



June 30, 2023

NOTICE OF SUBSTANDARD BUILDING

HANSEO UNIVERSITY
ATTN: JOO HYUN HAM
1600 N LONG BEACH BLVD 2ND FL
LONG BEACH, CA 90813

APN: 7269-021-019
Case # CESB286881

Address of Violation(s): 1740 LONG BEACH BLVD, LONG BEACH, CA

Dear Sir or Madam:

You are hereby notified that the Building Official of the City of Long Beach has determined the following building(s) to be substandard and a public nuisance: SINGLE STORY COMMERCIAL BUILDING WITH ATTACHED GARAGE.

The above described building(s) are on property legally identified as LOT: 19 of BLOCK: 4002 of TRACT: 576301 in the County of Los Angeles, State of California, as per maps or miscellaneous records recorded in the Office of the County Recorder of Los Angeles County, Known as **1740 LONG BEACH BLVD , LONG BEACH, CA 90813**. The Building Official will now institute proceedings to cause the rehabilitation or demolition of the building(s).

A declaration of Substandard Building has now been forwarded to the Los Angeles County Recorder for recordation against the property described above. This declaration may encumber the title of the property and will not be removed until all substandard items are abated. ATTACHMENT A is included herein and contains a list of the inadequacies and hazards, the code section violated, and the corrective actions required to abate the Substandard Building(s).

The corrective actions provided herein must be commenced on or before 7/30/2023 and completed on or before 8/30/2023 or the Building Official may order the building(s) vacated. If the building or structure is ordered vacated, or the Building Official determines that repairs cannot be affected with tenants or occupants present, then you may be required to pay tenant relocation benefits. All required permits must be obtained prior to work commencing. If work is not commenced within the time specified all cost and expenses incurred by the City and its forces, including operating costs billed at the current rate of \$120.00 per hour shall become an indebtedness of the owner and a lien will be placed against the property. Any person aggrieved by this notice may appeal to the Board of Examiners, Appeals and Condemnation within thirty (30) calendar days from the date of this notice. Failure to do so shall be an acceptance of the Building Official's determination and any and all remedies provided by the Long Beach Municipal Code.

Should you have any questions regarding this notice, we **ENCOURAGE** you to contact John Martin at (562)570-6535 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.**

Yours truly,



John Martin
Combination Building Inspector
(562)570-6535

cc:

- HANSEO UNIVERSITY ATTN: TED HAM, 1600 LONG BEACH BLVD 2ND FL , LONG BEACH, CA 90813
- HANSEO UNIVERSITY ATTN: JONGBANG KIM, 3600 WILSHIRE BLVD #1408 , LOS ANGELES, CA 90010

NOTICE OF SUBSTANDARD BUILDING (S)

ATTACHMENT A

1 EXTERIOR

2 Bldg Ext -Ext fire Damg

LBMC 18.45.010 UHC 505.7, 601.1, 701.1, 701.2

The exterior of the building(s) has been partly/extensively damaged by fire. Replace all the fire damaged material including plumbing, electrical and mechanical equipment.

3 Bldg Ext - Part Vand Damg

LBMC 18.45.010 UHC 505.7, 601.1, 701.1, 701.2

The exterior of the building(s) has been partly damaged by vandalism. Repair or replace all the vandalized material including plumbing, electrical and mechanical equipment.

4 Roof Struc/wall -Ext fire Damg

LBMC 18.45.010 UHC 601.1

Most of the roof structure and part of the walls have been extensively damaged by fire. Replace all the damaged structural members of the roof, ceiling and walls.

5 Graffiti

LBMC 8.58.030

There is graffiti painted on the premises. Remove all graffiti from the premises.

6 Doors-Entry Door Frame & Jamb

LBMC 18.45.010 UHC 601.2; LBMC 8.76.010 (B)

Repair deteriorated entry door framing and/or jamb.

7 Winds & doors - Brkn

LBMC 18.01.060 (G); LBMC 18.02.020; LBMC 18.20.010; LBMC 18.40.010 CBC

There is improper weather proofing due to broken windows and doors. Repair and paint the broken windows and door(s), Replace the broken glass.

8 Inadq paint/protective coating

LBMC 18.01.060 (G); LBMC 18.02.020; LBMC 18.20.010; LBMC 18.40.010 CBC

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.)

9 INTERIOR

10 Bldg Int - Part fire Damg

LBMC 18.45.010 UHC 505.7, 601.1, 701.1, 701.2

The interior of the building(s) has been partly/extensively damaged by fire. Replace all the fire damaged material including plumbing, electrical and mechanical equipment.

11 Trash/junk/debris

Unspecified Section

There is trash, junk and debris through-out the building(s).

- 12 **GARAGE**
- 13 Garage Misc Severe Conditions
LBMC 21.41.211
The garage(s) has been completely destroyed by fire. Rebuild the garage(s) to meet all building and zoning code requirements.
- 14 Garages-Doors
LBMC 21.41.213
Repair/replace missing or deteriorated garage door.
- 15 **YARD AREA**
- 16 Discarded Furniture
LBMC 8.76.010 (I)
Discarded furniture and household items shall not be stored in yard areas. Remove the discarded furniture and/or household items stored or kept in the yard areas.
- 17 Inoperable Vehicles
LBMC 9.65.040
LBMC 9.65.040. 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
- 18 Overgrown vegetation
LBMC 18.45.030 UHC 1702 (L)
There is overgrown vegetation in the yard areas. Trim and remove all overgrown vegetation.
- 19 Chain fence -Deter & Unsightly
LBMC 18.45.030 UHC 1702 (K)
The chain link fencing is deteriorated and unsightly. Repair the deteriorated and unsightly chain link fencing or remove the fencing.
- 20 Menace to life
LBMC 18.04.060. 18.08.200.18.08.150. 18.20.110
NOTE: The structure(s) is/are a menace to life, health and public welfare.
- 21 Attractive nuisance
LBMC LBMC 18.04.060. 18.08.200.18.08.150. 18.20.110
NOTE: The building(s) is/are an attractive nuisance which may prove to be detrimental to children whether in the building(s) or on the premises.
- 22 Accessible
LBMC LBMC 18.04.060. 18.08.200.18.08.150. 18.20.110
NOTE: The building(s) is/are accessible and therefore considered dangerous to persons therein or persons in the vicinity thereof.
- 23 Permits and corrections
Unspecified Section
NOTE: Duly licensed contractors are required for all permits and corrections.
OBTAIN ALL REQUIRED PERMITS TO EITHER REPAIR ALL FIRE DAMAGE, OR TO DEMOLISH AND REMOVE THE STRUCTURE.

24 ReCnstr Bldg - Complete plans

Unspecified Section

NOTE: If the owner(s) desire to reconstruct the building(s), complete plans must be submitted and approved.

PROVIDE PLANS AND OBTAIN ALL REQUIRED PERMITS TO REPAIR ALL FIRE DAMAGE, OR TO DEMOLISH AND REMOVE THE STRUCTURE.

END OF ATTACHMENT A

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.



7/3/2023

Do Not Occupy

HANSEO UNIVERSITY
ATTN: JOO HYUN HAM
1600 N LONG BEACH BLVD 2ND FL
LONG BEACH, CA 90813

APN: 7269-021-019

Case # CESB286881

Re: 1740 LONG BEACH BLVD AKA 318 E ESTHER ST, LONG BEACH, CA 90813

Dear Sir or Madam:

You are notified that the Building Official in accordance with Section 18.20.060 of the Long Beach Municipal Code, has ordered the **SINGLE STORY COMMERCIAL BUILDING WITH ATTACHED GARAGE** located on LOT: 7 BLOCK: -- TRACT: 2313 in the City of Long Beach, County of Los Angeles, State of California, as per maps or miscellaneous records recorded in the Office of the County Recorder of said County known as **1600 N LONG BEACH BLVD 2ND FL, LONG BEACH, CA 90813 VACATED** as of **7/3/2023**.

Therefore, you are hereby ordered not to occupy the above referenced real property unless and until approval has been obtained from the Building Official for reinstatement of the occupancy.

For additional information, we **ENCOURAGE** you to contact your inspector noted below between 7:30 - 8:30 a.m. and 3:30 - 4:30 p.m.

Dated: 7/3/2023
APN: 7269-021-019
Owner: HANSEO UNIVERSITY
ATTN: JOO HYUN HAM
Inspector: John Martin
Phone No. (562)570-6535
Case No. CESB286881

Yours truly,

Karl Wiegelman
Code Enforcement Bureau Manager

cc: Meggan Sorenson, Housing Operations Officer

- HANSEO UNIVERSITY ATTN: TED HAM, 1600 LONG BEACH BLVD 2ND FL , LONG BEACH, CA 90813
- HANSEO UNIVERSITY ATTN: JONGBANG KIM, 3600 WILSHIRE BLVD #1408 , LOS ANGELES, CA 90010

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SUBSTANDARD BUILDING DO NOT OCCUPY

BY ORDER OF

THE BUILDING OFFICIAL OF THE
CITY OF LONG BEACH

CODE ENFORCEMENT DIVISION
DEPARTMENT OF DEVELOPMENT SERVICES
562-570-CODE

THIS BUILDING HAS BEEN ORDERED VACATED
IT IS A MISDEMEANOR TO OCCUPY THIS BUILDING
IT IS A MISDEMEANOR TO REMOVE THIS PLACARD

Sections 18.20.110 – 18.20.160 of the Long Beach Municipal Code

318 E. ESTHER ST. AKA 1740 LONG BEACH BLVD.	<i>Paul Wiggel</i>	7/3/2023
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ADDRESS

INSPECTOR

DATE POSTED