

# Code Enforcement Case Violation

**Report Description:**  
Code Enforcement Case Violation Report

Printed: 5/4/2022  
10:54:33AM  
Case: CEAC272978

## CEAC272978

Case Type: Administrative Citation Case is Open.  
Address: 1944 E 4TH ST LONG BEACH CA 90802  
Location: Unpermitted rooftop deck & cover structure & stairway  
Primary Contact: 1944 E 4TH STREET LLC ATTN: REBEKKA C NOLL  
Current Milestone: 1st Citation Interim  
Unpaid Amount: \$0.00  
Resolution Date:  
Source: PHONE

## Contacts

Primary	Name	Add By	Add Date
Y	1944 E 4TH STREET LLC ATTN: REBEKKA C NOLL 1944 E 4TH ST LONG BEACH CA 90802-3867	Owner Susan Sun-Stephan	10/24/2020

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## Inspections

Insp Type	DESCRIPTION	Insp Result	Result By	Insp Date
CEInitial	Initial Inspection	Violations Found	Susan Sun-Stephan	10/26/2020
CE_PreCite	Pre-Citation Inspection	No Progress made	Susan Sun-Stephan	02/25/2021
	Follow-up plan review status & found Planning corrections dated 11/19/2020; Fire issued corrections on 1/21/2021.			
CE_PreCite	Pre-Citation Inspection	No Progress made	Susan Sun-Stephan	03/31/2021
	Unpermitted roof deck & stairway violation continue. Permit review has correction & failed to progress.			
CE_PreCite	Pre-Citation Inspection	No Progress made	Susan Sun-Stephan	04/19/2021
	Spoke with Owner's fiancé. He'll reach back with architect/designer.			
CE_PreCite	Pre-Citation Inspection	No Progress made	Susan Sun-Stephan	05/21/2021
	Received response from architect regarding the project. Send NC			
CE_PreCite	Pre-Citation Inspection	No Progress made	Susan Sun-Stephan	06/02/2021
	Per architect that he dropped the project accidentally, by mistake. He'll rush to continue case.			
CE_PreCite	Pre-Citation Inspection	No Progress made	Susan Sun-Stephan	07/27/2021
	Emailed owner & architect inquiring their permit status. Architect responded that their structural engineer has not complete the engineering calc. They need at least 3 more weeks.			
CE_PreCite	Pre-Citation Inspection	No Progress made	Susan Sun-Stephan	08/18/2021
	Received email from architect that the plan will be resubmitted this week.			
CE_PreCite	Pre-Citation Inspection	Progress made	Susan Sun-Stephan	08/26/2021
	Received email from Jonathan Iniesta, planner, stating that they just need to submit payment for planner processing.			
	PLNE50951, Application no. 2108-32; Site Plan Review (SPR21-048) for the façade remodel to legalize a roof deck and stairs at an existing two story building in the CNR Zoning District..			
CE_PreCite	Pre-Citation Inspection	No Progress made	Susan Sun-Stephan	10/18/2021
	Planning review fee still not paid. Email from B&S stated that they did send applicant links to the fee & Planning review process.			
CE_PreCite	Pre-Citation Inspection	No Progress made	Susan Sun-Stephan	11/01/2021
	No response from architect's firm. Called owner's fiancé, Sam.			
CE_PreCite	Pre-Citation Inspection	No Progress made	Susan Sun-Stephan	11/04/2021
	Last attempt to reach owner for project status. Prepare citation next week.			
CE_PreCite	Pre-Citation Inspection	No Progress made	Susan Sun-Stephan	11/08/2021
	Planning emailed the architect clarifying that based on the plan submitted & the removal of the patio cover, the entitlement review is no longer necessary. They need to complete plan check with B&S & obtain final approval from Planning & Building.			
CE_PreCite	Pre-Citation Inspection	No Progress made	Susan Sun-Stephan	12/06/2021
	Architect informed that they have a Building intake meeting arranged for 12/13/2021			
CE_PreCite	Pre-Citation Inspection	Progress made	Susan Sun-Stephan	12/27/2021
	Building plan correction sent. Dated 12/22/2021			
CE_PreCite	Pre-Citation Inspection	No Progress made	Susan Sun-Stephan	02/23/2022
	Emailed architect, owner's fiance, & plan checker for plan submittal update.			
CE_PreCite	Pre-Citation Inspection	No Progress made	Susan Sun-Stephan	03/07/2022

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On 3/3/2022 received info from Tai Vu, plan checkers, stating no plans have been submitted for review at this time. Finding violations continue. Pursue citation.

CE_Precite	Pre-Citation Inspection	First Citation	Susan Sun-Stephan	03/09/2022
CEFLCITE1	Follow-up Site Inspection - 1st Interim	No Progress made	Susan Sun-Stephan	03/30/2022
Spoke with Bradley Bound, DV, community prog spc, ombudsperson. Per Christopher Koontz, extention request.				
CEFLCITE1	Follow-up Site Inspection - 1st Interim			

## Employees

ID	Employee	Capacity	From	To
BEMCNIC	Beverly McNicholl	Proof Reader	10/24/2020 10:31:00AM	
SUSTEPH	Susan Sun-Stephan	Inspector	10/24/2020 10:31:21AM	

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## Code Violations

#	CODE	DESCRIPTION	COMMENTS	VIOLATION DATE
1.	UP016	Building Permit Required LBMC 18.04.010 (A)	REMOVE STAIRWAY, ROOFTOP DECKING, & ROOFTOP COVER STRUCTURE BUILT WITHOUT PERMIT. 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.	10/24/2020
			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 INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:	
2.	SP017	Building Plans Required LBMC 18.05.010	Plans, engineering calculations, diagrams and other data shall be submitted in one or more sets with each application for a permit. The building official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state of California to practice as such.	10/24/2020
			PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:  PROVIDE THREE SETS OF PLANS, SPECIFICATIONS OR OTHER DETAILS AS REQUIRED BY THE DEPARTMENT OF DEVELOPMENT SERVICES WITH THE APPLICATION FOR THE REQUIRED PERMIT.	
3.	SP008	Inspection Required LBMC 18.07.010 (A), LBMC 18.07.050	All construction or work for which a permit is required shall be subject to inspection by the building official. It shall be the duty of the permittee to cause the work to be accessible and exposed for inspection purposes.	10/24/2020
			PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:  PROVIDE ACCESS TO, AND EXPOSE ALL CONSTRUCTION WORK FOR THE REQUIRED INSPECTIONS.	
4.	SP009	Request Inspection LBMC 18.07.030 (A)		10/24/2020

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It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work.

PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:

REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK

5. SP010 Inspection Approvals Required 10/24/2020  
LBMC 18.07.040  
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 INSPECTIONS  
AND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.

6. SP004 Entry Rights For Inspection 10/24/2020  
LBMC 18.03.020 (F)  
Whenever necessary to make an inspection to enforce any of the provisions of this title, or whenever the building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any condition or code violation which makes such building or premises substandard, unsafe, dangerous or hazardous, the building official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed.

PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:

PROVIDE ACCESS TO THE BUILDING OFFICIAL FOR INSPECTIONS.

NOTE: PROPERTY OWNER/ MANAGEMENT COMPANY SHALL PROVIDE ACCESS TO UNIT(S) TO VERIFY ALL VIOLATION(S) HAVE BEEN CORRECTED. FAILURE TO PROVIDE ACCESS BY THE COMPLIANCE DATE BELOW MAY

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## Logs

Log Type	Description	Log By	Log Date
CENOT015	AC Warning Notice Approved Auto Loaded at: 10/24/2020 10:34:32 AM	Susan Sun-Stephan	10/24/2020
CENOT028	Certified & Regular Mail Sent CERT 2075, 2044	Elbert Dubose	10/28/2020
CEHHDTE07	Phone Log Spoke with owner, Rebecca Noll. She stated they have submitted permit application & are waiting for response. Told them they should have a permit before they started construction, which she commented that she's learning. Told her to send me their receiving email response from the Building & I'll work from that.	Susan Sun-Stephan	11/06/2020
CEMISC	Miscellaneous Received email from owner regarding to their permit application submittal. Building received their submittal dated 10/29/2020. No project number has been issued.	Susan Sun-Stephan	11/06/2020
CEDTE002	10 day Non-Comp Card	Susan Sun-Stephan	04/09/2021
CEDTE054	Letter Mailed NON COMP CARD	NUBIA OCAMPO OCAMPO	04/09/2021
CEHHDTE07	Phone Log Spoke with Sam, owner's fiancé (562) 200-1997. He stated they are waiting for the City to process permit. Told him that according to our information, their plans have corrections back in November/2020 from Planning & Jan/2021 from Fire but have not been resubmitted. Asked him why & he should be asking his architect/designer what's going on. Told him that their corrections are taking too long. They aren't ready for permit process. He'll speak with his architect/designer. Told him to have his architect/designer call me if there is an issue. Told him the problem found with their plan.	Susan Sun-Stephan	04/19/2021
CEHHDTE07	Phone Log Spoke with Cameron Crockett, architect (310) 567-2777. They just got their plan back from the plan checker, approx. 3 weeks ago.	Susan Sun-Stephan	04/21/2021
CEHHDTE07	Phone Log Plan checker is Jonathan Gulliver x86156. Reached out via email.	Susan Sun-Stephan	04/21/2021
CEHHDTE07	Phone Log Received email from Jonathan Gulliver, plan reviewer x86156. He confirmed that his corrections were sent on 3/6/2021.	Susan Sun-Stephan	04/22/2021
CEHHDTE07	Phone Log Received an email respond from Cameron Crockett, architect, stating that they haven't pursue the BS corrections because they have the understanding that the owner is trying to sell the property.	Susan Sun-Stephan	05/19/2021

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CEDTE002	10 day Non-Comp Card	Susan Sun-Stephan	05/21/2021
CEDTE054	Letter Mailed NON COMP CARD	NUBIA OCAMPO OCAMPO	05/24/2021
CEHHDTE07	Phone Log Received email from BS stating that they've gotten the same response from architect as to the sale of the property.	Susan Sun-Stephan	05/26/2021
CEHHDTE07	Phone Log Returned call from Sam (562) 200-1997. He stated that their architect has told them that plan is in the City. Told him that, last week, their architect had told us the project has been sold, he is not pursuing it, & we should contact the owner. On speaker phone with Sam (fiancé) & Rebecca (owner), he expressed they weren't aware of that & they need to speak with the architect. Told him to make sure they have the understanding that their project is under a clock. If they failed to show progress, they will be cited. He understood & will have an update by tomorrow.	Susan Sun-Stephan	06/02/2021
CEHHDTE07	Phone Log Returned & left message for Mr Crockett, architect (562) 997-0971. Told him he has my email address & could email me as well. Emailed response back to Mr. Crockett as well.	Susan Sun-Stephan	06/02/2021
CEHHDTE07	Phone Log Emailed plan examiners for update.	Susan Sun-Stephan	07/12/2021
CEHHDTE07	Phone Log Received email from Jonathan Gulliver, planner, to the owner's architect, Cameron Crockett with corrections.	Susan Sun-Stephan	07/23/2021
CEMISC	Miscellaneous Planning received plan for review.	Susan Sun-Stephan	08/26/2021
CEHHDTE07	Phone Log Called Sam, owner's fiance (562) 200-1997. Left message that I am not getting any response from the architect & need to see what direction they are going. If they've decided not to pursue the legalizing the unpermitted patio on rooftop & stairway, they need a permit to remove the structures. Asked them to respond.	Susan Sun-Stephan	11/01/2021
CEHHDTE07	Phone Log Conversing with Planning & architect. Architect requested an entitlement for the roof deck. Planning reviewed the latest plan. He stated that their project didn't need to go entitlement because they are proposing to remove the unpermitted cover structure on roof but need to complete B&S plan check review, which the determination was already given to the architect. Reached out to Philip Yin regarding their plan check entry.	Susan Sun-Stephan	11/05/2021
CEHHDTE07	Phone Log Received email from Tai Vu, plan checker, detailing their activites up to date.	Susan Sun-Stephan	03/03/2022
CEDTE054	Letter Mailed SENT REGULAR MAIL - HAS <u>NOT</u> BEEN CORRECTED.	Julia Zamora	03/03/2022

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CENOT009	1st Citation Notice Approved Auto Loaded at: 3/9/2022 6:47:08 AM	Susan Sun-Stephan	03/09/2022
CENOT028	Certified & Regular Mail Sent 01 CITE CERT 7251	Elbert Dubose	03/09/2022
CEHHDTE07	Phone Log Received email from owner, Ms. Noll, stating that her architect has told her that her project is in plan check. Responded back to give her the latest on her case.	Susan Sun-Stephan	03/09/2022
CEHHDTE07	Phone Log Returned call from Bradley Bounds, ombudsperson, x86720. Left message.	Susan Sun-Stephan	03/29/2022
CEHHDTE07	Phone Log Spoke with Bradley Bound x86720. He stated that Christopher Koontz, deputy DV director, wanted a time extension for the case. Shared with Bradley the actions taken on this case & numerous extentions that were given. Told him that 1st citation was issued & shared that I reached out but received no response from anyone so citation was applied. It can't be waived but can be appealed. To appeal, they need to meet certain reasons. Bradley looked up the appeal process & will speak with Christopher Koontz regarding how much time extension. He will call back. He asked for additional time before issuing 2nd citation, 4/22. Shared how this complaint came to our office.	Susan Sun-Stephan	03/30/2022
CEDTE001	BEAC Appeal PMT NTC of ADMIN CITATION APPEAL, \$1,650.00, CHECK # 1113.	Julia Zamora	04/08/2022
CEMISC	Miscellaneous added BEAC Appeal fee of \$550 - 50% of citation amount	Toni Hart	04/19/2022

## Fees

Description	Comments	Amount	Add Date	Add By	Paid Date
ZE 1st Citation	Fee generated in error	100.00	03/09/2022	Susan Sun-Stephan	03/09/2022
UP 1st Citation		1,000.00	03/09/2022	Susan Sun-Stephan	04/20/2022
SB 1st Citation		100.00	03/09/2022	Susan Sun-Stephan	04/20/2022
Billing Costs	add BEAC appeal fee 50% of citation	550.00	04/19/2022	Toni Hart	04/20/2022

**1,750.00**