DECEMBER-2018.**

PM 1st Citation **\$100.00**

2. LBMC 8.76.010 (D)      Overgrown Vegetation

Overgrown vegetation, cultivated or uncultivated, is likely to harbor rats, vermin or other nuisances which can be detrimental to neighboring properties or property values. Trim or remove all overgrown vegetation from the property.

**OVERGROWN INTO THE PUBLIC RIGHT-OF-WAY, THE DRIVEWAY AND THE ENTRY WAY.**

3. LBMC 8.76.010 (E)      Dead Vegetation

Dead, decayed, diseased or hazardous trees, weeds and debris constitute an unsightly appearance, may be dangerous to public safety and welfare, or detrimental to neighboring properties or property values. Remove all dead, decayed or hazardous trees, weeds and debris from the

property.

SB 1st Citation

**\$100.00**

4. LBMC 18.01.060 (G); LBMC 18.02.020; LBMC Inadq paint/protective coating  
18.20.010; LBMC 18.40.010 CBC 1402.1, 1405.11.2;  
LBMC 18.41.010 CRC R317.3, R407.2, R505.2,  
R603.2, R804.2,

There is improper weather proofing due to defective or weathered exterior wall covering due to lack of paint or other approved protective coating. Replace the defective or weathered exterior wall covering and provide an approved weather proofing for the exterior walls. (Note: If this property is located in a historic district, approval of materials and colors should be obtained from the Historic Preservation Officer at (562) 570-6864.)

**TO INCLUDE BUT NOT LIMITED TO WINDOW FRAMES, DOOR FRAMES, THE GARAGE DOORS, AND THE FASCIA BOARDS.**

5. LBMC 18.01.060 (G); LBMC 18.02.200; LBMC Stairway/Land/Railing - Def  
18.02.150; LBMC 18.20.010; LBMC 18.40.010 CBC  
1009; LBMC 18.41.010 CRC R311.7

The stairway, landings and railings are defective. Replace the defective and deteriorated stairway, landings, and railings.

**PORCH AND LANDING IN THE FRONT ENTRY AREA.**

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



Philip Johnson  
Combination Building Inspector  
(562) 570-4096



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**TOTAL FINES DUE \$300.00**

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 562.570.3807  
For an electronic version of this document, visit our website at [longbeach.gov/lbds](http://longbeach.gov/lbds).

## **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, Section 21.31.245(C) relating to unlawful dwelling units and LBMC Sections 18.04.010A, 18.04.010C, 18.04.010E and 18.04.010D all relating to unpermitted construction.

### **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 emergency situations, such as violations of the City Health and Human Services Department's Safer At Home Order for Control of COVID-19, the appeal must be requested within twenty-four (24) hours from the time of service of the Citation. In order to appeal, a completed Request for Hearing form (available from the Code Enforcement Bureau or online at <http://www.longbeach.gov/globalassets/lbds/media-library/documents/code-enforcement/notice-of-appeal-and-request-for-hearing-color>) 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.**