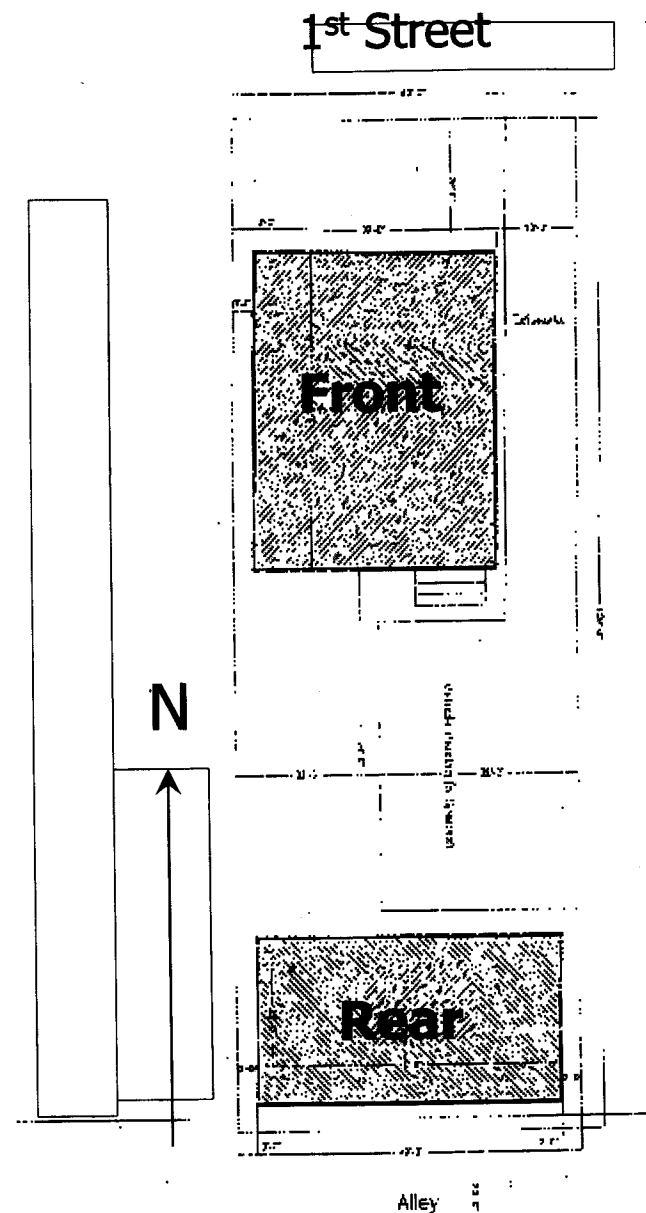


#.1

Appeal of the February 1, 2007  
Planning Commission Approval of  
Administrative Use & Local  
Coastal Development Permits to  
Legalize Four Un-permitted  
Dwelling Units Located at

1826 – 1832 E. 1<sup>st</sup> Street  
Council District 2

- Property is in an R4R Zoning District
- South side of E 1<sup>st</sup> St between Hermosa and Cherry Avenue
- It consists a front structure built as single family dwelling
- The rear structure was constructed as a duplex over four garages

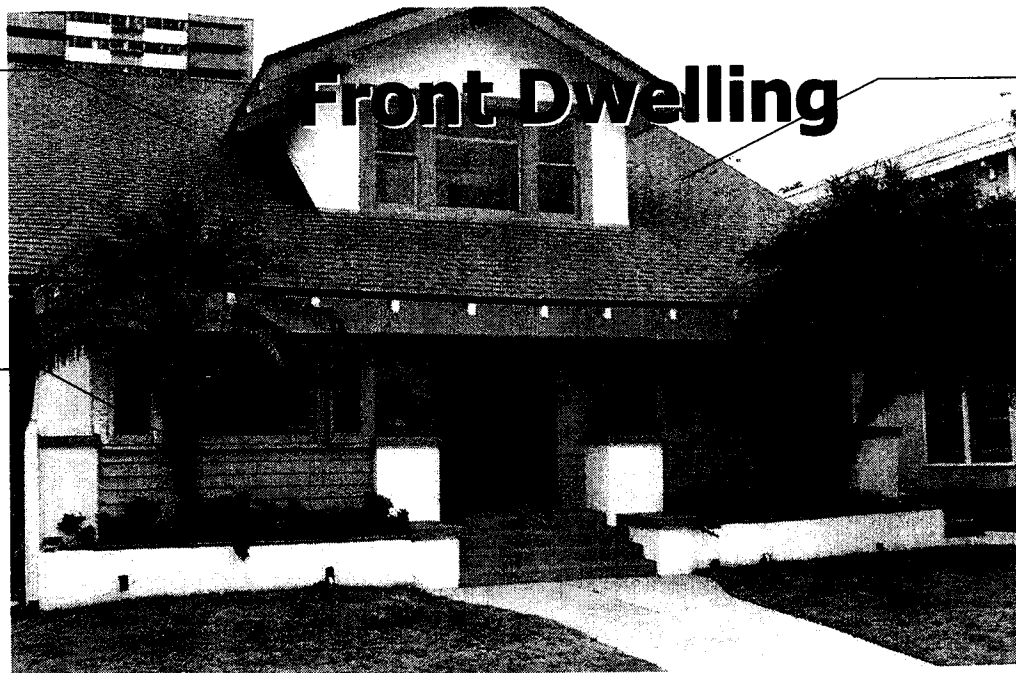


Unit 4  
1828 ½  
ILLEGAL

Unit 3  
1828  
LEGAL

Unit 7  
1832  
LEGAL

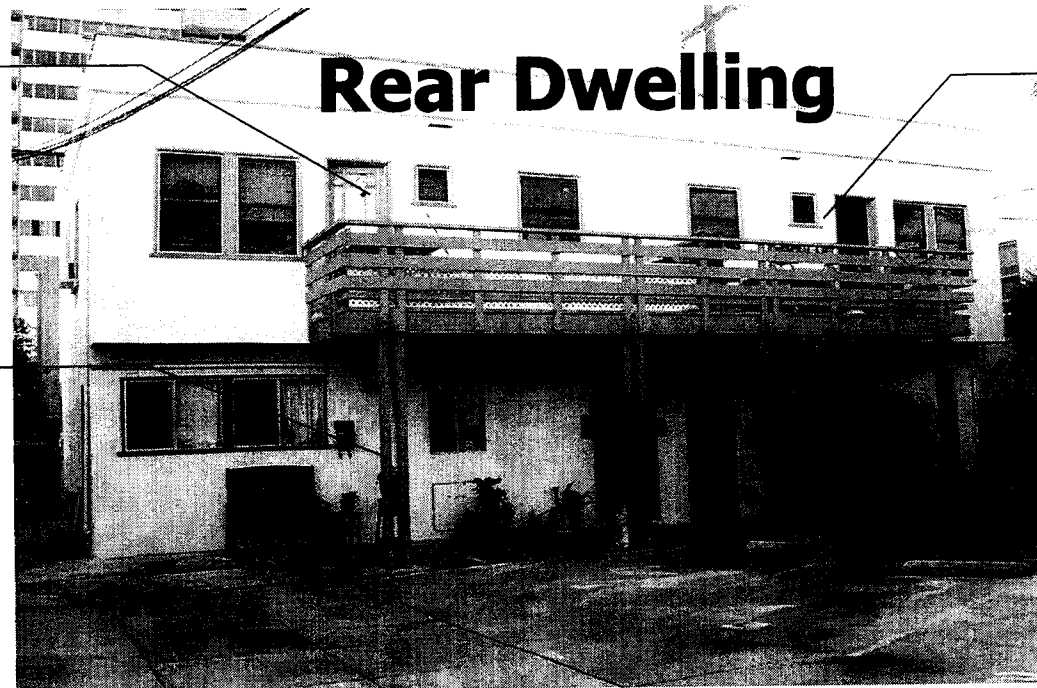
Unit 5  
1830A  
ILLEGAL



Unit 2  
1826 ½  
LEGAL

Unit 1  
1826  
ILLEGAL

## Rear Dwelling



Unit 8  
1830  
LEGAL

Unit 6  
1830B  
AUP?

# Official Records Substantiating Legal Dwelling Units

---

- Long Beach Planning & Building Permits
- Long Beach Planning & Building Certificates of Occupancy

Tax Assessor Data is Provided without WARRANTY,  
Assessor Records without Accompanying Building  
Permits do NOT Substantiate a Legal Unit

Illegal Structures have No Vested Rights  
Brought into Legal Status or Removed (LBMC 21.27.030)



# Administrative Use Permit Requirements for Legalizing Illegal Units LBMC §§ 21.25.403(D) & 21.52.240

---

- Units were Built Prior to 1964
- Units were Continually Occupied Since 1964
- Units Meet Current Minimum Housing Code Provisions
- Units Must Not Exceed 640 Sq. Ft.

# Process for Legalizing Illegal Units By Means of Administrative Use Permit LBMC § 21.25.405

---

- Zoning Administrator Considers AUP Requests
- Zoning Administrator Approves, Conditionally Approves, or Denies AUP Request
- Zoning Administrator's Actions May be Appealed to the Planning Commission
- Zoning Administrator May Refer the Matter to the Planning Commission

## Required Findings for Approval of Administrative Use Permit (LBMC § 21.25.407)

---

- Consistent with General Plan, local coastal program and all Zoning Regulations
- Not detrimental to the surrounding community:
  - Public Health, Safety & General Welfare
  - Quality of Life
  - Quality of the Unit
  - Crowding in the Community
  - Parking Availability
  - Knowledge of Current Owner when Purchased
- Compliance with LBMC 21.52.240 Conditions:
  - Units were Built Prior to 1964
  - Units were Continually Occupied Since 1964
  - Units Meet Current Minimum Housing Code Provisions
  - Units Do Not Exceed 640 Sq. Ft.

# History of Front Structure Referred to by Owner as:

1826, 1826½, 1828, & 1828½  
East 1<sup>st</sup> Street

## Property History

1828 E 1<sup>st</sup> Street

---

- 1925 Records Indicate the Front Structure was Originally Constructed as a Two Story Single Family Dwelling.

(See Exhibit 1)

1828-1828 ½ E 1<sup>st</sup> Street  
(Front Structure)

1/5/1931 Tax Assessor Records  
(See Exhibit 2)

---

- 1<sup>st</sup> Floor Unit 1828
  - 1 Living Room
  - 1 Dining Room
  - 3 Bedrooms
  - 1 Kitchen
  - 1 Bath
  - 1 Storage Room
- 2<sup>nd</sup> Floor Unit 1828½
  - 1 Living Room
  - 1 Breakfast Room
  - 3 Bedrooms
  - 1 Kitchen
  - No Bath

Total Referenced Units = 2

- County and City Assessors Locate Taxable Real Property and Determine Ownership
- Property Taxes are Based on the Assessed Value of Buildings and Structures on the Land
- Assessment Values Do Not Necessarily Represent or Verify Permitted vs. Un-permitted Improvements to Buildings and Structures on the Land

Total Permitted Units = 1

## Property History

1828-1828 1/2 E 1<sup>st</sup> Street  
(Front Structure)

2/20/1946 Long Beach City  
Building Permit (See Exhibit 3)

- 
- Existing 2 Story Building with Living Quarters Apts.
  - 2 Buildings on Lot: Living Quarters & Garages
  - Addition of Toilet and Showers onto Front Building
  - Size of New Addition 5'x7'
  - Size of Present Building 28'x54'

Total Referenced Units = 2

Total Permitted Units = 2

1826-1828 1/2 E 1<sup>st</sup> Street  
(Front Structure)

3/31/1947 Tax Assessor Records  
(See Exhibit 4)

---

- 3 Units 1826, 1828, & 1828 1/2
- 1 Unit on Lower Level
  - 2 Living Rooms
  - 2 Bedrooms
  - 1 Bathroom
  - 1 Kitchen
- 2 Units on 2nd Story
  - 2 Living Rooms (1 each)
  - 2 Bedrooms (1 each)
  - 1 den
  - 2 Baths (1 with tub, 1 no tub)
  - 2 Kitchens (1 each)

Total Referenced Units = 3

- County and City Assessors  
Locate Taxable Real Property  
and Determine Ownership
- Property Taxes are Based on  
the Assessed Value of  
Buildings and Structures on  
the Land
- Assessment Values Do Not  
Necessarily Represent or Verify  
Permitted vs. Un-permitted  
Improvements to Buildings and  
Structures on the Land

Total Permitted Units = 2



# History of Rear Structure Referred to by Owner as:

1830, 1830A 1830B, & 1832  
East 1<sup>st</sup> Street

## Property History

1830-1832 E 1<sup>st</sup> Street  
(Rear Structure)

8/17/1922 Construction  
Permit & Inspection Records  
(See Exhibit 5)

- 
- 1830-1832 E 1<sup>st</sup> St
  - Owner's Address  
1828 E 1<sup>st</sup> Street
  - Use of Building:  
Garage & Apartments
  - Bldg. Height = 2 Floors
  - Bldg. Size = 47'x22'
  - No. of Rooms = 6

- Permit Number 32340

Total Referenced Units = 2

Total Permitted Units = 2

**1830-1832 E 1<sup>st</sup> Street  
(Rear Structure)**

**11/28/1922 Tax Assessor  
Records (See Exhibit 6)**

---

- References Units  
1830-1832
- 4 Lower Level Garages
- 2 Second Story Apartments  
each with:
  - Living room
  - Bedroom
  - Bathroom
  - kitchen

**Total Referenced Units = 2**

- County and City Assessors Locate  
Taxable Real Property and  
Determine Ownership
- Property Taxes are Based on the  
Assessed Value of Buildings and  
Structures on the Land
- Assessment Values Do Not  
Necessarily Represent or Verify  
Permitted vs. Un-permitted  
Improvements to Buildings and  
Structures on the Land
- Consistent with 8/17/1922  
Construction Permit and  
8/21 & 8/28/1922 Records  
of Inspection

**Total Permitted Units = 2**

# Property History

1830-1832 E 1<sup>st</sup> Street  
(Rear Structure)

2/17/1925 Assessor  
Records (See Exhibit 7)

---

- Document Describes Enlargement of Upper Rooms – No Change In Value

- County and City Assessors Locate Taxable Real Property and Determine Ownership
- Property Taxes are Based on the Assessed Value of Buildings and Structures on the Land
- Assessment Values Do Not Necessarily Represent or Verify Permitted vs. Un-permitted Improvements to Buildings and Structures on the Land
- Consistent with 8/17/1922 Construction Permit and 8/21 & 8/28/1922 Records of Inspection

Total Referenced Units = 2

Total Permitted Units = 2

## Property History

1830-1832 E 1<sup>st</sup> Street  
(Rear Structure)

1/3/1931 Tax Assessor  
Records (See Exhibit 8)

---

- 2 Apartments Over 4 Garages
- Upstairs Unit 1830
  - 1 Living Room
  - 1 Bedroom
  - 1 Bath
  - 1 Kitchen
- Upstairs Unit 1832
  - 1 Living Room
  - 1 Bedroom
  - 1 Bath
  - 1 Kitchen
- County and City Assessors Locate Taxable Real Property and Determine Ownership
- Property Taxes are Based on the Assessed Value of Buildings and Structures on the Land
- Assessment Values Do Not Necessarily Represent or Verify Permitted vs. Un-permitted Improvements to Buildings and Structures on the Land
- Consistent with 8/17/1922 Construction Permit and 8/21 & 8/28/1922 Records of Inspection

Total Referenced Units = 2

Total Permitted Units = 2

1830-1832 E 1<sup>st</sup> Street  
(Rear Structure)

---

- Size of Present Building 24'x45'
- Permit to Convert 2 Garages into Living Quarters "**adds 2 sleeping rooms**"
- No Bath
- No Kitchen
- Proposed Use of Bldg. Identified as Housing for "2" Families

Total Referenced Units = 2

10/2/1945 Long Beach  
Building Permit (See Exhibit 9)

- Slight Size Variation from 8/17/1922 Permit Listing 22'x47'
- Uniform Housing Code Requires Bath & Kitchen for Dwellings

Total Permitted Units = 2 (3)

## Property History

1830-1832 E 1<sup>st</sup> Street  
(Rear Structure)

12/13/1945 Tax Assessor  
Records (See Exhibit 10)

---

- Ground Level Configured with
  - 2 Living Rooms
  - 2 Baths No Tub
- County and City Assessors Locate Taxable Real Property and Determine Ownership
- Property Taxes are Based on the Assessed Value of Buildings and Structures on the Land
- Assessment Values Do Not Necessarily Represent or Verify Permitted vs. Un-permitted Improvements to Buildings and Structures on the Land

Total Permitted Units = 2 (3)

## Property History

1830-1832 E 1<sup>st</sup> Street  
(Rear Structure)

2/27/1946 Tax Assessor  
Records (See Exhibit 11)

---

- Handwritten Assessor Notes  
Reference Change of 2  
Garages as:
  - 2 Living Rooms
  - 2 Baths No Tub
- County & City Assessors Locate  
Taxable Real Property and  
Determine Ownership
- Property Taxes are Based on  
the Assessed Value of Buildings  
and Structures on the Land
- Assessment Values Do Not  
Necessarily Represent or Verify  
Permitted vs. Un-permitted  
Improvements to Buildings and  
Structures on the Land

Total Permitted Units = 2 (3)



1830-1832 E 1<sup>st</sup> Street  
(Rear Structure)

---

3/6/1946 Tax Assessor Records  
(See Exhibit 12)

- 3/6/1946 Assessor Records Refer to 10/2/1945 Permit
- Convert 2 Garages into Apartments Each with  
1 Living Room  
1 Bath  
No Kitchen

- Assessment Values Do Not Necessarily Represent or Verify Permitted vs. Un-permitted Improvements to Buildings and Structures on the Land
- 10/2/1945 Building Permit Limited Occupancy to Housing for "2" Families
- Uniform Housing Code Requires Bath & Kitchen for Dwellings

Total Permitted Units = 2 (3)

Total Referenced Units = 4

## Property History

1830-1832 E 1<sup>st</sup> Street  
(Rear Structure)

5/1/1973 Long Beach  
Building Permit (See Exhibit 13)

---

- References only 1830 & 1832 E 1<sup>st</sup> Street
- Repair 1 Hour Fire Resistant Construction for Stairway Located in **Garage** Under 1832 E 1<sup>st</sup> Street
- Repair & Install New Floor for Balcony in Front of 1830 E 1<sup>st</sup> Street

Total Referenced Units = 2

Total Permitted Units = 2 (3)

# City Involvement

---

- October 2001 – Dept. of Planning & Building conducted a Parking Availability Inspection at 1826-1832 E 1<sup>st</sup> Street
- Sale of residential property in a parking impacted area requires parking report or exemption.
- October 2001 – The 1830A and 1830B E 1<sup>st</sup> Street illegal garage conversions were not disclosed during the inspection.
- October 4, 2001 – Garage Exemption Certificate, in lieu of a parking availability report was issued (LBMC § 18.76.080)

(See Exhibit 14)

## City Involvement (Continued)

---

- 3/5/2004 – Complaints of gas meters located beneath 1830A bathroom vanity, electrical problems, illegally installed water heaters, lack of ventilation and mold (See Exh. 15)
- 3/12/2004 City Building Inspection
- 4/21/2004 1826-1828½ Notice of Substandard Building (See Exh. 16)
- 4/21/2004 1830-1832 Notice of Substandard Building (See Exh. 17)
- 10/26/2004 1826-1828½ Order to Vacate Substandard Building (See Exh. 18)
- 10/26/2004 1830-1832 Order to Vacate Substandard Building (See Exh. 19)

## City Involvement (Continued)

---

- 2/17/2005 Substandard Building Determination
- 3/22/2005 Appeal Referred to a Hearing Officer
- 6/2005 to Date: Owner stipulated to corrective actions & AUP
- 3/29/2006 Zoning Confirmation Letter (See Exh. 20)
- 5/17/2006 Letter advised of 4 legal units (See Exh. 21)
- 11/22/2006 Planning Comm. AUP Hearing (See Exh. 22)
- 1/4/2007 AUP Hearing
- 2/1/2007 AUP approved for 4 units (See Exh. 23)
- 2/8/2007 AUP was Appealed

# Existing Configuration of Front Structure Referred to by Owner as:

1826, 1826½, 1828, & 1828½  
East 1<sup>st</sup> Street

Although requested, owner failed to provide fully dimensioned interior and exterior building plans. As a result, City Building Officials prepared the following unit-by-unit diagrams while on-site with owner.

1826-1828 1/2

---

Code violations, articulated in the  
April 21, 2004 Notice of Substandard Building  
Attachment A, dated 4/21/2004 have  
not been corrected:

**LBMC & UHC Require Substandard Buildings to  
be Repaired, Rehabilitated or Demolished**

A hand-drawn floor plan of a house with the following dimensions and features:

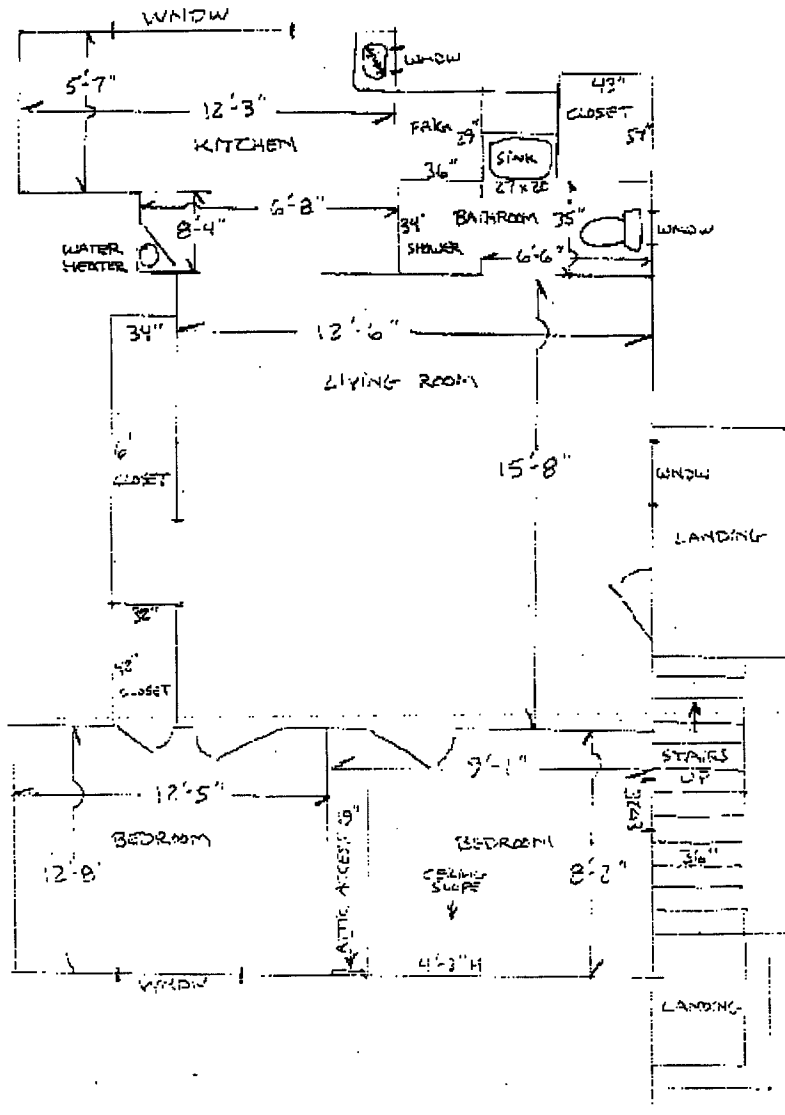
- Overall Dimensions:** 24'-4" wide by 4'-10" deep.
- Rooms and Dimensions:**
  - BATHROOM:** 3'-5" x 3'-5" (top right corner).
  - LIVING/SLIPING ROOM:** 12'-0" x 11'-8" (center).
  - KITCHEN (PORCH):** 13'-1" x 4'-7" x 6'-7" (bottom center).
- Windows:**
  - Top right wall: WINDOW
  - Right wall (between living and kitchen): WINDOW BOARDS UP
  - Bottom right wall: WINDOW
  - Bottom left wall: WINDOW
  - Bottom center wall: WINDOW
- Other Features:**
  - Top left wall: 2'-4" dimension.
  - Left wall: 12'-0" dimension.
  - Bottom left corner: Irregular shape, possibly a porch or entrance.

- Un-permitted illegal studio Conversion (UHC 204 & 301)
- Un-permitted porch conversion to kitchen (UHC 301)
- Un-permitted plumbing (UHC 204 & 301)
- Un-permitted electrical (UHC 701.2)
- Meets min. ceiling height and space requirements
- Inadequate ventilation and light in living/sleeping room b/c the previously existing window was eliminated by un-permitted exterior stairs (UHC 504.2 & 504.3)

(See Exhibits 24a-e)



**1826 1/2 E. 1<sup>st</sup> Street  
AUP Unit 2 - LEGAL  
(Front Bldg - Upper Right)**



- Although the City concedes this is a legal unit, Planning and Building continue to work with the Owner to correct Code Violations

- Habitable rooms lack the required 7'6" ceiling height (LBMC 18.24.010, UHC 503.1)

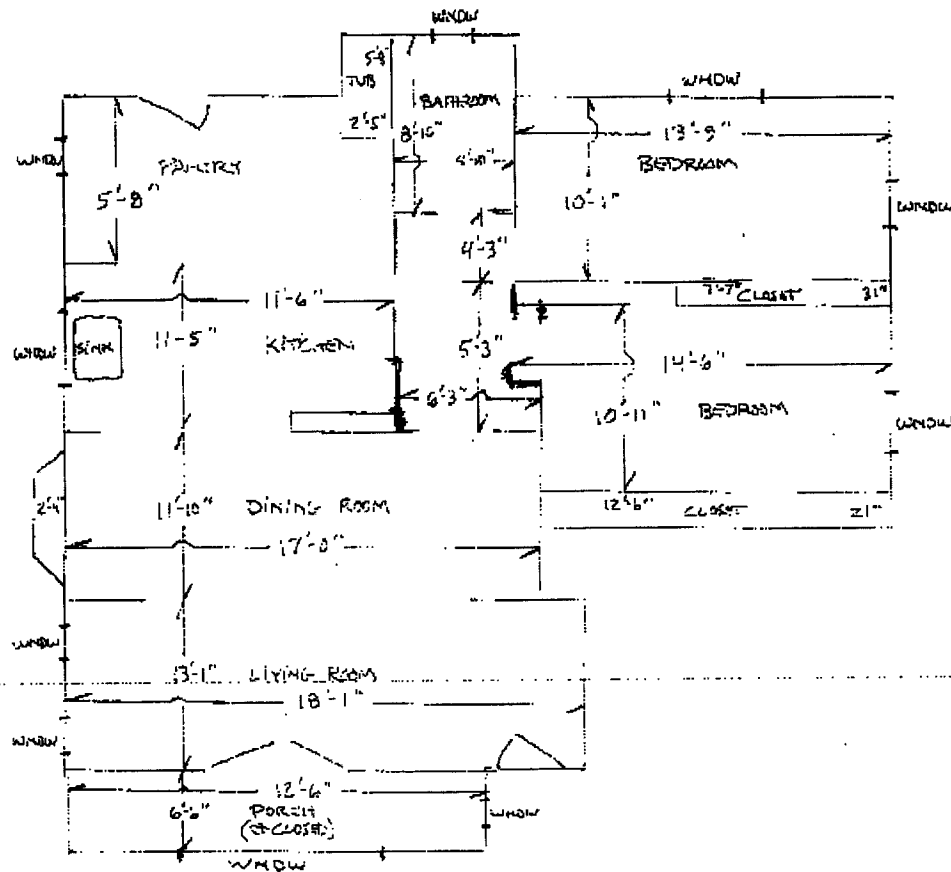
- Meets min. ceiling height and space requirements

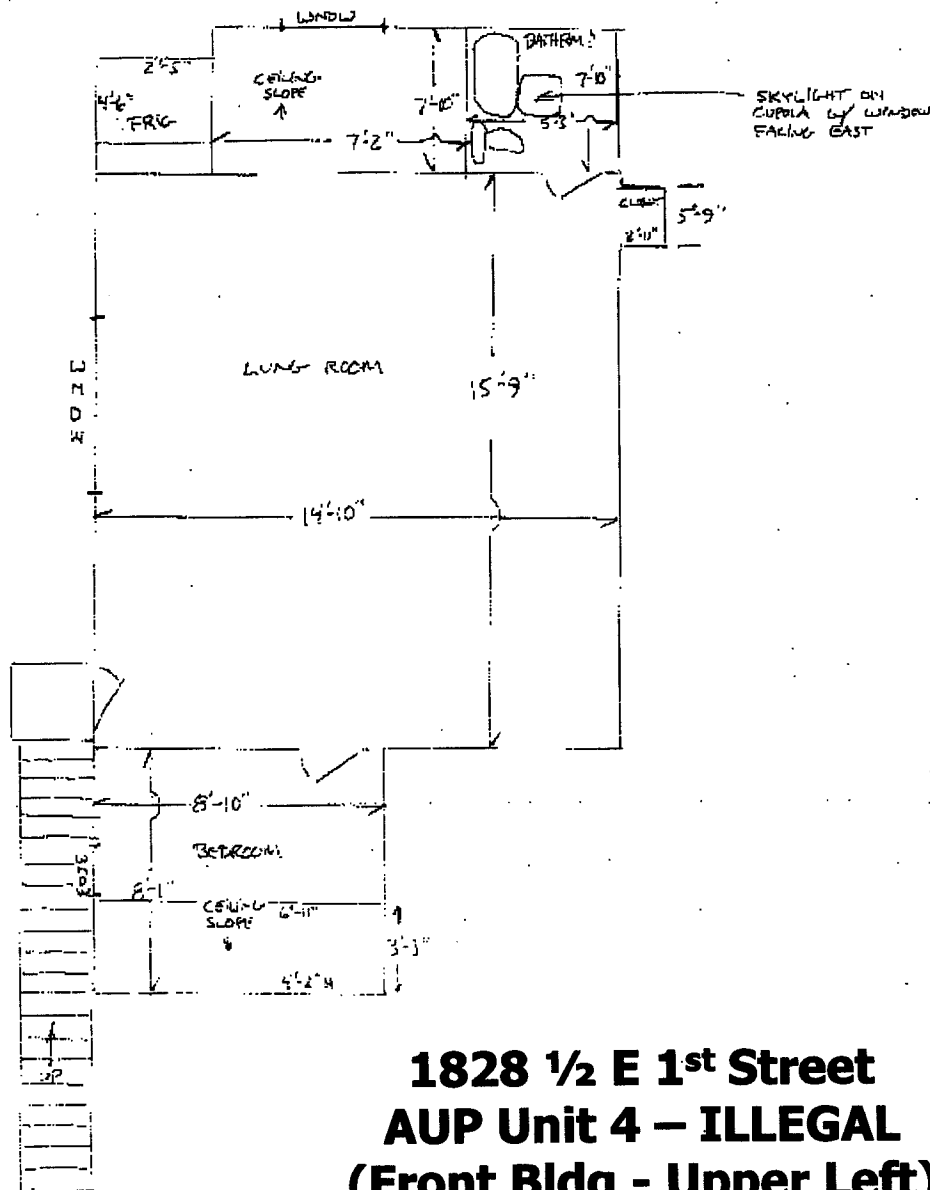
- Inadequate ventilation and light in living/sleeping room b/c the previously existing window was eliminated by un-permitted exterior stairs (UHC 504.2 & 504.3)

(See Exhibits 25a-g)

**1828 E. 1<sup>st</sup> Street**  
**AUP Unit 3 - LEGAL**  
**(Front Bldg – Lower Left)**

- Legal Unit
- Planning and Building shall continue to work with owner to correct any outstanding code violations

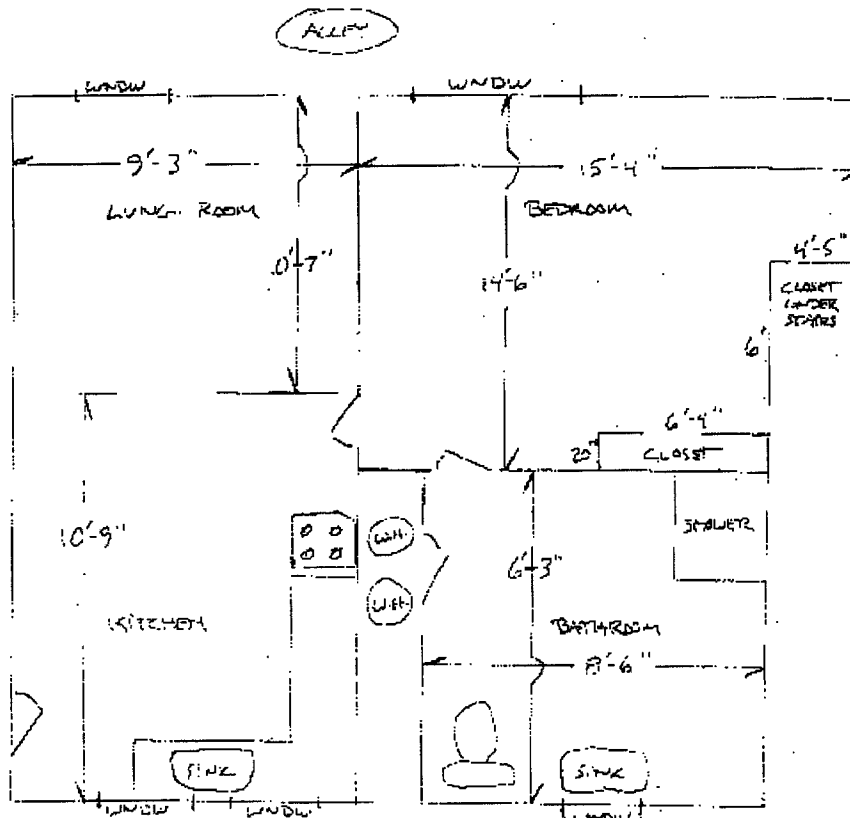




**1828 1/2 E 1<sup>st</sup> Street  
AUP Unit 4 – ILLEGAL  
(Front Bldg - Upper Left)**

- Illegal Conversion with significant structural deficiencies (UHC 204, 301)
- In adequate ceiling heights (UHC 503.1)
- Un-permitted exterior framing and construction for ceiling slope requiring issuance of a Stop Work Order (UHC 204 & 301)
- Currently, there is no kitchen (UHC 505.3)
- Inadequate ventilation and natural light (UHC 504.2 & 504.3)

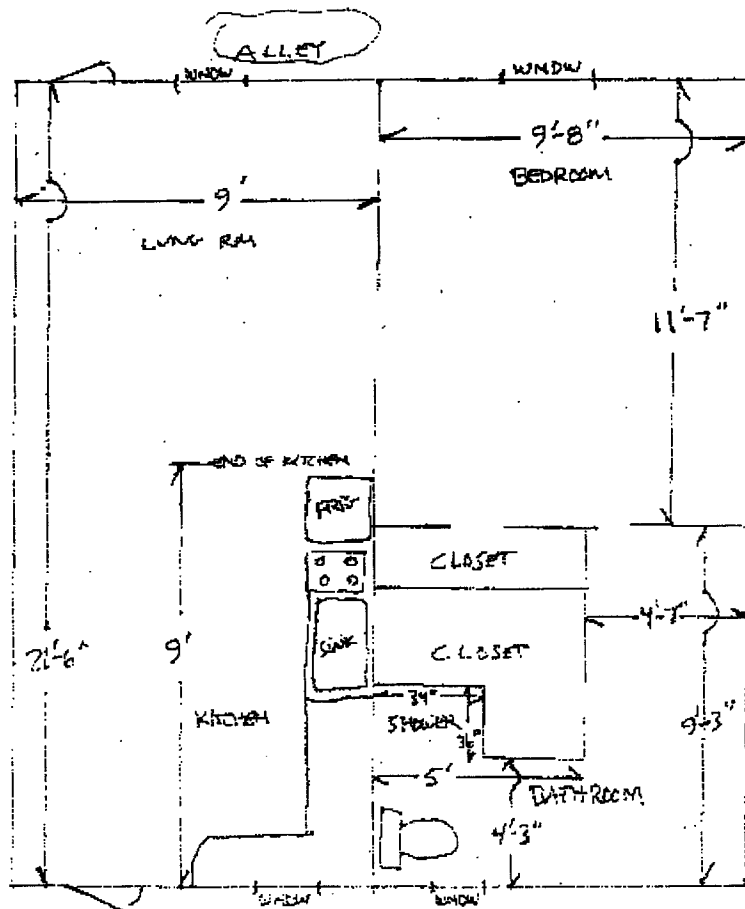
(See Exhibits 26a-g)



**1830 A E 1<sup>st</sup> Street  
AUP Unit 5 – ILLEGAL  
(Rear Unit – Lower Left)**

- **Illegal Garage Conversion** (UHC 204, 301)
- **Insufficient Egress** (UHC 801)
- **Un-permitted interior placement of physical gas meters located underneath the bathroom vanity**
- **Un-permitted water heaters and water heater placement – the sole water heater for this bldg is located inside a closet, accessible only via the bathroom**
- **Un-permitted kitchen** (UHC 505.3)
- **Inadequate ventilation and natural light** (UHC 504.2 & 504.3)

(See Exhibits 27a-e)



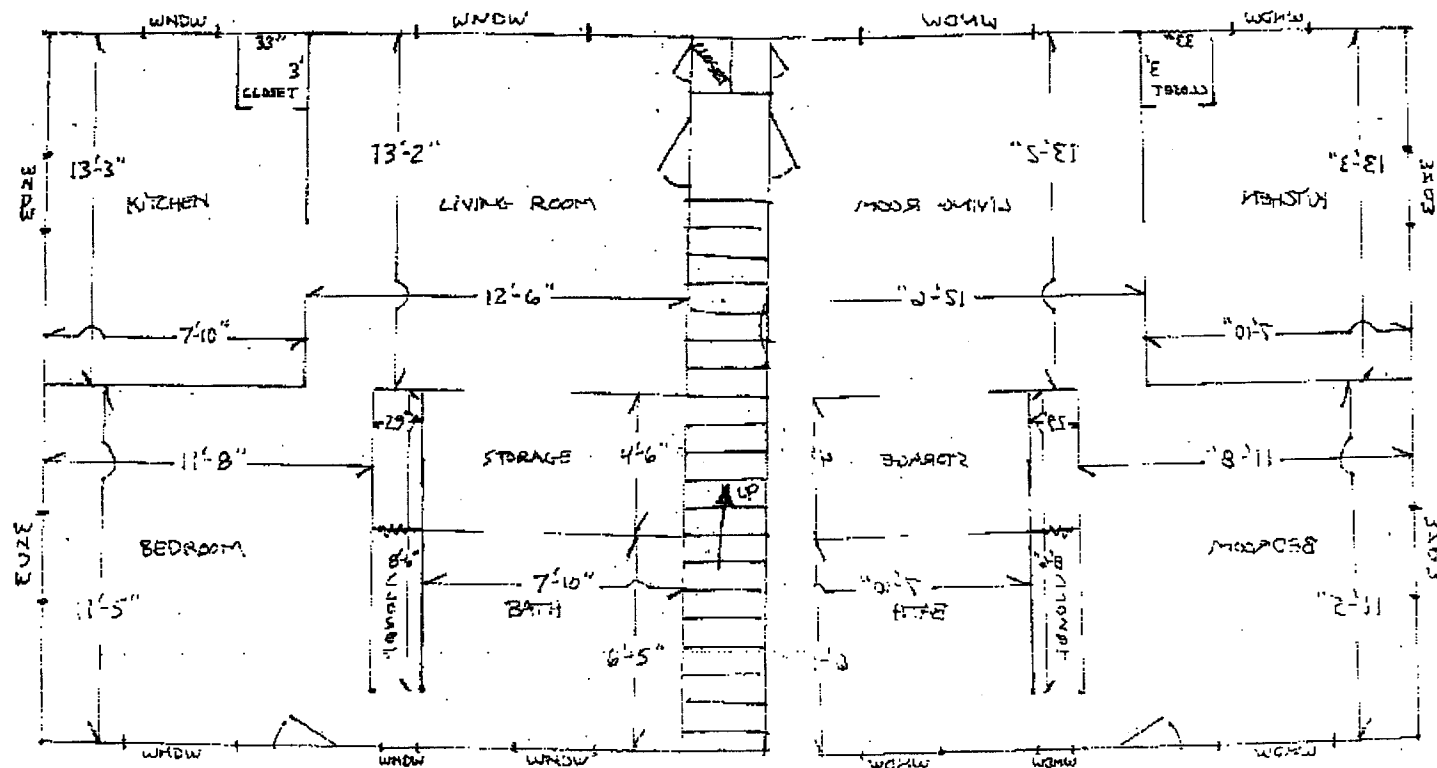
**1830 B E 1<sup>st</sup> Street  
AUP Unit 6  
(Rear Bldg – Lower Right)**

- Illegal Garage Conversion
- If Plans are Submitted and Code Violations are Corrected, this can be Legalized via AUP?

(See Exhibits 28a-f)

**1832 E 1<sup>st</sup> Street  
AUP Unit – 7  
(Rear Bldg – Upper Right)**

**1830 E 1<sup>st</sup> Street  
AUP Unit – 8  
(Rear Bldg – Upper Right)**



**These are mirror image legal units. Planning and Building will continue to work with Owner to correct outstanding Code Violations.**

## Recommendation

- Council Grant the Appeal of the City Planning Commission Approval of an Administrative Use Permit (AUP) and Local Coastal Development Permit (LCDP) to Legalize Four Dwelling Units
- Council Analyze, Make, Adopt, and Incorporate into the Record the Administrative Use and Local Coastal Development Permit Findings Related to the Approval of an AUP and LCDP to Legalize Unit 6 1830 B E 1<sup>st</sup> Street
- Council Approve AUP and LCDP to legalize one (1) dwelling unit, identified as unit 6 - 1830B East 1st Street, creating a total of five (5) dwelling units at 1826-1832 East 1st Street, with conditions of approval including the requirement that the remaining unpermitted uses be converted back to their original use.

Date 2-17-25

No. 1328 E. 1st	St.	Owner E. McElldowney	Permit No.
Lot No. 5		Address 1328 E. 1st	1700
Block 51		Gen. Contractor	
Tract Ala Beach TS		Address	
Use of Building Alter		Masonry	Wood Frame
Class of Building	Steel Frame	Concrete	Reinforced
Length	Width	Height	No. of Stories
Total Cost \$100.	Per \$2.	Families	No. of Rooms

## RECORD OF INSPECTION

CONSTRUCTION			ELECTRICAL			PLUMBING		
Date	Inspector	Report	Date	Inspector	Report	Date	Inspector	Report
		Pass. O.K.			P. W. O.K.			H. P. O.K.
		Lat. O.K.						Pl. O.K.
		Final O.K.			Pl. O.K.			Water O.K.
Misc. Permit No.			Plumbing Permit No.					
Contractor			Contractor					
Address			Address					



## Property History

1828-1828 ½ E 1<sup>st</sup> Street  
(Front Structure)

1/5/1931 Tax Assessor Records  
(See Exhibit 2)

---

- 2 Story Duplex Addressed as Units 1828-1828 ½
- 1<sup>st</sup> Floor Unit 1828 – 1689 Sq. Ft.
  - 1 Living Room
  - 1 Dining Room
  - 3 Bedrooms
  - 1 Kitchen
  - 1 Bath
  - 1 Storage Room
- 2<sup>nd</sup> Floor Unit 1828½ - 1008 Sq. Ft.
  - 1 Living Room
  - 1 Breakfast Room
  - 3 Bedrooms
  - 1 Kitchen
  - No Bath

Total Referenced Units = 2

- County and City Assessors Locate Taxable Real Property and Determine Ownership
- Property Taxes are Based on the Assessed Value of Buildings and Structures on the Land
- Assessment Values Do Not Necessarily Represent or Verify Permitted vs. Un-permitted Improvements to Buildings and Structures on the Land

Total Permitted Units = 1



## Property History

1828-1828 ½ E 1<sup>st</sup> Street  
(Front Structure)

2/20/1946 Long Beach City  
Building Permit (See Exhibit 3)

---

- Existing 2 Story Building with Living Quarters Apts.
- 2 Buildings on Lot: Living Quarters & Garages
- Addition of Toilet and Showers onto Front Building
- Size of New Addition 5'x7'
- Size of Present Building 28'x54'

Total Referenced Units = 2

Total Permitted Units = 2

CITY OF

2

LONG BEACH

# DEPARTMENT OF ENGINEERING BUILDING INSPECTOR

## Application To Alter, Repair or Demolish

County's Number
Fee
Permit Number K-172
Date Received 1-2-46
Date Issued 2-20-46

To the Department of Engineering of the City of Long Beach:  
 Application is hereby made to the Department of Engineering of the City of Long Beach, through the office of the Building Inspector, for a building permit in accordance with the description and for the purpose hereinafter set forth. This application is made subject to the following conditions which are hereby agreed to by the undersigned applicant and which shall be deemed conditions entered into the records of the permit:  
 First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.  
 Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that is, or may hereafter be prohibited by ordinance of the City of Long Beach.  
 Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

(Use Ink or Indelible Pencil)  
 DESCRIPTION OF PROPERTY

Lot No. 7Block 5Tract Hamlet BeachOwner's Name James P. FoxOwner's Address 1828 E. 1st St.Contractor's Firm Name Self

State License No. \_\_\_\_\_

Contractor's Address \_\_\_\_\_

City License No. \_\_\_\_\_

Proposed Use of Building or Structure Living quarters

No. of Families \_\_\_\_\_

No. of Rooms \_\_\_\_\_

Type of Construction of Existing Building Two Story

## LOCATION OF JOB

No. 1828 East 1st St.Long Beach

Street

## VALUATION OF PROPOSED WORK

"Value of a Building Shall Be the  
 Estimated Cost to Replace the  
 Building in Kind."

\$250.00

Engineer  
Architect

State Certificate No. \_\_\_\_\_

Present Use of Building Living quartersNumber of stories in height TwoSize of present building 28'-0" x 5'-0"State number of buildings on lot TwoHow used Living quarters & Garage

State on following lines exactly what alterations, additions, etc., will be made to this building:  
Addition of bath toilet & showers to be built onto the front building

Size of new addition 5 x 7No. of Stories in height 1Kind of Roof comp.

Material of foundation \_\_\_\_\_

Width of footings \_\_\_\_\_

Depth below ground \_\_\_\_\_

Size of Redwood Mudsills 2 x 4

Size of interior bearing studs \_\_\_\_\_

Size of exterior studs 2 x 4

Size of interior non-bearing studs \_\_\_\_\_

Size of first floor joists \_\_\_\_\_

Second floor joists \_\_\_\_\_

I have carefully examined and read the above application and know the same is true and correct, and that, in doing this work, all provisions of Long Beach Ordinances and State Laws will be complied with, whether herein specified or not. Also, in accordance with the Building Code, I hereby apply for a Certificate of Occupancy to be issued after all final inspections have been called for by me and have been made by the Department of Engineering.

All Applications must be filled out by the Applicant.

PLANS AND SPECIFICATIONS  
 and other data must also be filed

(Sign Here) James P. Fox

(Over or Authorized Agent)

(NOTE - Turn over and fill out blank on other side.)

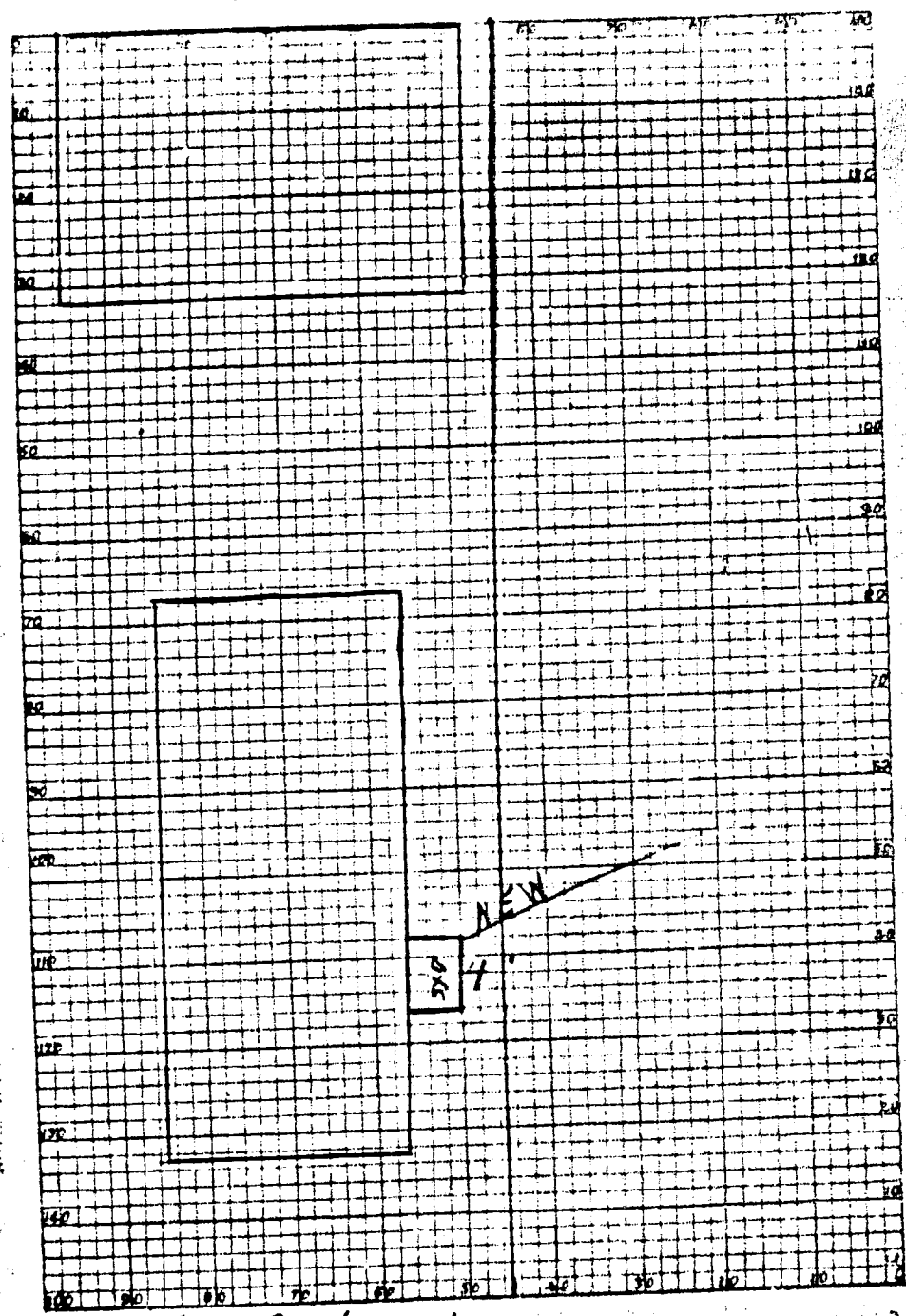
## FOR DEPARTMENTAL USE ONLY

SOME	F. D. No.	GROUP	SET-BACKS	CHECKED BY	ISSUED BY
			<u>None</u>	<u>MB</u>	<u>LJM</u>

NOTE: If this side of lot faces on street or alley, or adjoins another lot, cross out the other two words.

1828 E 100

Width of lot on street or alley, or adjoining another lot, cross out the other two words.  
 Width of lot on street or alley, or adjoining another lot, cross out the other two words.



NOTE: If this side of lot faces on street or alley, or adjoins another lot, cross out the other two words.

Use of Building *Delivery Quarters*  
 Height of Building *2 story*  
 Area of Building *1512 sq ft*  
 Area of Lot *8250 sq ft*  
 Area of Occupied Space *8548 sq ft*

State of California  
 County of Los Angeles

AFFIDAVIT OF  
 Use, Height and Area

I, being first duly sworn, depose and say that the buildings located on the lot noted on this application do not violate the use, height and area requirements of Ordinance (C-20) and no such ordinance can be amended.

SUBSCRIBED AND SWORN TO BEFORE ME

THIS DAY OF

19

APR 1911

## Property History

1826-1828 ½ E 1<sup>st</sup> Street  
(Front Structure)

3/31/1947 Tax Assessor Records  
(See Exhibit 4)

---

- 3 Units 1826, 1828, & 1828 ½
- 1 Unit on Lower Level
  - 2 Living Rooms
  - 2 Bedrooms
  - 1 Bathroom
  - 1 Kitchen
- 2 Units on 2nd Story
  - 2 Living Rooms (1 each)
  - 2 Bedrooms (1 each)
  - 1 den
  - 2 Baths (1 with tub, 1 no tub)
  - 2 Kitchens (1 each)

Total Referenced Units = 3

- County and City Assessors  
Locate Taxable Real Property  
and Determine Ownership
- Property Taxes are Based on  
the Assessed Value of  
Buildings and Structures on  
the Land
- Assessment Values Do Not  
Necessarily Represent or Verify  
Permitted vs. Un-permitted  
Improvements to Buildings and  
Structures on the Land

Total Permitted Units = 2

DATE \_\_\_\_\_

OWNER'S NAME	PERMIT NO.	DATE	AMOUNT
C. F. CHECKED			
COMPT. CHECKED <i>W</i>			
E. ON M. B. <i>CB</i>			
COMPARED			





History of Rear Structure  
Referred to by Owner as:

1830, 1830A 1830B, & 1832  
East 1<sup>st</sup> Street

## Property History

1830-1832 E 1<sup>st</sup> Street  
(Rear Structure)

8/17/1922 Construction  
Permit & Inspection Records  
(See Exhibit 5)

- 
- 1830-1832 E 1<sup>st</sup> St
  - Owner's Address  
1828 E 1<sup>st</sup> Street
  - Use of Building:  
Garage & Apartments
  - Bldg. Height = 2 Floors
  - Bldg. Size = 47'x22'
  - No. of Rooms = 6

- Permit Number 32340

Total Referenced Units = 2

Total Permitted Units = 2

8-22-1922 - Green's, 312 Pine Ave

No. 1830 - 32 E. 1st St.	Owner Mr. McDowney	8-17-22	32340
Lot No. 5	Address 1828 E. 1st St.		Permit No.
Block 51	Gen. Contractor Allan R. Savage		
Tract A. B. T.	Address 1565 Rose Ave.		
Type of Building Garage & apt	Material	Wood Frame	X Repair
Class of Building D	Steel Frame	Concrete	Remodel
Length 47	Width 22	Height 2	No. of Rooms 6
Total Cost 4500.00	Fee 7.50		No. of Section

### RECORD OF INSPECTION

CONSTRUCTION			ELECTRICAL			PLUMBING		
Date	Inspector	Report	Date	Inspector	Report	Date	Inspector	Report
8-28-22	R.H.	Gen. O.K.			N. W. O.K.			N. P. O.K.
9-21-22	Me	Gen. O.K.			Pl. O.K.			Plumb O.K.
		Final O.K.						Water O.K.
<div style="border: 1px solid black; padding: 2px;">                     Lower connection O.K.                 </div>			Elec. Permit No. _____ Contractor _____ Address _____			Plumbing Permit No. _____ Contractor _____ Address _____		

# Property History

1830-1832 E 1<sup>st</sup> Street  
(Rear Structure)

11/28/1922 Tax Assessor  
Records (See Exhibit 6)

---

- References Units  
1830-1832
  - 4 Lower Level Garages
  - 2 Second Story Apartments  
each with:
    - Living room
    - Bedroom
    - Bathroom
    - kitchen
- County and City Assessors Locate  
Taxable Real Property and  
Determine Ownership
  - Property Taxes are Based on the  
Assessed Value of Buildings and  
Structures on the Land
  - Assessment Values Do Not  
Necessarily Represent or Verify  
Permitted vs. Un-permitted  
Improvements to Buildings and  
Structures on the Land
  - Consistent with 8/17/1922  
Construction Permit and  
8/21 & 8/28/1922 Records  
of Inspection

Total Referenced Units = 2

Total Permitted Units = 2

# Form 207 B.W.H. BUILDING DESCRIPTION BLANK

No. 1850-32 Index 7225  
Tract Alamitos Beach  
Townsite PARCEL 6

Lot No. 5 Block No. 51  
Examined by N.V. Date 11-28-22

CLASS	EXTERIOR	HEATING	TRIMMINGS
Single	Bay Windows	Fire Place	Cobblestone
Double	1 sty 2 sty 3 sty	Wood, Coal, Oil	Brick, Plaster
California	Number	and Furnace	Stone, Wood
Gungalow	Wall Covering:	Steam	Plain
Residence	Plaster, Met Lath	Stove	Ornamental
Flat	" Wood Lath		
Apartment	Shakes, Rustic	PLUMBING	INSIDE FINISH
Factory	Siding, B & B	No. of Fixtures	Plain
Garage	Brick, P or C	<u>10</u>	Ornamental
Shed	Corr. Iron		Stock
Barn	ROOF		Special
Church	Flat Hip	Good, Medium	BUILT-IN FEATURES
School	Gables, Dormers	Cheap	Ruffet
Store	Cut up, Ordinary	Sewer	Patent Beds
Storage	Plain, Gravel	Cesspool	Refrigerator
	Tile, Shingle	LIGHTING	Bookcases
	Corr. Iron	Gas, Electric	Plain
	Composition	Good, Medium	Ornamental
FOUNDATION	CONSTRUC- TION	Cheap	CONDITION
Stone	Good		Good
Concrete	Medium		Medium
Brick	Cheap		Poor
Wood			<u>1922</u>

OCCUPANCY	1	2	3	4	5	6
Owner, Rented, Vacant						
Rent Paid \$						
Basement checked						
ft. deep, Book						
cu. ft. @						
Lot Grade—						

Remarks: Gar and Office

OWNER: Mr M. Eldon

OWNERS	BUILDING VALUES
No. of Permit <u>22340</u>	No. Cu. Ft. <u>222</u>
Date of " <u>8-17-22</u>	No. Sq. Ft. <u>160</u>
Amt. of " <u>\$5400</u>	At \$ <u>160</u>
<u>406</u>	Bldg. Cost \$ <u>3055</u>
<u>1.10</u>	Bmnt. Cost \$ <u>244</u>
<u>1060</u>	Heat Cost \$ <u>128</u>
<u>990</u>	Garage Cost \$ <u>938</u>
<u>960</u>	Total Cost \$ <u>4361</u>
<u>394</u>	Depreciation <u>210</u>
	Utility Dep. <u>270</u>
	Depreciated Value <u>3991</u>
	Assessed Value <u>2000</u>

Reduce former Value  
40 for old garage  
900

## Property History

1830-1832 E 1<sup>st</sup> Street  
(Rear Structure)

2/17/1925 Assessor  
Records (See Exhibit 7)

---

- Document Describes Enlargement of Upper Rooms – No Change In Value
- County and City Assessors Locate Taxable Real Property and Determine Ownership
- Property Taxes are Based on the Assessed Value of Buildings and Structures on the Land
- Assessment Values Do Not Necessarily Represent or Verify Permitted vs. Un-permitted Improvements to Buildings and Structures on the Land
- Consistent with 8/17/1922 Construction Permit and 8/21 & 8/28/1922 Records of Inspection

Total Referenced Units = 2

Total Permitted Units = 2

[illegible]

## Property History

1830-1832 E 1<sup>st</sup> Street  
(Rear Structure)

1/3/1931 Tax Assessor  
Records (See Exhibit 8)

---

- 2 Apartments Over 4 Garages

- Upstairs Unit 1830

- 1 Living Room

- 1 Bedroom

- 1 Bath

- 1 Kitchen

- Upstairs Unit 1832

- 1 Living Room

- 1 Bedroom

- 1 Bath

- 1 Kitchen

- County and City Assessors Locate Taxable Real Property and Determine Ownership

- Property Taxes are Based on the Assessed Value of Buildings and Structures on the Land

- Assessment Values Do Not Necessarily Represent or Verify Permitted vs. Un-permitted Improvements to Buildings and Structures on the Land

- Consistent with 8/17/1922 Construction Permit and 8/21 & 8/28/1922 Records of Inspection

Total Referenced Units = 2

Total Permitted Units = 2



Form 100-1-40

Building Valuation Sheet

1-13-17 12-14-38

ADDRESS 1830-32 E. 1st St

TRACT Alameda Beach Townsite

LOT NO. 5

BLOCK NO. 51

EXAMINED BY *MM*

DATE 1-3-31/1922

KIND OF BUILDING	EXTENSION	BL. FT. SQ. FT.	BLK. FOOTAGE	TOTAL
2 Apts	Stucco	1372	1.80	2469
4 Garages	Stucco	1034	1.10	1137
DONT.				

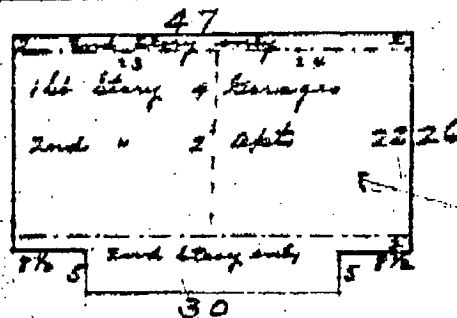
	1	2	3	4	N.W. PL.	N.E. PL.	S.W. PL.	S.E. PL.	ADDP. at Cost Value	
Ins. Rm.		2		2					Insuring	1.90
Plb. Rm.									Plumbing—No. Pm.	1.00
Plb. Rm.									Lighting	1.00
Plb. Rm.		2		2					The Roof	
Plb. Rm.		2							Elect. Rm.	
Plb. Rm.		2							Electric Heater	

1/2	2	1.00	BL. Cost	Drivers	Cost	2.94
Forman Union	Water	50	Plb. FL	Monthly		50
Type	Form	Class	Roofing	Grill	Brick	Tile


Permit, Draw and Arch.	Total Cost	4640
P. C. Total:	Cost, Less 2.0 % Dis.	3712
P. C. Amount:	Assessed Value	1855

OWNER

ADDRESS



ADD TO FORMER VALUE

REP. FORMER VALUE

## Property History

1830-1832 E 1<sup>st</sup> Street  
(Rear Structure)

10/2/1945 Long Beach  
Building Permit (See Exhibit 9)

---

- Size of Present Building 24'x45'
- Permit to Convert 2 Garages into Living Quarters "adds 2 sleeping rooms"
- No Bath
- No Kitchen
- Proposed Use of Bldg. Identified as Housing for "2" Families
- Slight Size Variation from 8/17/1922 Permit Listing 22'x47'
- Uniform Housing Code Requires Bath & Kitchen for Dwellings

Total Referenced Units = 2

Total Permitted Units = 2

CITY OF

2

LONG BEACH

# DEPARTMENT OF ENGINEERING BUILDING INSPECTOR

## APPLICATION TO ALTER, REPAIR OR DEMOLISH

Case Number	1087
Project Number	89710
Date Received	9-29-45
Date Issued	10-2-45

To the Department of Engineering of the City of Long Beach:

Application is hereby made to the Department of Engineering of the City of Long Beach, through the office of the Building Inspector, for a building permit in accordance with the department and for the purpose hereinafter set forth. This application is made subject to the following conditions which are hereby agreed to by the undersigned applicant and which shall be deemed conditions covering into the exercise of the permit:

- First: That the permit does not grant any right or privilege to erect any building or other structure therein described, or any portion thereof, upon any street, alley, or other public place or portion thereof.
- Second: That the permit does not grant any right or privilege to use any building or other structure therein described, or any portion thereof, for any purpose that it is, or may hereafter be prohibited by ordinance of the City of Long Beach.
- Third: That the granting of the permit does not affect or prejudice any claim of title to, or right of possession in, the property described in such permit.

(Use Ink or Indelible Pencil)  
DESCRIPTION OF PROPERTY

Lot No. FiveBlock Fifty OneTract Tramway, Pacific AvenueOwner's Name James H. SmithOwner's Address 1828 E. 1st St.Contractor's Firm Name Same

State License No. \_\_\_\_\_

Contractor's Address Same

City License No. \_\_\_\_\_

Proposed Use of Building or Structure GarageNo. of Families 2No. of Rooms 2Type of Construction of Existing Building Damage to ft.

## LOCATION OF JOB

No. 1828 E. 1st St.

Street

## VALUATION OF PROPOSED WORK

"Value" of a Building Shall Be the  
Estimated Cost to Replace the  
Building in Kind.

\$ 3000.00Architect C. M. AldrichState Certificate No. 1456

Engineer \_\_\_\_\_

Present Use of Building Garage & ApartmentsSize of present building 24x45Number of stories in height TwoHow used Dwelling & Garage

State on following lines exactly what alterations, additions, etc., will be made to this building:  
Conversion of two garages into living quarters with sleeping porch.

Size of new addition X No. of Stories in height One Kind of Roof Gable

Material of foundation X Width of footings X Depth below ground XSize of Redwood Mudalls X Size of interior bearing studs XSize of exterior studs X Size of interior non-bearing studs XSize of first floor joints X Second floor joints X

I have carefully examined and read the above application and know the same is true and correct, and that, in doing this work, all provisions of Long Beach Ordinances and State Laws will be complied with, whether herein specified or not. Also, in accordance with the Building Code, I hereby apply for a Certificate of Occupancy to be issued after all final inspections have been called for by me and have been made by the Department of Engineering.

All Applications must be filled out by the Applicant.

PLANS AND SPECIFICATIONS  
and other data must also be filed

(Sign Here) James H. Smith

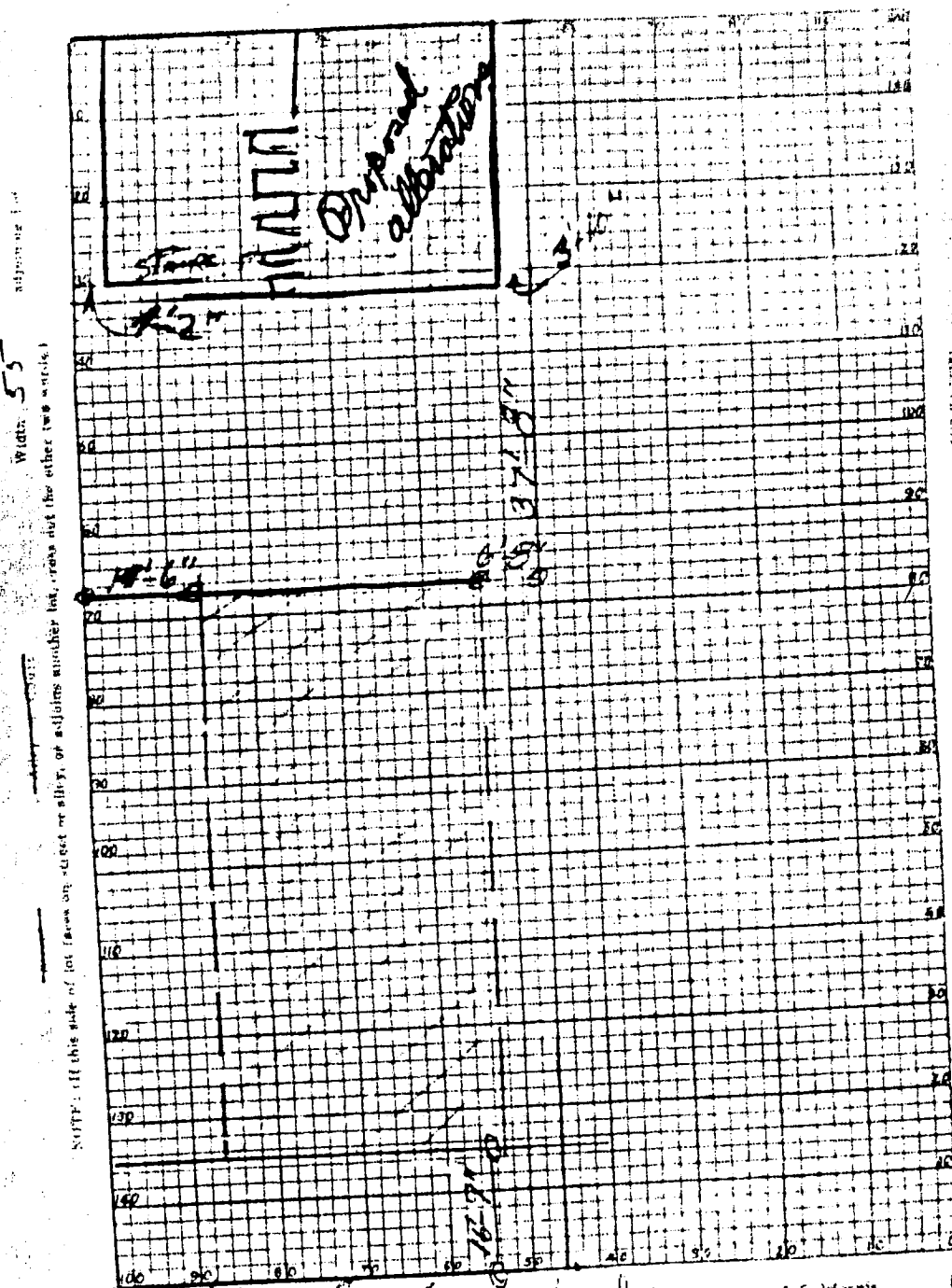
(Owner or Authorized Agent)

(NOTE—Turn over and fill out blank on other side.)

## FOR DEPARTMENTAL USE ONLY

ZONE	F. D. No.	GROUP	SET-BACKS	CHECKED BY	ISSUED BY
<u>1</u>	<u>2</u>	<u>1</u>		<u>[Signature]</u>	<u>[Signature]</u>

C-40 4-8-49-712



Width: 55

Depth: 167

NOTES: (1) This side of lot faces on street or alley, or adjoins another lot, or is not the other two sides.

Name of Building *Living Quarters*  
 Height of Building *Two stories*  
 Area of Building *335 sq. ft.*  
 Area of Lot *55 x 167 = 9185 sq. ft.*  
 Area of Occupied Space *335 sq. ft.*

State of California  
 County of Los Angeles

APPROVATE OF  
 The Height and Area

I, the undersigned, being first duly sworn, depose and say that the foregoing is a true and correct copy of the application for a permit to erect a building as shown on the lot noted in this application as not exempt from the provisions of the Ordinance of the City of Los Angeles, and as such ordinance may be amended.

SUBSCRIBED AND SWORN TO BEFORE ME

THIS DAY OF

Notary Public

*[Signature]*

1828 E. 101st  
 Conservation of a Single-Family  
 Living Quarters

Width: 55

Depth: 167

## Property History

1830-1832 E 1<sup>st</sup> Street  
(Rear Structure)

12/13/1945 Tax Assessor  
Records (See Exhibit 10)

---

- Ground Level Configured with
  - 2 Living Rooms
  - 2 Baths No Tub
- County and City Assessors Locate Taxable Real Property and Determine Ownership
- Property Taxes are Based on the Assessed Value of Buildings and Structures on the Land
- Assessment Values Do Not Necessarily Represent or Verify Permitted vs. Un-permitted Improvements to Buildings and Structures on the Land

Total Permitted Units = 2



## Property History

1830-1832 E 1<sup>st</sup> Street  
(Rear Structure)

2/27/1946 Tax Assessor  
Records (See Exhibit 11)

---

■ Handwritten Assessor  
Notes Reference Change  
of 2 Garages as:

- 2 Living Rooms
- 2 Baths No Tub

- County & City Assessors Locate  
Taxable Real Property and  
Determine Ownership
- Property Taxes are Based on  
the Assessed Value of Buildings  
and Structures on the Land
- Assessment Values Do Not  
Necessarily Represent or Verify  
Permitted vs. Un-permitted  
Improvements to Buildings and  
Structures on the Land

Total Permitted Units = 2

Building Description Blank  
 ON ANGELES COUNTY ASSESSORS OFFICE  
 ST. NO. \_\_\_\_\_  
 TRACT \_\_\_\_\_  
 BLOCK NO. \_\_\_\_\_  
 DATE \_\_\_\_\_  
 EXAMINED BY \_\_\_\_\_  
 LOT NO. \_\_\_\_\_  
 DATE \_\_\_\_\_  
 BLOCK NO. \_\_\_\_\_  
 DATE \_\_\_\_\_  
 EXAMINED BY \_\_\_\_\_

CLASS	EXTERIOR	HEATING	EXT. FEATURES
Apartment 1st Unit 2nd Unit 3rd Unit 4th Unit 5th Unit 6th Unit 7th Unit 8th Unit 9th Unit 10th Unit 11th Unit 12th Unit 13th Unit 14th Unit 15th Unit 16th Unit 17th Unit 18th Unit 19th Unit 20th Unit 21st Unit 22nd Unit 23rd Unit 24th Unit 25th Unit 26th Unit 27th Unit 28th Unit 29th Unit 30th Unit 31st Unit 32nd Unit 33rd Unit 34th Unit 35th Unit 36th Unit 37th Unit 38th Unit 39th Unit 40th Unit 41st Unit 42nd Unit 43rd Unit 44th Unit 45th Unit 46th Unit 47th Unit 48th Unit 49th Unit 50th Unit 51st Unit 52nd Unit 53rd Unit 54th Unit 55th Unit 56th Unit 57th Unit 58th Unit 59th Unit 60th Unit 61st Unit 62nd Unit 63rd Unit 64th Unit 65th Unit 66th Unit 67th Unit 68th Unit 69th Unit 70th Unit 71st Unit 72nd Unit 73rd Unit 74th Unit 75th Unit 76th Unit 77th Unit 78th Unit 79th Unit 80th Unit 81st Unit 82nd Unit 83rd Unit 84th Unit 85th Unit 86th Unit 87th Unit 88th Unit 89th Unit 90th Unit 91st Unit 92nd Unit 93rd Unit 94th Unit 95th Unit 96th Unit 97th Unit 98th Unit 99th Unit 100th Unit	1st Floor 2nd Floor 3rd Floor 4th Floor 5th Floor 6th Floor 7th Floor 8th Floor 9th Floor 10th Floor 11th Floor 12th Floor 13th Floor 14th Floor 15th Floor 16th Floor 17th Floor 18th Floor 19th Floor 20th Floor 21st Floor 22nd Floor 23rd Floor 24th Floor 25th Floor 26th Floor 27th Floor 28th Floor 29th Floor 30th Floor 31st Floor 32nd Floor 33rd Floor 34th Floor 35th Floor 36th Floor 37th Floor 38th Floor 39th Floor 40th Floor 41st Floor 42nd Floor 43rd Floor 44th Floor 45th Floor 46th Floor 47th Floor 48th Floor 49th Floor 50th Floor 51st Floor 52nd Floor 53rd Floor 54th Floor 55th Floor 56th Floor 57th Floor 58th Floor 59th Floor 60th Floor 61st Floor 62nd Floor 63rd Floor 64th Floor 65th Floor 66th Floor 67th Floor 68th Floor 69th Floor 70th Floor 71st Floor 72nd Floor 73rd Floor 74th Floor 75th Floor 76th Floor 77th Floor 78th Floor 79th Floor 80th Floor 81st Floor 82nd Floor 83rd Floor 84th Floor 85th Floor 86th Floor 87th Floor 88th Floor 89th Floor 90th Floor 91st Floor 92nd Floor 93rd Floor 94th Floor 95th Floor 96th Floor 97th Floor 98th Floor 99th Floor 100th Floor	1st Floor 2nd Floor 3rd Floor 4th Floor 5th Floor 6th Floor 7th Floor 8th Floor 9th Floor 10th Floor 11th Floor 12th Floor 13th Floor 14th Floor 15th Floor 16th Floor 17th Floor 18th Floor 19th Floor 20th Floor 21st Floor 22nd Floor 23rd Floor 24th Floor 25th Floor 26th Floor 27th Floor 28th Floor 29th Floor 30th Floor 31st Floor 32nd Floor 33rd Floor 34th Floor 35th Floor 36th Floor 37th Floor 38th Floor 39th Floor 40th Floor 41st Floor 42nd Floor 43rd Floor 44th Floor 45th Floor 46th Floor 47th Floor 48th Floor 49th Floor 50th Floor 51st Floor 52nd Floor 53rd Floor 54th Floor 55th Floor 56th Floor 57th Floor 58th Floor 59th Floor 60th Floor 61st Floor 62nd Floor 63rd Floor 64th Floor 65th Floor 66th Floor 67th Floor 68th Floor 69th Floor 70th Floor 71st Floor 72nd Floor 73rd Floor 74th Floor 75th Floor 76th Floor 77th Floor 78th Floor 79th Floor 80th Floor 81st Floor 82nd Floor 83rd Floor 84th Floor 85th Floor 86th Floor 87th Floor 88th Floor 89th Floor 90th Floor 91st Floor 92nd Floor 93rd Floor 94th Floor 95th Floor 96th Floor 97th Floor 98th Floor 99th Floor 100th Floor	1st Floor 2nd Floor 3rd Floor 4th Floor 5th Floor 6th Floor 7th Floor 8th Floor 9th Floor 10th Floor 11th Floor 12th Floor 13th Floor 14th Floor 15th Floor 16th Floor 17th Floor 18th Floor 19th Floor 20th Floor 21st Floor 22nd Floor 23rd Floor 24th Floor 25th Floor 26th Floor 27th Floor 28th Floor 29th Floor 30th Floor 31st Floor 32nd Floor 33rd Floor 34th Floor 35th Floor 36th Floor 37th Floor 38th Floor 39th Floor 40th Floor 41st Floor 42nd Floor 43rd Floor 44th Floor 45th Floor 46th Floor 47th Floor 48th Floor 49th Floor 50th Floor 51st Floor 52nd Floor 53rd Floor 54th Floor 55th Floor 56th Floor 57th Floor 58th Floor 59th Floor 60th Floor 61st Floor 62nd Floor 63rd Floor 64th Floor 65th Floor 66th Floor 67th Floor 68th Floor 69th Floor 70th Floor 71st Floor 72nd Floor 73rd Floor 74th Floor 75th Floor 76th Floor 77th Floor 78th Floor 79th Floor 80th Floor 81st Floor 82nd Floor 83rd Floor 84th Floor 85th Floor 86th Floor 87th Floor 88th Floor 89th Floor 90th Floor 91st Floor 92nd Floor 93rd Floor 94th Floor 95th Floor 96th Floor 97th Floor 98th Floor 99th Floor 100th Floor

This part of the garage  
 is included into the house and  
 two bathrooms

819 5/6/60 250-RRADOT ADT MAY 1960  
 OWNER'S NAME B. P. Frank  
 COMPT. CHECKED 5  
 E. ON 15  
 M. B. 15  
 DATE 5/27/60  
 COMPARED 15  
 PERMIT NO. 9710  
 DATE 10/11/60  
 AMOUNT 3000  
 Change 2 Garages into 1



# Property History

1830-1832 E 1<sup>st</sup> Street  
(Rear Structure)

3/6/1946 Tax Assessor Records  
(See Exhibit 12)

---

- 3/6/1946 Assessor Records Refer to 10/2/1945 Permit
- Convert 2 Garages into Apartments Each with
  - 1 Living Room
  - 1 Bath
  - No Kitchen
- Assessment Values Do Not Necessarily Represent or Verify Permitted vs. Un-permitted Improvements to Buildings and Structures on the Land
- 10/2/1945 Building Permit Limited Occupancy to Housing for "2" Families
- Uniform Housing Code Requires Bath & Kitchen for Dwellings

Total Referenced Units = 4

Total Permitted Units = 2

# 9-7710 Building Valuation Sheet

ADDRESS 2228 E 1st St ST 1830 A46  
TRACT Abnatis Beach J.S.

LOT NO. 5 BLOCK NO. 51  
E. POR.—W. POR.—MID. POR.—N. POR.—S. POR. 5 POR. 5 BUILT 1927  
EXAMINED BY M.C. DATE 3-6-46 REBUILT 1946

Kind of Building	Exterior	Ca. Pl. Sq. Ft.	Base Factor	Assmt. Value
<u>2 gar new w/ to street</u>		<u>528</u>	<u>35</u>	<u>184</u>

	1	2	3	4	H.W. Tile Com. FL Fin. FL	Additional Items
Lib. Rm.	<u>2</u>					Interior Finish
Din. Rm.						Plumb'g Fixts. <u>4</u>
Bkfst. Rm.						Water Heater <u>6</u>
Bed Rm.						Lighting
Bath. Rm.	<u>2</u>					Tile Roof
Kitchen	<u>10</u>					Elect. Refr.
Store						Heating
Office						Gar. Door Lift
Boos <u>40</u> Buffet						Dressers <u>40</u>
Bk. Case						Mantel
Furnace Units						Fire Pl.
Trim { Terra Cotta						Tile
Plate Glass						Vitrolite
Marble						Asphalt Tile
Elevator						Incinerator
Marquise						Fire Escape

P. C. Assessed Value		Total Assessed Value		Depreciated Value
Assmt. Year	Age - Years	% Yrly. Dep.	Total % Dep.	
1947	20% APPRECIATION			530
1957	10% ADJUSTMENT			580

Rep. Former Value 414 Permit Date 3-2-45 Amt. 3000  
Add to Former Value 174 2228 E 1st St  
OWNER J. P. Ford  
Form A-1-12M-10-45-Seaside Ptg. Co.

## Property History

1830-1832 E 1<sup>st</sup> Street  
(Rear Structure)

5/1/1973 Long Beach  
Building Permit (See Exhibit 13)

---

- References only 1830 & 1832 E 1<sup>st</sup> Street
- Repair 1 Hour Fire Resistant Construction for Stairway Located in **Garage** Under 1832 E 1<sup>st</sup> Street
- Repair & Install New Floor for Balcony in Front of 1830 E 1<sup>st</sup> Street

Total Referenced Units = 2

Total Permitted Units = 2

**APPLICANT FILL IN AREA BELOW**

DOI: 10.1002/for

\_\_\_\_\_

RECEIVED

REV -2 4 734523-000005.07

[illegible]

# City Involvement

---

Kotsch purchased  
prop 11/01

- October 2001 – Dept. of Planning & Building conducted a Parking Availability Inspection at 1826-1832 E 1<sup>st</sup> Street to ensure that previously configured parking remained available.
- Upon entering into an agreement of sale of residential property in a parking impacted area, the owner shall obtain a report setting forth the legally required off-street parking and a statement as to its availability or lack of availability, or an exemption certificate. **The report shall specifically identify any off-street parking spaces which should be used for vehicle parking but are not available because of illegal conversion to another use.** (LBMC § 18.76.030)
- October 2001 – The 1830A and 1830B E 1<sup>st</sup> Street illegal garage conversions were not detected during the inspection due to representations there were no garage spaces to inspect, because parking had and continued to be supplied completely by way of common surface space parking.
- October 4, 2001 – Based on the above, a Garage Exemption Certificate, in lieu of a parking availability report, was issued pursuant to LBMC § 18.76.080 , and was only valid for a period of six months.

(See Exhibit 14)



# CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 WEST OCEAN BOULEVARD, 7TH FLOOR

LONG BEACH, CALIFORNIA 90802

(562) 570-6399  
FAX (562) 570-6034  
TDD (562) 570-6793

## EXEMPTION CERTIFICATE

SUBJECT: 1826 East 1<sup>st</sup> Street  
PROJECT NO.: 335587  
DATE: October 4, 2001  
TYPE OF STRUCTURE: Apartments  
APPLICANT: Jennifer Sterud  
Anchor Seaport Escrow  
5602 E. 2<sup>nd</sup> St.  
Long Beach CA 90803

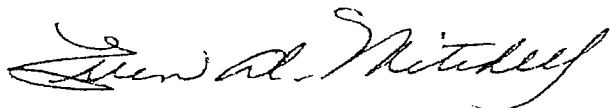
Pursuant to Chapter 18.76 of the Long Beach Municipal Code, it has been determined that the property at the above address qualifies for an Exemption Certificate at this time due to the fact that parking is provided in a common parking facility.

Please be advised that the seller is required to provide the buyer this Exemption Certificate.

If you should require any additional information, contact Valerie Decker at (562) 570-6955, Monday through Friday between the hours of 3:30 p.m. to 4:30 p.m.

Yours truly,

FADY MATTAR  
Superintendent of Building

By: 

Ellen Mitchell  
Senior Combination Building Inspector

## City Involvement (Continued)

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- 3/5/2004 – Complaints of gas meters located beneath 1830A bathroom vanity, electrical problems, illegally installed water heaters, lack of ventilation and mold (See Exh. 15)
- 3/12/2004 City Building Inspection
- 4/21/2004 1826-1828½ Notice of Substandard Building (See Exh. 16)
- 4/21/2004 1830-1832 Notice of Substandard Building (See Exh. 17)
- 10/26/2004 1826-1828½ Order to Vacate Substandard Building (See Exh. 18)
- 10/26/2004 1830-1832 Order to Vacate Substandard Building (See Exh. 19)
- 2/17/2005 Notice of Substandard Building Determination; Owner appealed
- 3/22/2005 City Council Referred the Appeal to a Hearing Officer
- 6/2005 to Date: In Lieu of Hearing, Owner agreed to mediation, stipulated to corrective actions for front and rear buildings and AUP Process
- 3/29/2006 Rather than commencing the AUP Process, Owner requested a Zoning Confirmation Letter (See Exh. 20)
- 5/17/2006 Zoning Confirmation Letter advised of 4 legal units (See Exh. 21)
- 11/22/2006 Per Owner's request, Planning Comm. would conduct AUP Hearing (See Exh. 22)
- 1/4/2007 AUP Hearing - Staff directed to prepare findings & conditions of approval for AUP legalizing 8 units
- 2/1/2007 Planning Commission approved AUP with findings and conditions (See Exh. 23)
- 2/8/2007 AUP was appealed

DATE REC'D 3/5/04

<input type="radio"/> Weed Abatement	(WA)	<del>1</del> 4	<input type="radio"/> Property Maintenance	(PM)
<input type="radio"/> Zoning Enforcement	(ZE)		<input type="radio"/> Hazardous Buildings	(HZ)
<input type="radio"/> Substandard Buildings	(SB)		<input type="radio"/> License Complaint	(LC)
<input type="radio"/> Substandard Conditions	(SC)		<input type="radio"/> Special Cases	(SP)
<input type="radio"/> Oil Code	(OC)		<input type="radio"/> Abandoned Vehicles	(AV)
<input type="radio"/> Garage Resale	(GA)			

maximum of 60 char: \_\_\_\_\_

OWNER'S NAME: \_\_\_\_\_

☐ Council Referral      ☐ Parking Impacted Area      ☐ Preferred Parking      ☐ City Manager

BL-33(7'



DATE REC'D 3-5-04

TAKEN BY Oxw

ADDRESS: 1830 E 1<sup>st</sup> St. TYPE OF BUILDING Apts

- ☐ Property Maintenance (PM)
- ☐ Hazardous Buildings (HZ)
- ☐ License Complaint (LC)
- ☐ Special Cases (SP)
- ☐ Abandoned Vehicles (AV)

**COMPLAINT DESCRIPTION:**

maximum of 60 char:

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_ TRACT: \_\_\_\_\_

ASSESSOR'S APN 7265-018-006

OWNER'S NAME:

OWNER'S ADDRESS \_\_\_\_\_ ZIP CODE \_\_\_\_\_ PHONE # \_\_\_\_\_

☐ Council Referral      ☐ Parking Impacted Area      ☐ Preferred Parking      ☐ City Manager

[illegible]



# CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

100 LONG BEACH BOULEVARD

?

LONG BEACH, CALIFORNIA 90802

?

(562)570-6399

FAX (562)570-6034

TDD (562)570-5794

## NOTICE OF SUBSTANDARD BUILDING

April 21, 2004

NATALJE A KOTSCH  
200 MAIN ST UNIT 115  
HUNTINGTON BEACH CA 92648

PROJECT NO.: 400279  
ASSESSOR'S #: 7265-018-006

Subject Address: **1826-28 E 1<sup>ST</sup> ST.**, Long Beach, California.

Dear Sir/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: **2 STORY DUPLEX**

The above described building(s) are on property legally identified as **LOT:5** of **BLOCK:51** of **TRACT: ALAMITOS BEACH TOWNSITE** as per maps or miscellaneous records recorded in the Office of the County Recorder of Los Angeles County, Known as **1826-28 E 1<sup>ST</sup> ST.**, Long Beach, California. 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 the **26<sup>th</sup> day of May 2004** and completed on or before the **26<sup>th</sup> day of July 2004** or the Building Official will order the building(s) vacated. 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 \$84.00 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.

Department of Planning and Building  
Code Enforcement Section  
April 21, 2004

State law requires that you, as owner or designee of the above property, personally register with the County of Los Angeles, Environmental Health Division, within 10 days of the recordation of any notice of substandard conditions (see the attached document entitled "Owners of Substandard Residential Property Registration Form"). If there is any change in information you provide on the registration form, you must update the information within 10 days of the change. **Failure to comply with any of the registration requirements may result in criminal prosecution.**

**For additional information, please contact your Inspector between 7:30 – 8:30 a.m. and 3:30 – 4:30 p.m.**

INSPECTOR: David Woods  
PHONE NO. (562) 570-6381  
RE: 1826-28 E 1<sup>ST</sup> ST  
PROJ: 400279  
ACCT. NO.: PB40  
EJZ/DM/MMY  
FILE: I:\data\2004\04\00054523.doc  
sbform13b.man  
SB13W

Yours truly

Fady Mattar  
Superintendent of Building and Safety

By:



Dale Wiersma  
Principal Building Inspector

cc: Larry Montgomery, Rehabilitation Officer

QUAKER CITY BANK  
7021 GREENLEAF AVE  
WHITTIER CA 90602

NATALIE A KOTSCH  
604 18<sup>TH</sup> ST  
HUNTINGTON BEACH CA 92648

Case Jacket (2)

## NOTICE OF SUBSTANDARD BUILDING(S)

### ATTACHMENT A

1. EXTERIOR
2. Several areas of the foundation appear to be deteriorated. Repair all the deteriorated areas of the foundation. Note: Access for inspection of the foundation was limited. Further inspection will be necessary and may reveal that major portions or the entire foundation may need to be repaired. 18.24.010 UHC Sec. 601.1 **COMPLIED**
3. The foundation plates or sills appear to lack the required anchor bolts to properly fasten the building/structure to the foundation. Install the required foundation plate anchors in an approved manner. 18.24.010 UHC Sec. 601.1 & CBC Sec. 1806.6 **COMPLIED**
4. The underfloor framing is inadequate to support the floor. Provide an approved system of concrete piers, posts and girders to support the floor load. 18.24.010 UHC Sec. 601.1 & CBC Sec. 2309 **COMPLIED**
5. The exterior cellar doors are missing, deteriorated and not weathertight. Provide weathertight doors on the exterior opening to the cellar. 18.24.010 UHC Sec. 601.2 **COMPLIED**
6. The underfloor area is full of trash and debris. Remove the trash and debris from the underfloor area. 18.24.710 UHC Sec. 1702(I) **COMPLIED**
7. Portions of the exterior stucco are damaged or deteriorated. Repair the damaged or deteriorated portion of the stucco and color coat the stucco to match the existing building. 18.24.010 UHC Sec. 601.2 **COMPLIED**
8. The exterior wood trim is damaged, deteriorated or missing. Repair or replace and paint the damaged, deteriorated or missing wood trim. 18.24.010 UHC Sec. 601.2 & 8.76.010 PROHIBITED USES B. **COMPLIED**
9. The roof structure sags due to inadequate or missing supports. Provide supports to adequately support the roof structure and correct the sag. 18.24.010 UHC Sec. 601.1 **COMPLIED**
10. A portion of the roof covering is deteriorated and leaks. Repair the deteriorated portions of the roof covering with approved materials installed in an approved manner. 18.24.010 UHC Sec 601.2 & 18.24.710 UHC Sec. 1702 (b) **COMPLIED**
11. Several window screens are missing or deteriorated. Replace the missing or deteriorated window screens on all the openable windows. 18.24.710 UHC Sec 1702 (i) **COMPLIED**
12. The screen doors are deteriorated. Replace or repair the deteriorated screen doors to a sound and operable condition. 18.24.710 UHC SEC. 1702 (i) **COMPLIED**
13. The exterior stairs and/or landings are deteriorated, partially missing and unsafe. Rebuild the exterior stairs and/or landings to meet minimum code requirements. 18.24.010 UHC Sec. 601.1 & CBC Sec. 1003.3.3

14. The stairway, landing and/or balcony guardrails do not comply with code requirements. Reconstruct the guardrails to conform to minimum code requirements. 18.24.010 UHC Sec. 801 & CBC Sec. 509.2 and 509.3
15. The rear concrete porch and/or steps are deteriorated. Repair or replace the deteriorated rear porch and/or steps. 18.24.010 UHC Sec. 601.1 **COMPLIED**
16. The electrical service equipment is deteriorated. Replace the service or remove all rust, corrosion and foreign materials and paint the service equipment to prevent further deterioration. 18.24.010 UHC Sec. 701.2 **COMPLIED**
17. The electrical service is not properly grounded. Ground the electrical service in an approved manner using approved materials. 18.24.010 UHC Sec. 701.2 **COMPLIED**
18. There is open wiring on the exterior of the building. Terminate all open wiring in an approved enclosure. 18.24.010 UHC Sec. 701.2 **COMPLIED**
19. There is an unapproved plumbing installation to the building. Obtain the required plumbing permit and reinstall all unapproved plumbing to meet minimum code requirements or remove the unapproved plumbing waste, vent and supply piping and cap the sewer. Note: Expose the sewer cap for inspection. 18.24.010 UHC Sec. 505.7 **COMPLIED**
20. The water heater is not properly vented. Vent the water heater in an approved manner using approved materials. 18.40.010 CPC Sec. 512.1 & 18.24.010 UHC Sec. 505.7 **COMPLIED**
21. The temperature and pressure relief drain does not comply with code requirements. Replumb the temperature and pressure relief drain to meet minimum code requirements. 18.40.010 CPC Sec. 608.5 & 18.24.010 UHC Sec. 505.7 **COMPLIED**
22. There are no permits of record for the alteration of the dwelling/ apartment building to create additional unit(s). Remove all unapproved alterations and restore the dwelling/apartment building to the original number of permitted dwelling units, or obtain the required permits and reconstruct the structure to meet all minimum code requirements. 18.12.010 A, 18.20.080 & 21.10.060
23. INTERIOR
24. INTERIOR OF 1826 (DOWNSTAIRS UNIT) **COMPLIED**
25. NOTE: The interior was not available for inspection. Provide access to the uninspected interior. This case may not be concluded until an interior inspection has been made and any substandard conditions found within the unit are corrected within the time frame.
26. INTERIOR OF 1828 (UPSTAIRS UNIT)
27. The apartment lacks the required smoke detectors. Install smoke detectors in the bedrooms and hallways. The detectors may be powered by battery or building wiring. 18.24.010 CBC Sec. 310.9.1.4

28. Several habitable rooms lack the required 7' 6" ceiling height from the finished floor. Provide the required 7' 6" ceiling height in all habitable rooms. 18.24.010 UHC Sec. 503.1
29. The kitchen/bathroom lacks the required 7'0" ceiling height from the finished floor. Provide the required 7'0" ceiling height in the kitchen/bathroom. 18.24.010 UHC Sec. 503.1
30. Some of the habitable rooms lack the minimum floor area of 70 square feet. Provide a minimum of 70 square feet of floor area in each habitable room. 18.24.010 UHC Sec. 503.2
31. The interior wall and ceiling coverings are deteriorated through out the dwelling. Repair and paint the deteriorated ceiling and wall coverings. 18.24.710 UHC Sec. 1702 (e)  
Note: if your building was built before 1978, it is likely to contain lead-based paint. Lead-based paint poses a serious health risk when disturbed. To speak with someone about lead-based paint hazards and worker safety, please call the City of Long Beach Lead Poisoning Prevention Program at 562-570-8875 or the National Lead Information Center at 1-800-424-LEAD.
32. The thresholds at the exterior doors are damaged, deteriorated or missing. Replace the damaged, deteriorated or missing thresholds and install them in a weathertight manner. 18.24.010 UHC Sec. 601.2
33. There are holes in the wall below the kitchen sink. Repair and paint the wall below the kitchen sink. 18.24.710 UHC Sec. 1702 (e) Note: If your building was built before 1978, it is likely to contain lead-based paint. Lead-based paint poses a serious health risk when disturbed. To speak with someone about lead-based paint hazards and worker safety, please call the City of Long Beach Lead Poisoning Prevention Program at 562-570-8875 or the National Lead Information Center at 1-800-424-LEAD.
34. The kitchen countertop/drainboard is deteriorated and in an unsanitary condition. Replace or repair/refinish the countertop/ drainboard to include grouting around the sink rim. 18.24.010 UHC Sec. 505.7
35. The kitchen cabinets are damaged/deteriorated and unsanitary. Replace or repair and refinish the kitchen cabinets. 18.24.010 UHC Sec. 505.7
36. The kitchen sink trap and trap arm are deteriorated or missing. Replace the trap and trap arm. 18.24.010 UHC Sec. 505.7
37. The bathtub surround is deteriorated and unsanitary. Repair, paint and reseal the bathtub surround. 18.24.010 UHC Sec. 505.7
38. The bathtub/shower faucet is deteriorated/leaks. Repair or replace the faucet. 18.24.010 UHC Sec. 505.7
39. The water closet is in an unsanitary condition at the base. Caulk the water closet at the base. 18.24.010 UHC Sec. 505.7

40. The lavatory sink and or sink faucet are missing or deteriorated. Replace the sink and sink faucet. 18.24.010 UHC Sec. 505.7
41. The bathroom cabinet/sink is not secure. Secure the cabinet/sink to the wall. 18.24.010 UHC Sec. 505.7
42. The lavatory sink/countertop is not sealed to the wall and is in an unsanitary condition. Caulk the lavatory sink/countertop to the wall. 18.24.010 UHC Sec. 505.7
43. There are holes in the wall below the sink. Repair and paint the wall below the sink. 18.24.710 UHC Sec. 1702 (e) Note: if your building was built before 1978, it is likely to contain lead-based paint. Lead-based paint poses a serious health risk when disturbed. To speak with someone about lead-based paint hazards and worker safety, please call the City of Long Beach Lead Poisoning Prevention Program at 562-570-8875 or the National Lead Information Center at 1-800-424-LEAD.
44. The shower wall covering in the bathroom is deteriorated. Replace the wall covering in the shower with an approved material. 18.24.710 UHC Sec. 1702 (e)
45. The water heater is not properly vented. Vent the water heater in an approved manner using approved materials. 18.40.010 CPC Sec. 512.1 & 18.24.010 UHC Sec. 505.7 **COMPLIED**
46. The water heater compartment lacks the required combustion air. Provide the required combustion air openings in the enclosure. 18.40.010 CPC Sec. 507.1 & 18.24.010 UHC Sec. 505.7 **COMPLIED**
47. The water heater(s) lack the required earthquake straps. Install the required earthquake straps on the water heater(s). 18.40.010 CPC Sec. 510.5 & 18.24.010 UHC Sec. 505.7 **COMPLIED**
48. The water heater temperature and pressure relief valve outlet is not piped to the outside of the building. Provide approved piping from the valve outlet to the outside of the building and terminating between 2 feet and 6 inches above the ground. 18.40.010 CPC Sec. 608.5 & 18.24.010 UHC Sec. 505.7 **COMPLIED**
49. There is unapproved electrical equipment/wiring in the interior of the building. Remove the unapproved electrical equipment/wiring from the interior of the building. 18.24.010 UHC Sec. 701.2
50. The dwelling/unit lacks the required source of comfort heat. Provide an approved source of heat in the dwelling/unit. 18.24.010 UHC Sec. 701.1
51. NOTE: The structure(s) is/are a menace to life, health and public welfare.
52. 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.
53. NOTE: A building permit is required to be obtained from the Code Enforcement Division prior to starting the corrective work on the violations noted above. 18.12.010 A and B

END OF ATTACHMENT A



# CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

100 LONG BEACH BOULEVARD

LONG BEACH, CALIFORNIA 90802

(562)570-6399

FAX (562)570-6034  
TDD (562)570-5794

## NOTICE OF SUBSTANDARD BUILDING

April 21, 2004

NATALIE A KOTSCH  
200 MAIN ST UNIT 115  
HUNTINGTON BEACH CA 92648

PROJECT NO.: 400281  
ASSESSOR'S #: 7265-018-006

Subject Address: **1830-32 E 1<sup>ST</sup> ST**, Long Beach, California.

Dear Sir/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: **2 STORY, 3 UNIT APARTMENTS OVER GARAGES**

The above described building(s) are on property legally identified as **LOT:5** of **BLOCK:51** of **TRACT:ALAMITOS BEACH TOWNSITE** as per maps or miscellaneous records recorded in the Office of the County Recorder of Los Angeles County, Known as **1830-32 E 1<sup>ST</sup> ST**, Long Beach, California. 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 the **26<sup>th</sup> day of May 2004** and completed on or before the **26<sup>th</sup> day of July 2004** or the Building Official will order the building(s) vacated. 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 \$84.00 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.

— 7465



Department of Planning and Building  
Code Enforcement Section  
April 21, 2004

State law requires that you, as owner or designee of the above property, personally register with the County of Los Angeles, Environmental Health Division, within 10 days of the recordation of any notice of substandard conditions (see the attached document entitled "Owners of Substandard Residential Property Registration Form"). If there is any change in information you provide on the registration form, you must update the information within 10 days of the change. **Failure to comply with any of the registration requirements may result in criminal prosecution.**

**For additional information, please contact your Inspector between 7:30 - 8:30 a.m. and 3:30 - 4:30 p.m.**

INSPECTOR: David Woods  
PHONE NO. (562) 570-6381  
RE: 1830-32 E 1<sup>ST</sup> ST

Yours truly

PROJ: 400281  
ACCT. NO.: PB40  
FM/DM/MMY  
FILE: I:\data\2004\04\00054519.doc  
sbform13b.man  
SB57W

Fady Mattar  
Superintendent of Building and Safety

By:   
Dale Wiersma  
Principal Building Inspector

cc: Larry Montgomery, Rehabilitation Officer

QUAKER CITY BANK  
7021 GREENLEAF AVE  
WHITTIER CA 90602

NATALIE A KOTSCH  
604 18<sup>TH</sup> ST  
HUNTINGTON BEACH CA 92648

Case Jacket (2)

## NOTICE OF SUBSTANDARD BUILDING(S)

### ATTACHMENT A

1. EXTERIOR
2. Portions of the exterior stucco are damaged or deteriorated. Repair the damaged or deteriorated portion of the stucco and color coat the stucco to match the existing building. 18.24.010 UHC Sec. 601.2 **COMPLIED**
3. The exterior wood trim is damaged, deteriorated or missing. Repair or replace and paint the damaged, deteriorated or missing wood trim. 18.24.010 UHC Sec. 601.2 & 8.76.010 PROHIBITED USES B. **COMPLIED**
4. The exterior balcony and guardrails are deteriorated. Repair the deteriorated balcony and guardrails to meet minimum code requirements. 18.24.010 UHC Sec. 601.1 & CBC Sec. 1003.3.3.7 **COMPLIED**
5. The electrical service equipment is deteriorated. Replace the service or remove all rust, corrosion and foreign materials and paint the service equipment to prevent further deterioration. 18.24.010 UHC Sec. 701.2 **COMPLIED**
6. The electrical service is not properly grounded. Ground the electrical service in an approved manner using approved materials. 18.24.010 UHC Sec. 701.2
7. Several window screens are missing or deteriorated. Replace the missing or deteriorated window screens on all the openable windows. 18.24.710 UHC Sec 1702 (i) **COMPLIED**
8. The wood gate is deteriorated and unsightly. Repair or replace and paint the deteriorated and unsightly wood gate or remove the wood gate. 18.24.710 UHC Sec. 1702 (k) **COMPLIED**
9. The water heaters are connected in an unapproved manner. Connect the water heaters in an approved manner. 18.24.010 UHC Sec. 505.7
10. The water heater is not properly vented. Vent the water heater in an approved manner using approved materials. 18.40.010 CPC Sec. 512.1 & 18.24.010 UHC Sec. 505.7
11. The water heater compartment lacks the required combustion air. Provide the required combustion air openings in the enclosure. 18.40.010 CPC Sec. 507.1 & 18.24.010 UHC Sec. 505.7
12. The water heater lacks the required cold water shutoff valve. Install a cold water shutoff valve at the inlet side of the water heater. 18.40.010 CPC Sec. 605.2 & 18.24.010 UHC Sec. 505.7
13. The water heater(s) lack the required earthquake straps. Install the required earthquake straps on the water heater(s). 18.40.010 CPC Sec. 510.5 & 18.24.010 UHC Sec. 505.7

5-20-05

14. The water heater temperature and pressure re *complied b/c* d to the outside  
of the building. Provide approved piping from 1 *foot from Gas* de of the  
building and terminating between 2 feet and 6 *unit ok - no* 18.40.010 CPC  
Sec. 608.5 & 18.24.010 UHC Sec. 505.7 *1 Seal*
15. The gas meter enclosure is defective. Provide one hour fire protection in the gas meter enclosure. 18.24.010 UHC Sec. 601.2 and 601.3 & 8.76.010 PROHIBITED USES B.
16. There are no permits of record for the conversion /alteration of the garage to dwelling use. Discontinue occupancy of the garage as a separate dwelling unit. Remove all unapproved plumbing, electrical and building alterations and restore the garage to its original permitted use. Or obtain the required permits and reconstruct the structure to meet all minimum code requirements. 18.12.010 A, 18.20.080 & 21.10.060
17. INTERIOR
18. INTERIOR OF 1830 UNIT B
19. NOTE: The interior was not available for inspection. Provide access to the uninspected interior. This case may not be concluded until an interior inspection has been made and any substandard conditions found within the unit are corrected within the time frame.
20. INTERIOR OF 1832 UNIT A
21. NOTE: The interior was not available for inspection. Provide access to the uninspected interior. This case may not be concluded until an interior inspection has been made and any substandard conditions found within the unit are corrected within the time frame.
22. INTERIOR OF 1832 UNIT B
23. NOTE: The interior was not available for inspection. Provide access to the uninspected interior. This case may not be concluded until an interior inspection has been made and any substandard conditions found within the unit are corrected within the time frame.
24. NOTE: The structure(s) is/are a menace to life, health and public welfare.
25. 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.
26. NOTE: Duly licensed contractors are required for all electrical, mechanical, and plumbing permits and corrections.
27. NOTE: A building permit is required to be obtained from the Code Enforcement Division prior to starting the corrective work on the violations noted above 18.12.010 A and B

END OF ATTACHMENT A

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# CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

100 LONG BEACH BOULEVARD, 2<sup>ND</sup> FLOOR . LONG BEACH, CALIFORNIA 90802 . (562) 570-6421

FAX (562)570-6034  
TDD (562)570-5794

## CODE ENFORCEMENT

October 26, 2004

### ORDER TO VACATE

NATALIE A KOTSCH  
200 MAIN ST UNIT 115  
HUNTINGTON BEACH CA 92648

APN:7265-018-006

RE: 1826-28 E 01ST ST, Long Beach, California

Dear Sir/Madam:

You are notified that the Building Official, in accordance with Section 18.20.140 of the Long Beach Municipal Code, is hereby ordering the 2 STORY DUPLEX located on LOT: 5 BLOCK: 51 TRACT: ALAMITOS BEACH TOWNSITE 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 1826-28 E 01ST ST, Long Beach, California VACATED as of **October 29, 2004**.

Therefore, you are hereby ordered to vacate immediately, lock and otherwise secure the structure(s) against ingress. You are further ordered to rehabilitate the structure(s) or abate the nuisance on or before **December 28, 2004**.

In the event rehabilitation work is not commenced in the matter herein above specified, the Building Official may cause such work to be done for and on behalf of the owner of said structure(s), and all expenses incurred by the City of Long Beach for such work will be charged to, and become an indebtedness of the owner or owners of said structure(s) to the City of Long Beach, and will become a lien against the real property on which said structure(s) is/are situated. This order has been posted and served pursuant to the provisions of Section 18.20.160 of the Long Beach Municipal Code.

Yours truly,

INSPECTOR: David Woods  
PHONE NO. (562) 570-6381  
PROJ. NO. 400279  
ACCT. NO. CDNSCE/CDSP  
RE: 1826-28 E 01ST ST  
FM:DM:DBW  
FILE: I:\data\2004\10\00059749.doc  
sbform19.man7/92  
SB19W

Tom Slater  
Chief Building Inspector

By:

Greg Litherland  
Senior Building Inspector

Copy of Posted Notice in Accordance with LBMC Sec. 18.20.160.

CC: Health Department

QUAKER CITY BANK 7021 GREENLEAF AVE. WHITTIER, CA 90602 ; NATALIE A KOTSCH 604 18<sup>TH</sup> ST. HUNTINGTON BEACH, CA. 92648

43780

# **SUBSTANDARD DO NOT O**


**BY ORDE**

**THE BUREAU OF BUILD  
CITY OF LONG**

**THIS BUILDING HAS BEEN O  
IT IS A MISDEMEANOR TO O**

**IT IS A MISDEMEANOR TO R**

**Sections 18.20.110-18.20.160, Long**

1826 -28 E. 1 <sup>ST</sup> ST.	
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**ADDRESS**

**INSPECTOR**



# CITY OF LONG BEACH

DEPARTMENT OF COMMUNITY DEVELOPMENT

100 LONG BEACH BOULEVARD, 2<sup>ND</sup> FLOOR . LONG BEACH, CALIFORNIA 90802 . (562) 570-6421

FAX (562)570-6034  
TDD (562)570-5794

CODE ENFORCEMENT

October 26, 2004

## ORDER TO VACATE

NATALIE A KOTSCH  
200 MAIN ST UNIT 115  
HUNTINGTON BEACH CA 92648

APN:7265-018-006

RE: 1830-32 E 01ST ST, Long Beach, California

Dear Sir/Madam:

You are notified that the Building Official, in accordance with Section 18.20.140 of the Long Beach Municipal Code, is hereby ordering the 2 STORY, 3 UNIT APARTMENTS OVER GARAGE located on LOT: 5 BLOCK: 51 TRACT: ALAMITOS BEACH TOWNSITE 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 1830-32 E 01ST ST, Long Beach, California VACATED as of **October 29, 2004**.

Therefore, you are hereby ordered to vacate immediately, lock and otherwise secure the structure(s) against ingress. You are further ordered to rehabilitate the structure(s) or abate the nuisance on or before **December 28, 2004**.

In the event rehabilitation work is not commenced in the matter herein above specified, the Building Official may cause such work to be done for and on behalf of the owner of said structure(s), and all expenses incurred by the City of Long Beach for such work will be charged to, and become an indebtedness of the owner or owners of said structure(s) to the City of Long Beach, and will become a lien against the real property on which said structure(s) is/are situated. This order has been posted and served pursuant to the provisions of Section 18.20.160 of the Long Beach Municipal Code.

Yours truly,

INSPECTOR: David Woods  
PHONE NO. (562) 570-6381  
PROJ. NO. 400281  
ACCT. NO. CDNSCE/CDSP  
RE: 1830-32 E 01ST ST  
FM:DM:DBW  
FILE: I:\data\2004\10\00059753.doc  
sbform19.man7/92  
SB19W

Tom Slater  
Chief Building Inspector

By:

Greg Litherland  
Senior Building Inspector

Copy of Posted Notice in Accordance with LBMC Sec. 18.20.160.

CC: Health Department

QUAKER CITY BANK 7021 GREENLEAF AVE. WHITTIER, CA 90602 ; NATALIE A KOTSCH 604 18<sup>TH</sup> ST. HUNTINGTON BEACH, CA 92648

3741

# **SUBSTANDARD DO NOT OC**


**BY ORDER OF**

**THE BUREAU OF BUILDING  
CITY OF LONG BEACH**

**THIS BUILDING HAS BEEN ORDERED  
IT IS A MISDEMEANOR TO OCCUPY**

**IT IS A MISDEMEANOR TO REMOVE**

**Sections 18.20.110-18.20.160, Long Beach**

1830 - 32 E. 1 <sup>ST</sup> ST.	
----------------------------------	---

**ADDRESS**

**INSPECTOR**

**PRESENTATION TO  
LONG BEACH DEPT. OF PLANNING & BUILDING  
ZONING ADMINISTRATOR CAROLYNE BIHN  
PROVIDING DOCUMENTATION JUSTIFYING  
THE LEGALITY OF EIGHT EXISTING UNITS  
AT 1826, 1826-1/2, 1828, 1828-1/2, 1830, 1830A, 1830B, 1832  
E. FIRST STREET**

**March 29, 2006**



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LONG BEACH DEPT. OF PLANNING & BUILDING  
ZONING ADMINISTRATOR CAROLYNE BIHN  
PROVIDING DOCUMENTATION JUSTIFYING  
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AT 1826, 1826-1/2, 1828, 1828-1/2, 1830, 1830A, 1830B, 1832  
E. FIRST STREET**

**March 29, 2006**

**Front Building: 1826, 1826-1/2, 1828, 1828-1/2 E. First Street**

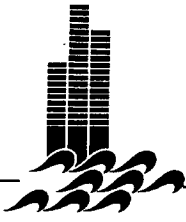
1. Building Valuation Sheet dated 01/05/31
  - Shows property as a duplex with one unit above and one unit below
  
2. Application to Alter, Repair, or Demolish dated 02/20/46 (approval date) for addition of toilets and showers to be built into the front building (2 pages) Permit No. K1872
  - Shows additions of toilets and showers (plural); back of page 2 (diagram page) provides under “Use of Building,” that the building is used for “living quarters, apartments”; the term “apartments” under UBC Section 202A is a “apartment house.” The UBC, CBC, and UHC all define “apartments” as three or more units; therefore, this establishes that there were at least three units (probably four) in 1946.
  
3. Los Angeles County Assessor’s Office Building Description Blank dated 03/31/47 (2 pages)
  - Shows four living rooms, four bedrooms, one den, three bathrooms, and three kitchens (currently, there are four units: one 2-bedroom, one 1-bedroom, and two studios); therefore, the likely existence of four units.

4. Department of Planning & Building Exemption Certificate dated 10/04/01 for “Apartments” at 1826 E. First Street which provides that, “pursuant to Section 18.76 of the LBMC, it is determined that property at the above address qualifies for an Exemption Certificate at this time due to the fact that the parking is provided in a common parking facility.”
  - Shows at the time of sale that the property was up to code and provided adequate parking.
5. City of Long Beach Computer Screen Print-Out from Planning & Building Department Worker Valerie Decker dated 04/21/04
  - Shows 1826 E. First Street as four units.

**Back Building: 1830, 1830A, 1830B, 1832 E. First Street**

1. Building Permit dated 08/17/22 for a garage and two apartments (1 page)
  - Shows two apartments at the building in 1922.
2. City Assessor’s Office Building Description Blank dated 08/17/22, as amended through 1945, shows two living rooms, two bedrooms, two bathrooms, and two kitchens
  - Shows two upstairs apartments and downstairs garages.
3. Building Permit No. C-5780 dated 02/17/25, with 1828 E. First Street address, “to alter . . .” without further description, but permit number is referenced on Document #2 (1830 E. First Street) in this sequence
  - Shows this permit in 1925 is for work on the back units, not the front house.
4. Building Valuation Sheet dated 01/03/31, updated through 1946, with diagram of “garage, now apartments for 46.”
  - Shows garage conversion, adding two units from 1945 permit (see Document #5, below).

5. Application to Alter, Repair, or Demolish for 1828 E. First Street (incorrect) dated 10/02/45 (2 pages) for “conversion of two garages into living quarters and adds two sleeping rooms”
  - Shows that two additional units are added to the back two units in 1945.
6. Building Valuation Sheet dated 03/06/46
  - Shows two living rooms, two bathrooms, and no kitchens on the first floor of the back building and references Building Permit No. J-9710 which was issued in 1945.
7. Los Angeles County Assessor’s Building Description Blank dated 12/13/45 which shows two living rooms and two bathrooms on the first floor. The note states that, “This part of old garages remodeled into two bedrooms, two baths, no tub.”
  - Again, shows existence of four units in the back building in 1945.



# CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 W. Ocean Boulevard

Long Beach, CA 90502

(562) 570-6194

FAX (562) 570-6068

ZONING AND DEVELOPMENT SERVICES

May 17, 2006

Mr. Douglas W. Otto  
111 W. Ocean Boulevard, Suite 1300  
P. O. Box 2210  
Long Beach, CA 90801-2210

Re: Request for Building Permit Research  
1826 – 1832 E. First Street

Dear Mr. Otto,

At your request the Planning Bureau has reviewed the City of Long Beach and other agencies' records, as well as the presentation you submitted to the City on March 29, 2006, to determine the number of dwelling units existing on the above property. As you are aware, this property has been identified as a substandard building and been subject to code enforcement action since 2004. In consideration of these records, the Planning Bureau has determined that the official records substantiate a total of four dwelling units in the two buildings located on the lot (the "front building" and the "rear building"). For the "front building", the records indicate:

1915 - There is no permit on record for the single family dwelling built in 1915 but the Long Beach Tax Assessor data sheet, dated 1-5-31, lists 1915 as the date of construction (with a question mark).

1925 – Permit dated 2-17-25 for "Alter".

1931 – The Long Beach Tax Assessor data sheet dated 1-5-31 shows a "Duplex Dwlg Stucco (over Siding)". The tabulation shows 2 kitchens, one upstairs and one downstairs. Total square footage is 2,697 square feet, both floors.

1946 – Permit dated 2-20-46 for the addition of a 5' X 7' toilet/shower on first floor. It is not clear that this established a dwelling unit.

1947 - The Los Angeles County Assessor's Office Building Description Blank dated 3-31-47 shows 4 living rooms, 4 bedrooms, 1 den, 3 bathrooms, and 3 kitchens. However, there are no permit records to further support more than two units.

It is concluded that the 2-story single family dwelling originally constructed in 1915 (no permit extant) had been converted to a duplex, one unit upstairs and one unit downstairs,

and that an additional bath was added in 1946, for a total of 2 dwelling units in the front building.

With regard to the rear building:

1922 – Permit dated 8-17-22 to build a duplex over garages.

1931 – The Long Beach Tax Assessor data sheet dated 1-3-31 shows 2 apartments over 4 garages. The tabulation shows 2 kitchens and 2 bedrooms upstairs. Total of 1,372 square feet in upstairs living area.

1945 – Permit dated 10-2-45 for conversion of two garages into sleeping rooms. The Long Beach Tax Assessor data sheet dated 3-6-46 describes two garages converted to apartments but states that no kitchen is provided. Los Angeles County Assessor's Building Description Blank dated 12-13-45 shows two living rooms and two bathrooms on the first floor, described as "part" of old garages remodeled into two bedrooms with baths.

It is concluded that the rear building contains two apartments on the second floor, two garage spaces on the first floor, and two sleeping rooms with baths and no kitchen on the first floor that were combined to create a single living space.

Further evaluation by the City of Long Beach of the status of the areas within the building that you contend are dwelling units but which lack clear documentation in support of this contention in the form of building permits can take place through issuance of an Administrative Use Permit pursuant to Long Beach Municipal Code, Sections 21.25.403(d) and 21.52.240. Your client was directed by the Office of the City Attorney to apply for an Administrative Use Permit, and I encourage you to comply with this request and file an application as soon as possible.

If you have any questions please call me at (562) 570-6223.

Sincerely,

Carolyn C. Bihn  
Zoning Officer



# CITY OF LONG BEACH

DEPARTMENT OF PLANNING AND BUILDING

333 W. Ocean Boulevard

Long Beach, CA 90502

(562) 570-6194

FAX (562) 570-6068

ZONING AND DEVELOPMENT SERVICES

November 22, 2006

Douglas W. Otto  
111 W. Ocean Blvd., Suite 1300  
Long Beach, CA 90801-2210

Re: 1826 E. 1<sup>st</sup> Street

Dear Doug,

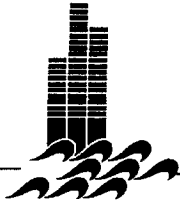
You have requested that I not serve as Hearing Officer for an Administrative Use Permit and Local Coastal Development Permit filed by your client, Natalie Kotsch, regarding the legalization of dwelling units at the above address.

Based on your concerns and the length of time this matter has been in process, I will schedule the matter for hearing before the Planning Commission pursuant to Section 21.25.405 of the LBMC.

Your project planner is Steven Valdez. Please contact Steven at (562) 570-6571 if you have any questions, or feel free to give me a call at (562) 570-6223 if you wish to discuss this matter further.

Sincerely,

Carolyn C. Bihn  
Zoning Officer



Agenda No.

Case No. 0610-17

CE No. 06-231

# CITY OF LONG BEACH

DEPARTMENT OF PLANNING & BUILDING

333 West Ocean Boulevard, 7th Floor Long Beach, CA 90802 (562) 570-6194 FAX (562) 570-6068

ZONING DIVISION

January 18, 2007

CHAIRMAN AND PLANNING COMMISSIONERS

City of Long Beach  
California

SUBJECT: Request for approval of Administrative Use Permit and Local Coastal Development Permit to legalize four (4) dwelling units creating a total of eight (8) dwelling units at the project site. (Council District 2).

LOCATION: 1826-1932 E. 1<sup>st</sup> Street

APPLICANT: Natalie Kotsch  
604 18<sup>th</sup> Street  
Huntington Beach, CA 92648

## **RECOMMENDATION**

Approve the legalization of four dwelling units creating a total of eight (8) dwelling units.

## **DISCUSSION**

The Planning Commission conducted a public hearing on the above request on January 4, 2007 and directed staff to prepare findings and conditions of approval for legalization of four dwelling units created without the benefit of permits. Attached are revised findings and conditions of approval for your consideration.

Respectfully submitted,

SUZANNE FRICK,  
DIRECTOR OF PLANNING AND BUILDING

By: \_\_\_\_\_  
STEVEN VALDEZ  
PLANNER

Approved: \_\_\_\_\_  
CAROLYNE BIHN  
ZONING ADMINISTRATOR



# CITY OF LONG BEACH

THE CITY PLANNING COMMISSION

333 W. Ocean Boulevard Long Beach, California 90802 562-570-6194 FAX 562-570-6068

## **Administrative Use Permit Local Coastal Development Approval Findings Case No. 0610-17**

### **ADMINISTRATIVE USE PERMIT FINDINGS**

The following findings must be analyzed, made, and adopted before any action is taken to approve or deny the subject permit and must be incorporated into the record of the proceedings relating to such approval or denial:

**A. The approval is consistent with and carries out the General Plan, any applicable specific plans such as the local coastal program and all Zoning Regulations of the applicable district;**

The General Plan Land Use Designation for this site is the High Density Residential District (LUD #4). The High Density Residential District encourages intensification or recycling of dwelling units in limited areas of the City where apartment and condominium lifestyles are logically related to transportation and services. Present densities range widely from about forty (40) to two hundred (200) dwelling units per acre since many such high-density structures were permitted before modern setback and off-street parking requirements became effective in the mid-1960's. The maximum permitted density in the LUD #4 is 44 du/acre. The approval of eight (8) dwelling units will be consistent with the LUD # 4 at 42 dwelling units per acre. In addition, the project provides open space in excess of the Zoning Regulations, and is close to public transportation and services.

**B. The approval will not be detrimental to the surrounding community including public health, safety, general welfare, environmental quality or quality of life; and**

The approval of eight (8) units establishes a density on the property of 42 du/ac, consistent with the maximum permitted density in LUD No. 4 and significantly lower than the average density in the surrounding community (52 du/ac) or the highest densities developed in the immediate area (100-200 du/ac). No rooms are substandard in size or construction and the resulting project provides a healthy, safe, and high quality living environment.

**C. The approval is in compliance with the special conditions for the use enumerated in Chapter 21.52.**

**A. The unit(s) in question must have been created before 1964 and continually occupied since that time without having been abandoned pursuant to Section 21.15.030;**

Proof of occupancy of the four (4) illegal units from 1964 to date is required in order to determine the legality of the units in the absence of building permits. Although, the applicant did not provide the required information, the Planning Commission concluded that the units were viable and should be legalized.



- B. The unit must meet minimum Housing Code provisions; and

A condition of approval (Condition # 10) requires that new plans be provided that will bring all four units up to minimum housing standards.

- C. The unit must not exceed six hundred forty (640) square feet. (Ord. C-7032 § 53, 1992).

The four illegal units are approximately 503 square feet, 230 square feet, 386 square feet and 388 square feet. All units are consistent with this requirement since no unit exceeds 640 square feet. The unit that staff is recommending be legalized, is 388 square feet in area.

### **LOCAL COASTAL DEVELOPMENT PERMIT FINDINGS**

The following findings must be analyzed, made, and adopted before any action is taken to approve or deny the subject permit and must be incorporated into the record of the proceedings relating to such approval or denial:

- A. The proposed development conforms to the certified local coastal program including but not limited to all requirements for replacement of low and moderate-income housing; and

According to Section 21.65.060 and 18.20.140 of the Long Beach Municipal Code, the Building Official shall notify the Housing Services Bureau of the issuance of the orders to vacate and the Housing Services Bureau shall inform the tenant households in writing of the procedure to apply for relocation assistance, what the tenant household's rights are, and who to contact with questions regarding relocation assistance. The Housing Services Bureau shall also inform the tenant household that the household may request payment of relocation assistance from the city in accordance with Section 21.65.090 of this chapter. Based on the above, the legalization of four dwelling units will not result in the removal of low or moderate income tenants. Therefore, this proposal conforms to the Local Coastal Program

- B. The proposed development conforms to the public access and recreation policies of Chapter 3 of the Coastal Act. This second finding applies only to development located seaward of the nearest public highway to the shoreline.

The site is not seaward of the nearest public highway to the shoreline.

**ADMINISTRATIVE USE PERMIT  
CONDITIONS OF APPROVAL**

**Case No. 0610-17**

**Date: January 18, 2007**

1. The use permitted on the site, in addition to other uses permitted in the R-4-R Zoning District shall be the legalization of four (4) dwelling units creating a total of eight (8) dwelling units. The legalized units shall be units No. 1, 4, 5, & 6 as shown on the approved site plan
2. This permit and all development rights hereunder shall **terminate one year** from the effective date (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date) of this permit unless construction is commenced, a business license establishing the use is obtained or a time extension is granted, based on a written and approved request submitted prior to the expiration of the one year period as provided in Section 21.21.406 of the Long Beach Municipal Code.
3. This permit shall be invalid if the owner(s) and applicant(s) have failed to return **written acknowledgment** of their acceptance of the conditions of approval on the *Conditions of Approval Acknowledgment Form* supplied by the Planning Bureau. This acknowledgment must be submitted within 30 days from the effective date of approval (final action date or, if in the appealable area of the Coastal Zone, 21 days after the local final action date). Prior to the issuance of a building permit, the applicant shall submit a revised set of plans reflecting all of the design changes set forth in the conditions of approval to the satisfaction of the Zoning Administrator.
4. If, for any reason, there is a **violation of any of the conditions** of this permit or if the use/operation is found to be detrimental to the surrounding community, including public health, safety or general welfare, environmental quality or quality of life, such shall cause the City to initiate revocation and termination procedures of all rights granted herewith.
5. In the event of **transfer of ownership** of the property involved in this application, the new owner shall be fully informed of the permitted use and development of said property as set forth by this permit together with all conditions, which are a part thereof.
6. The Director of Planning and Building is authorized to make **minor modifications** to the approved design plans or to any of the conditions of approval if such modifications shall not significantly change/alter the approved design/project and if no detrimental effects to neighboring properties are caused by said modifications. Any major modifications shall be reviewed by the Zoning Administrator or Planning Commission, respectively.

Conditional Use Permit Conditions

Date: January 18, 2007

Page 2

7. The property shall be developed and maintained in a neat, quiet, and orderly condition and operated in a manner so as not to be detrimental to adjacent properties and occupants. This shall encompass the maintenance of exterior facades of the building, designated parking areas serving the use, fences and the perimeter of the site (including all public parkways).
8. Within sixty days (60) of Notice of Final Action date the applicant shall obtain a building permit to legalize units No. 1, 4, 5, & 6.
9. Separate building permits are required for signs, fences, retaining walls, trash enclosures, flagpoles, pole mounted yard lighting foundations and planters.
10. Approval of this project is expressly conditioned upon payment (prior to building permit issuance or prior to Certificate of Occupancy, as specified in the applicable Ordinance or Resolution for the specific fee) of impact fees, connection fees and other similar fees based upon additional facilities needed to accommodate new development at established City service level standards, including, but not limited to, sewer capacity charges, Park Fees and Transportation Impact Fees.
11. All repairs called out in the Notices of Substandard Building dated April 4, 2004 and the Findings of the Building Official dated February 3, 2005 shall be remedied within ninety days (90) of the Notice of Final Action date.
12. Five (5) open parking spaces shall remain as part of this approval.
13. Compliance is required with these Conditions of Approval as long as this use is on site. As such, the site shall be available for periodic reinspection conducted at the discretion of city officials, to verify that all conditions of approval are being met. The property owner shall reimburse the City for the inspection cost as per special building inspection specifications established by City Council.
14. The applicant shall defend, indemnify, and hold harmless the City of Long Beach, its agents, officers, and employees from any claim, action, or proceeding against the City of Long Beach or its agents, officers, or employees brought to attack, set aside, void, or annul an approval of the City of Long Beach, its advisory agencies, commissions, or legislative body concerning this project. The City of Long Beach will promptly notify the applicant of any such claim, action, or proceeding against the City of Long Beach and will cooperate fully in the defense. If the City of Long Beach fails to promptly notify the applicant of any such claim, action or proceeding or fails to cooperate fully in the defense, the applicant shall not, thereafter, be responsible to defend, indemnify, or hold harmless the City of Long Beach.

# Existing Configuration of Front Structure Referred to by Owner as:

1826, 1826½, 1828, & 1828½  
East 1<sup>st</sup> Street

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Although requested, owner failed to provide fully dimensioned interior and exterior building plans. As a result, City Building Officials prepared the following unit-by-unit diagrams while on-site with owner.

## 1826-1828 1/2

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The following exterior Housing Code violations, articulated in the Notice of Substandard Building Attachment A, dated 4/21/2004, have not been corrected:

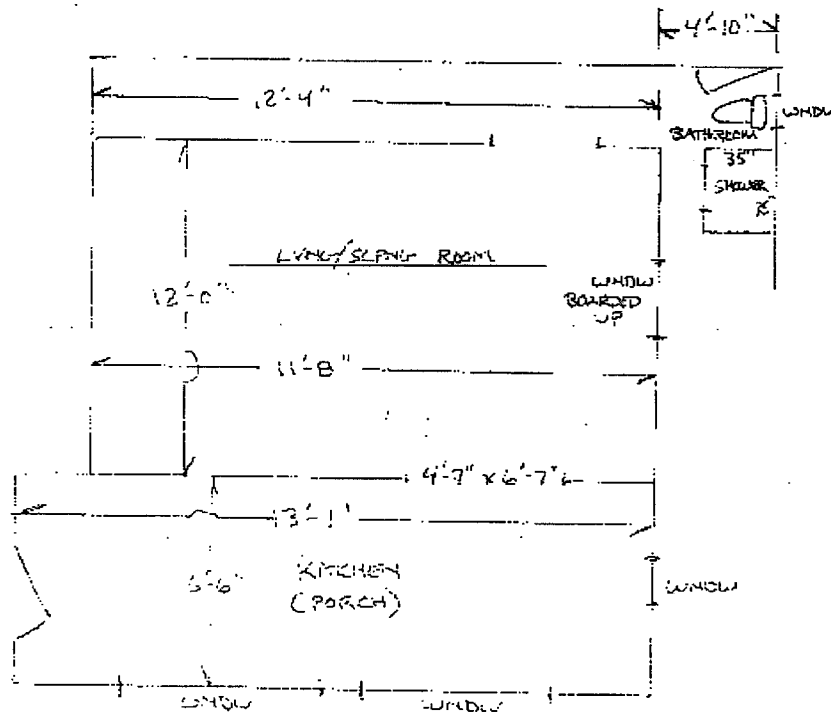
Item 13 – The exterior stairs and/or landings are deteriorated, partially missing and unsafe. LBMC 18.24.010, UHC Sec.601.1, CBC 1003.3.3

Item 14 – The stairway, landing and/or balcony guardrails do not comply with code requirements. LBMC 18.24.010, UHC 801, CBC 509.2, 509.3

Item 22 – There are not permits of record for the alteration of the dwelling/apartment building to create additional units. LBMC 18.12.010A, LBMC 18.20.080, LBMC 21.10.060

UHC 202 – Requires substandard buildings to be repaired, rehabilitated or demolished

1826 E. 1<sup>st</sup> Street  
AUP Unit 1 - ILLEGAL  
(Front Bldg - Lower Right)



1<sup>st</sup> Street

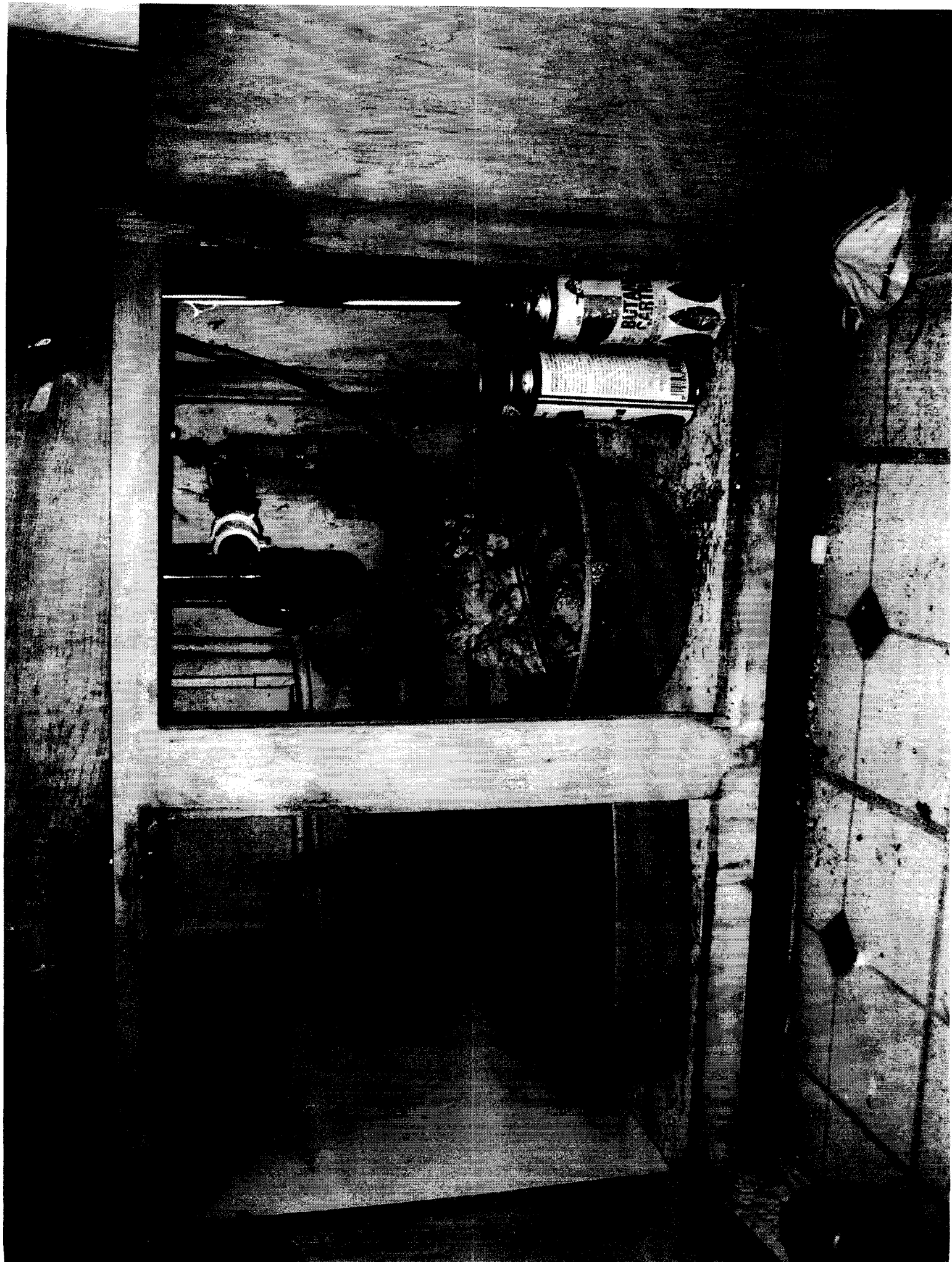
- Un-permitted illegal studio Conversion (UHC 204 & 301)
- Un-permitted porch conversion to kitchen (UHC 301)
- Un-permitted plumbing (UHC 204 & 301)
- Un-permitted electrical (UHC 701.2)
- Meets min. ceiling height and space requirements
- Inadequate ventilation and light in living/sleeping room b/c the previously existing window was eliminated by un-permitted exterior stairs (UHC 504.2 & 504.3)

(See Exhibits 24a-e)





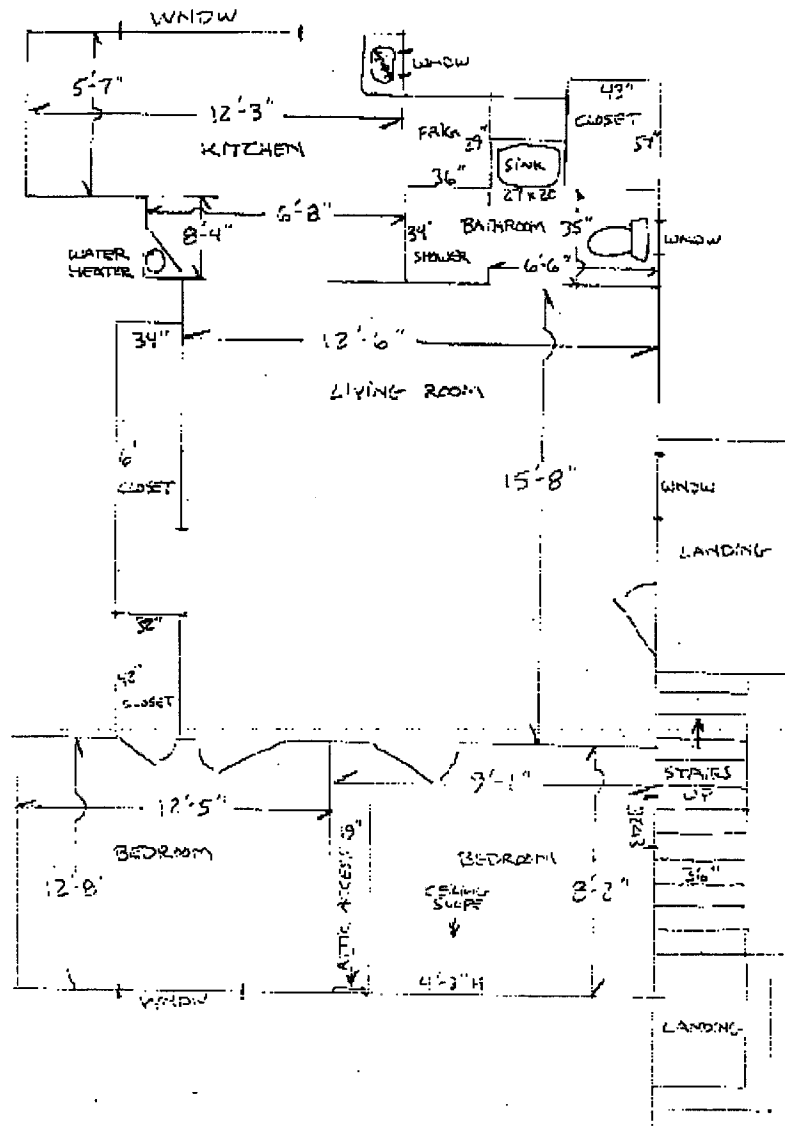






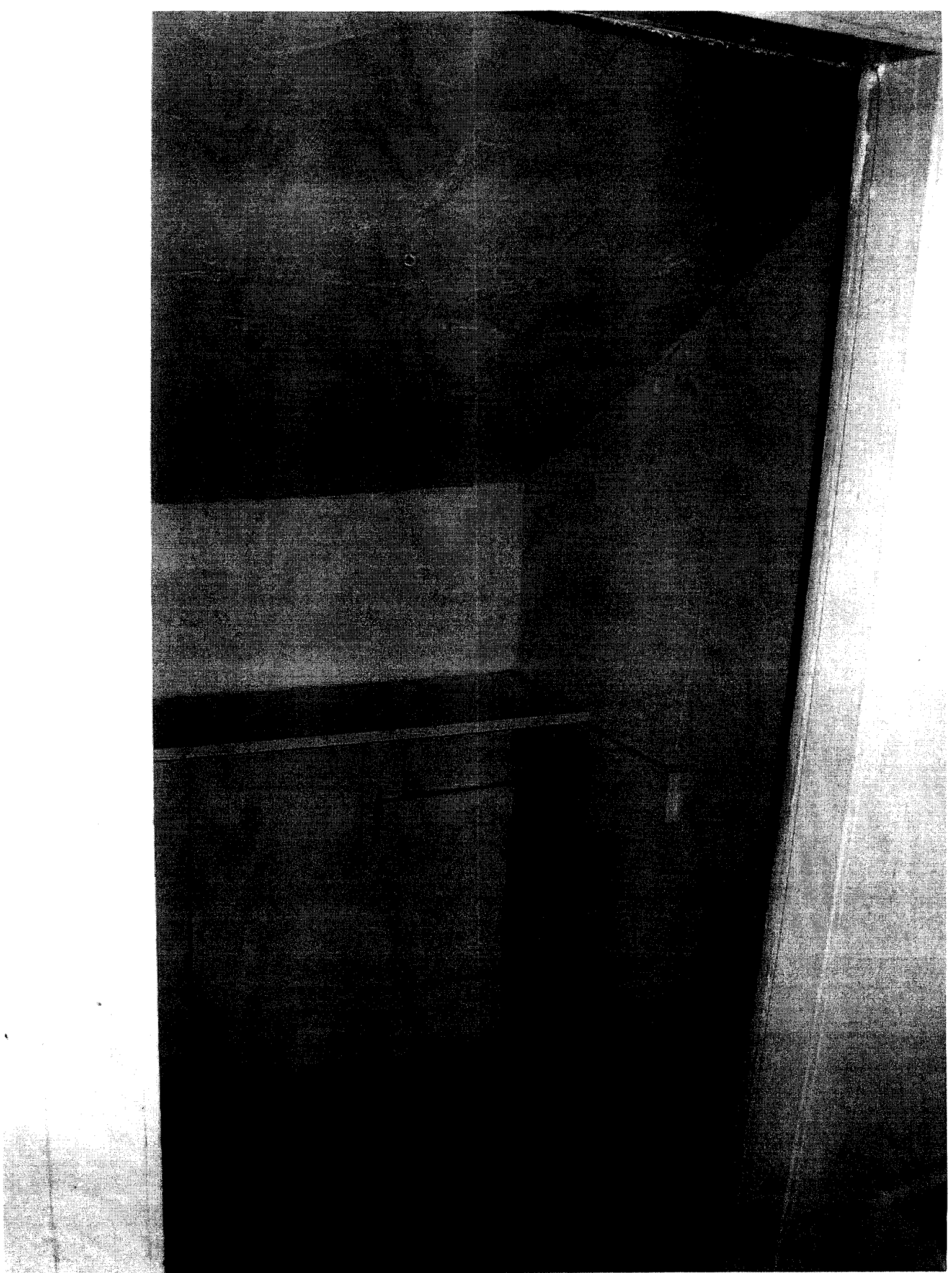


**1826 1/2 E. 1<sup>st</sup> Street**  
**AUP Unit 2 - LEGAL**  
**(Front Bldg - Upper Right)**

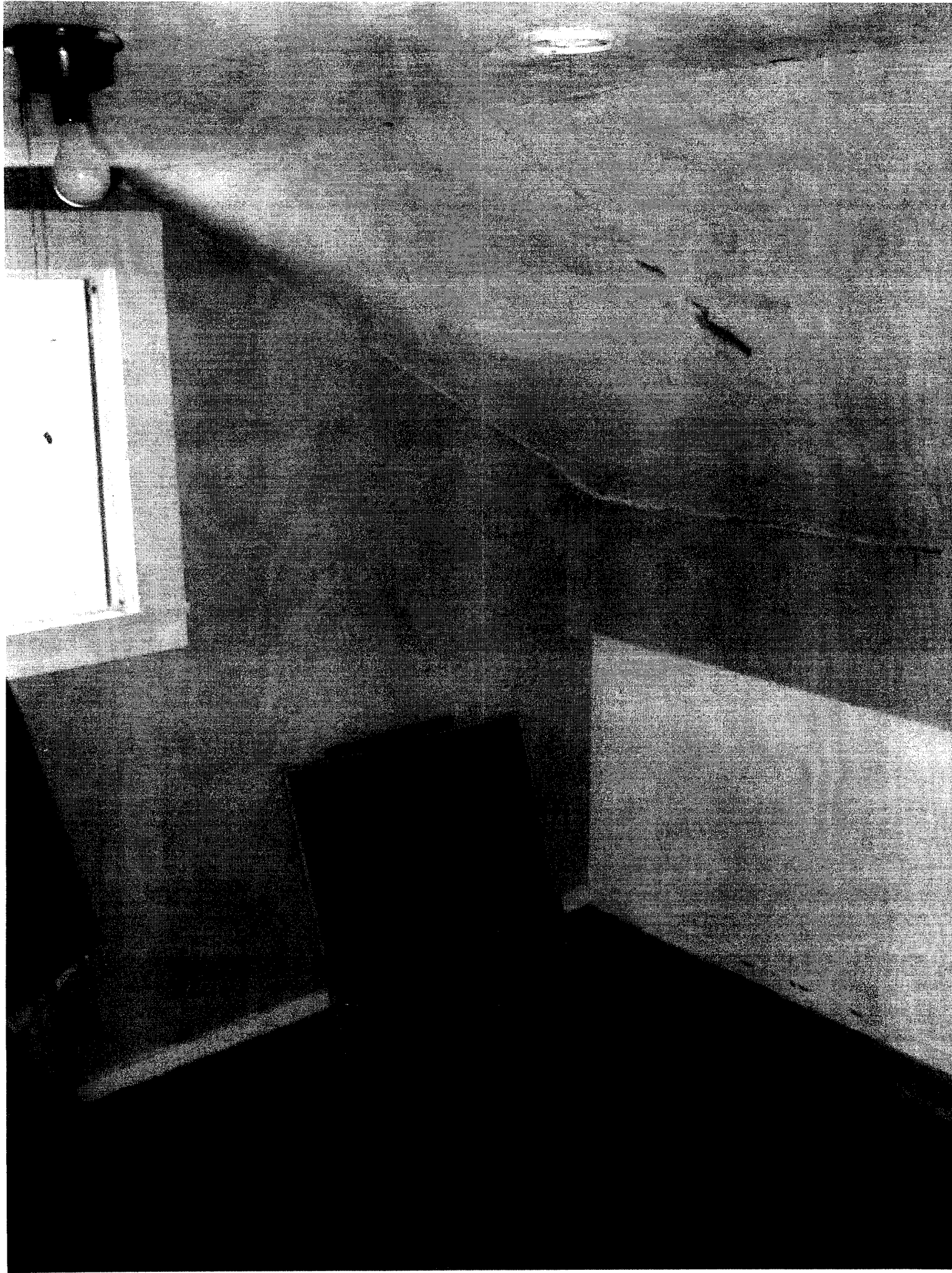


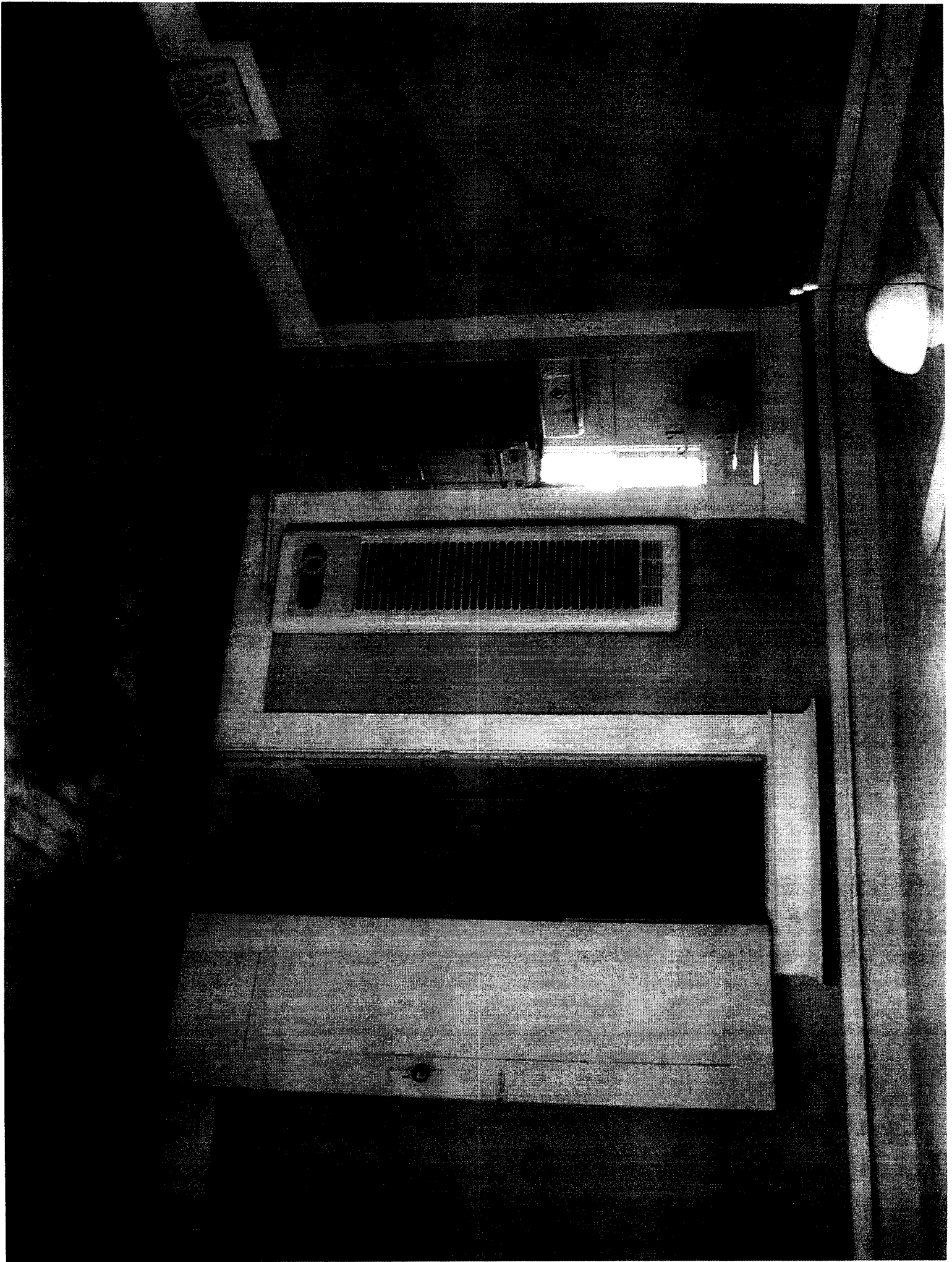
- Although the City concedes this is a legal unit, Planning and Building continue to work with the Owner to correct Code Violations
- Habitable rooms lack the required 7'6" ceiling height (LBMC 18.24.010, UHC 503.1)
- Meets min. ceiling height and space requirements
- Inadequate ventilation and light in living/sleeping room b/c the previously existing window was eliminated by un-permitted exterior stairs (UHC 504.2 & 504.3)

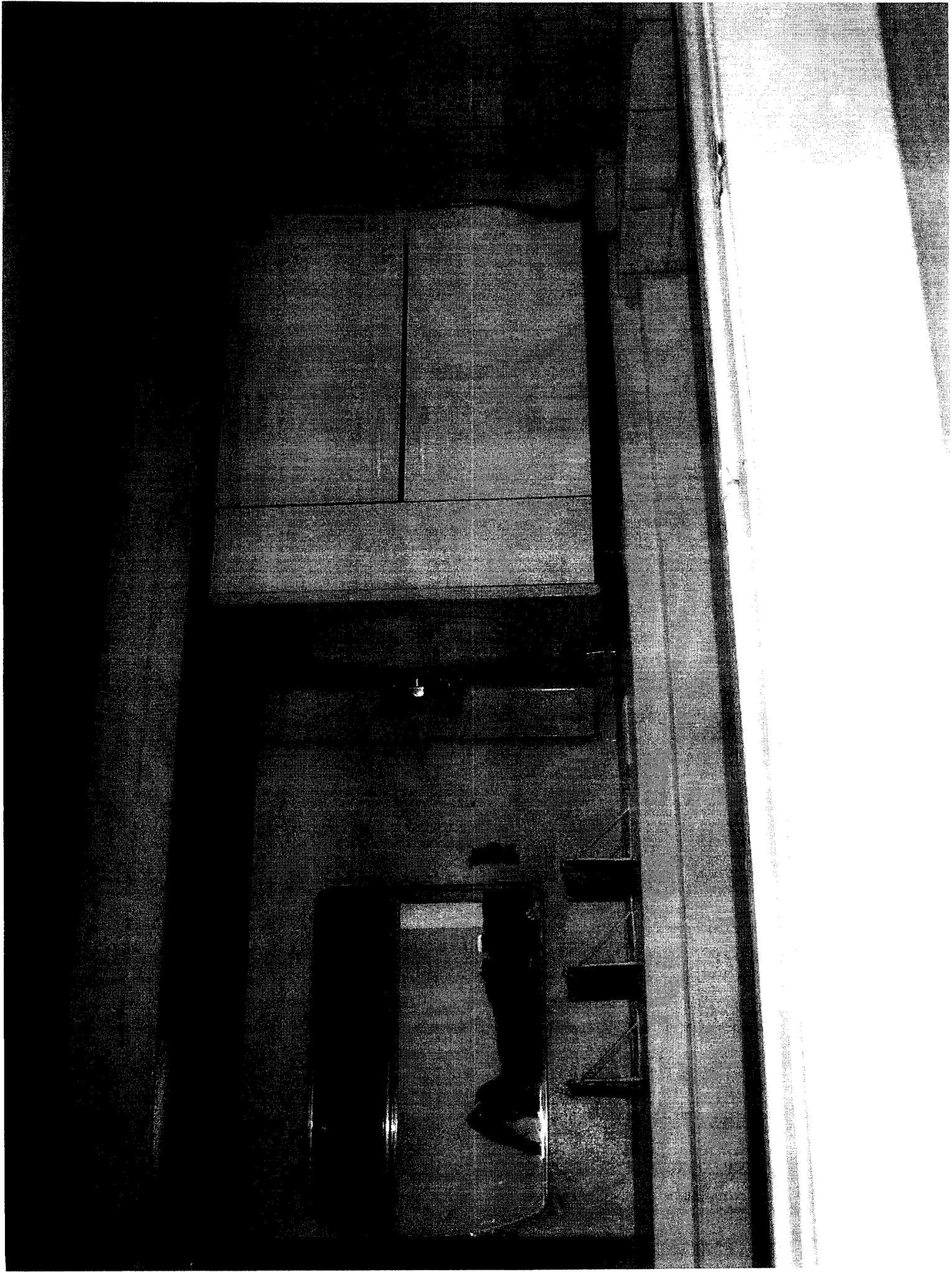
(See Exhibits 25a-g)



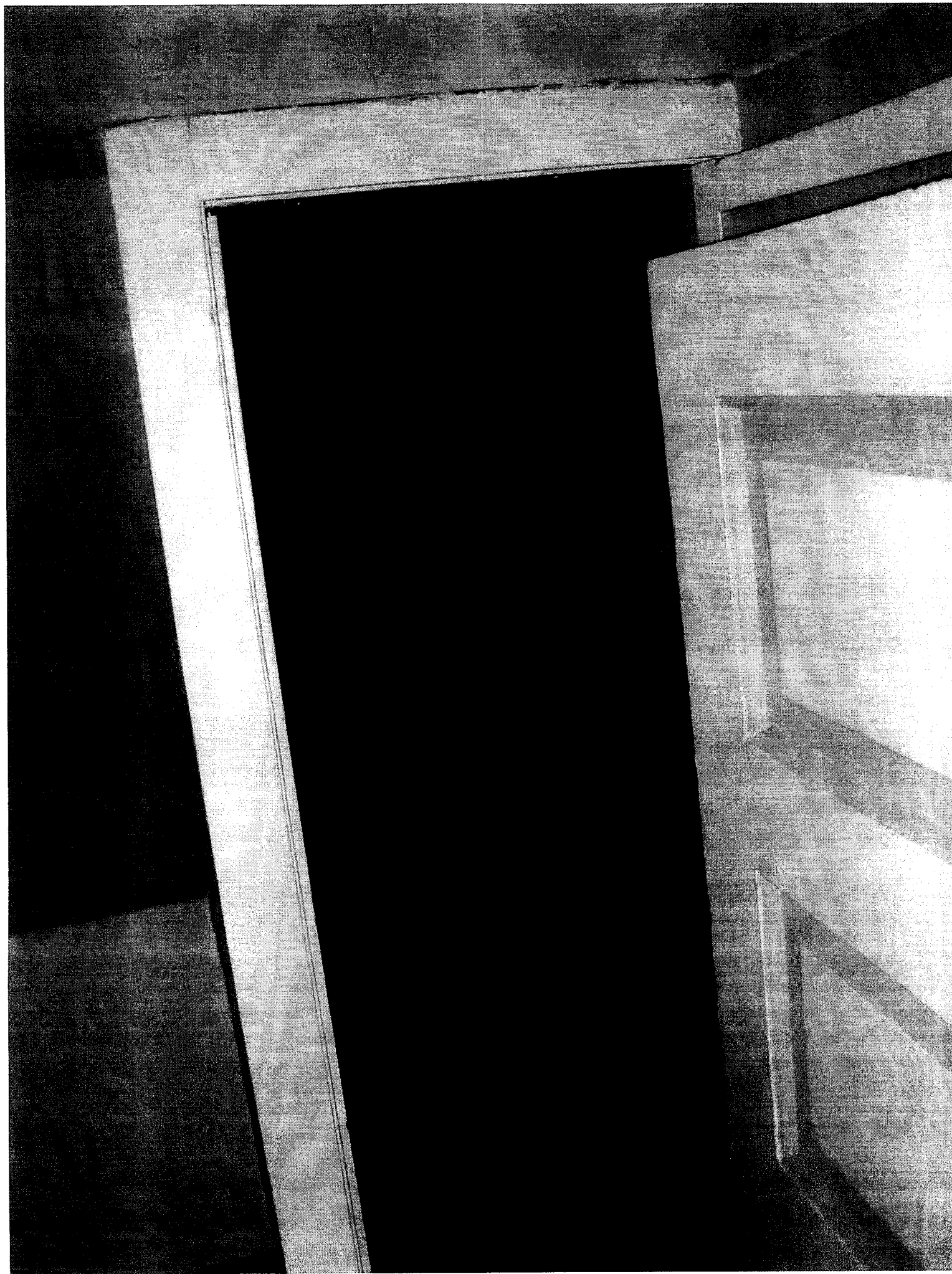


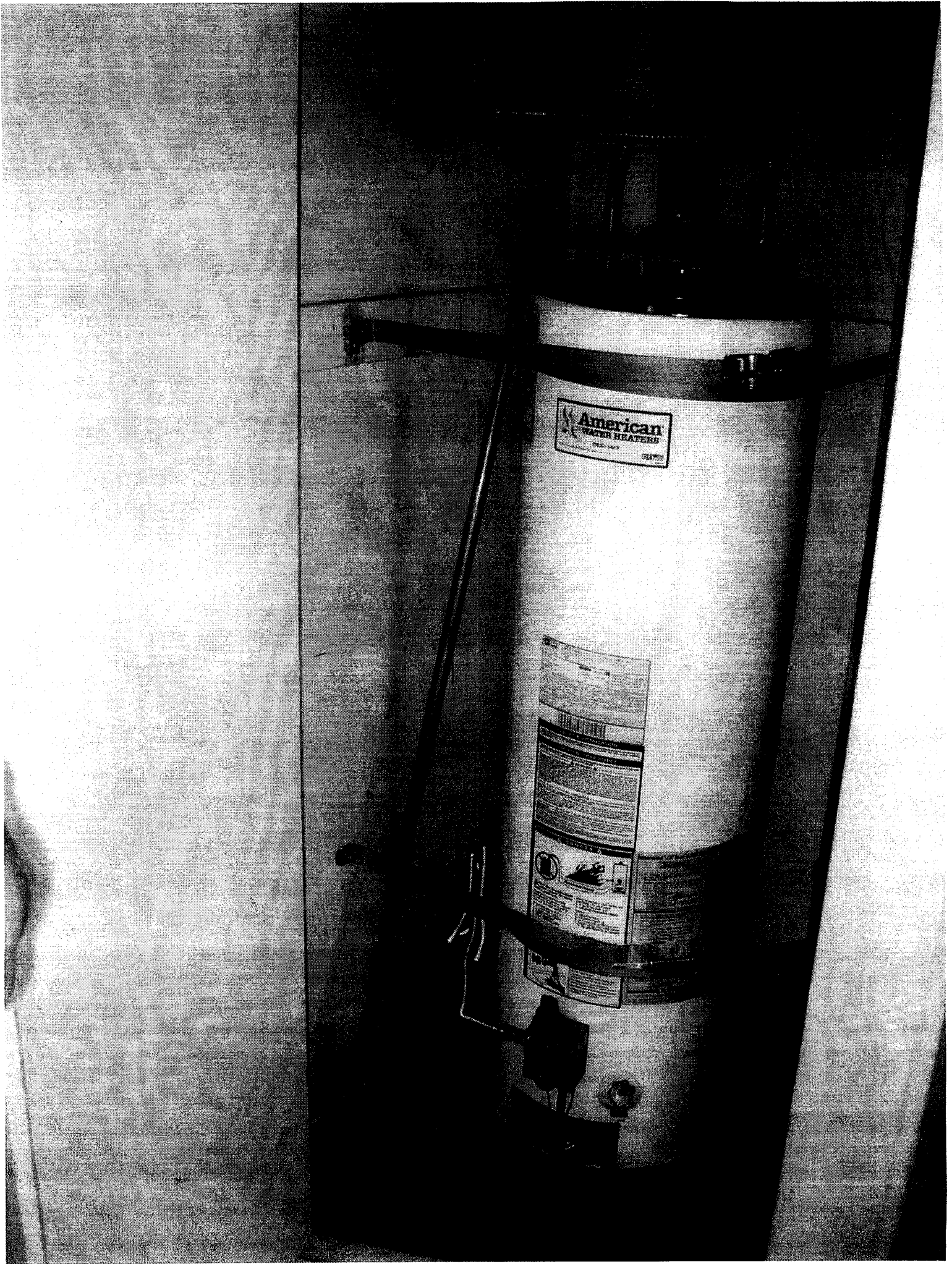










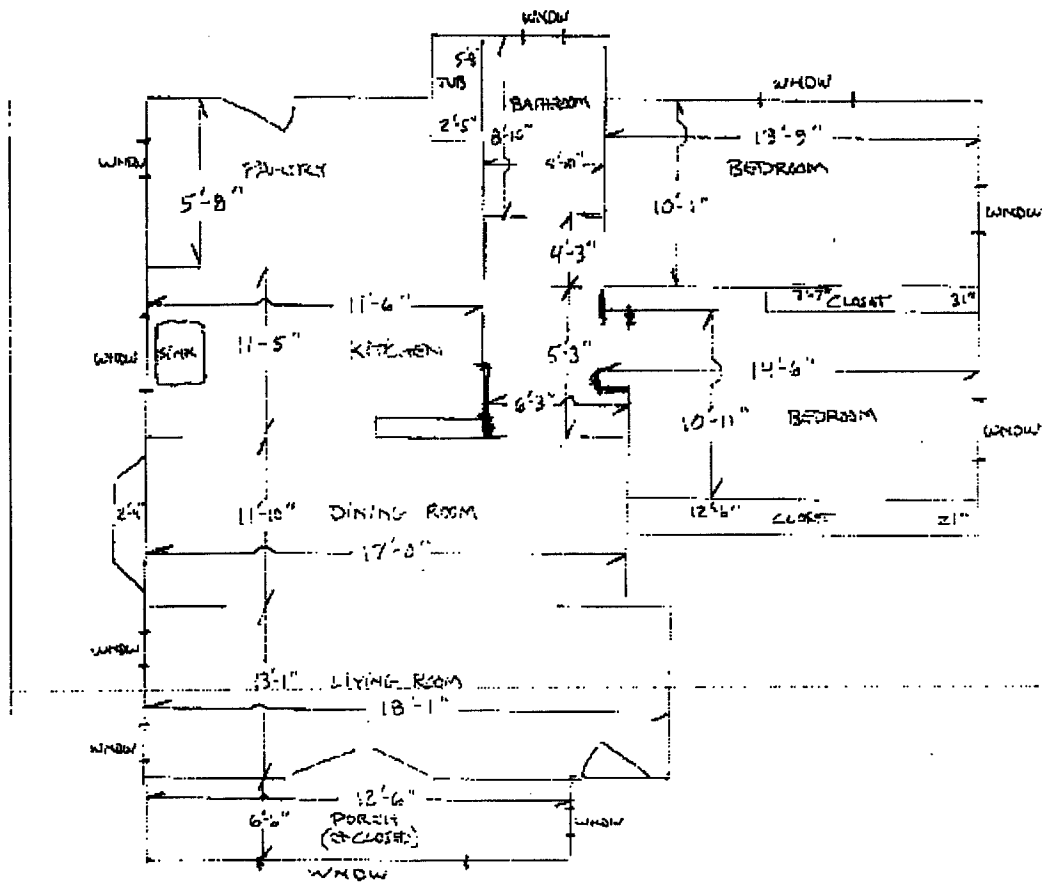






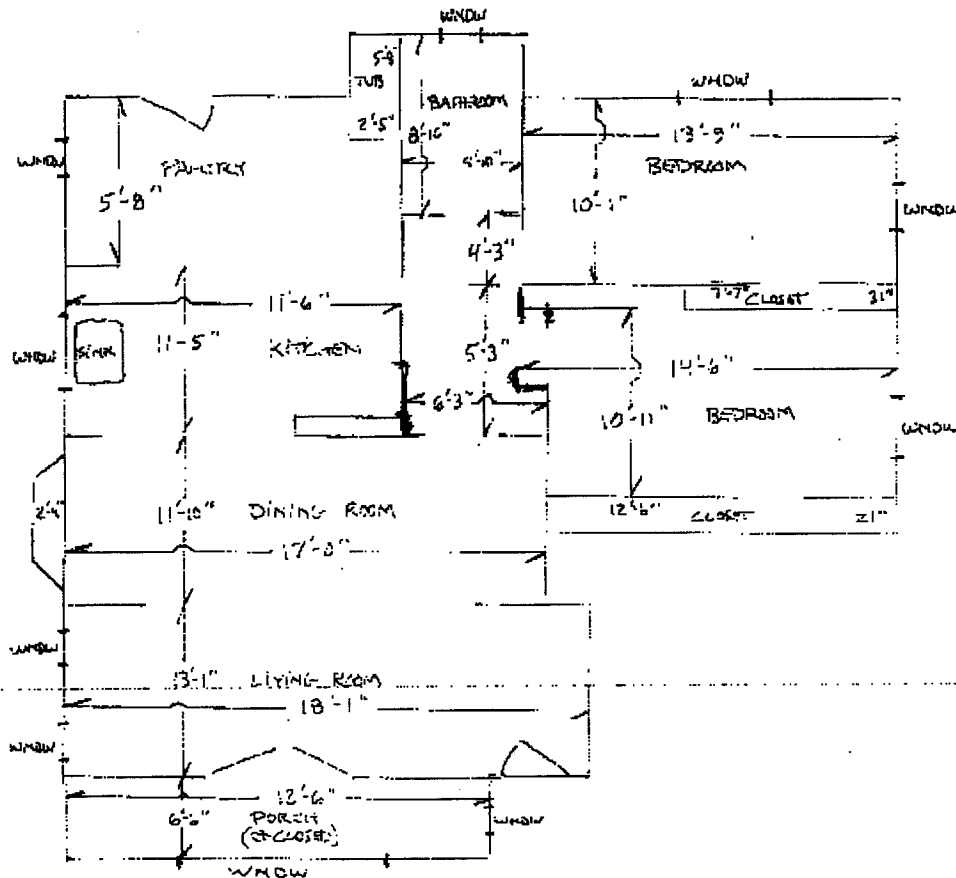
**1828 E. 1<sup>st</sup> Street**  
**AUP Unit 3 - LEGAL**  
**(Ground Level)**

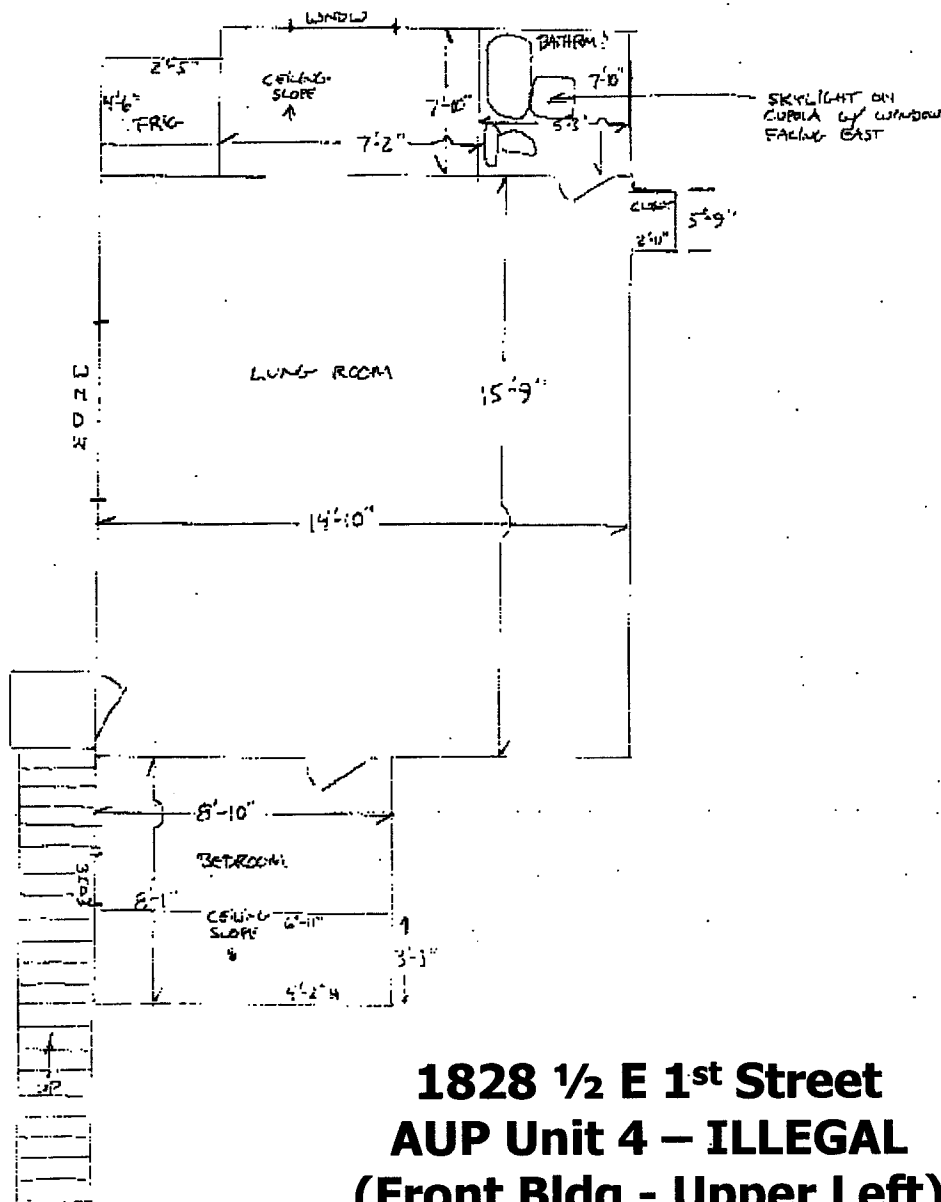
- Legal Unit
- Planning and Building shall continue to work with owner to correct any outstanding code violations



**1828 E. 1<sup>st</sup> Street**  
**AUP Unit 3 - LEGAL**  
**(Front Bldg – Lower Left)**

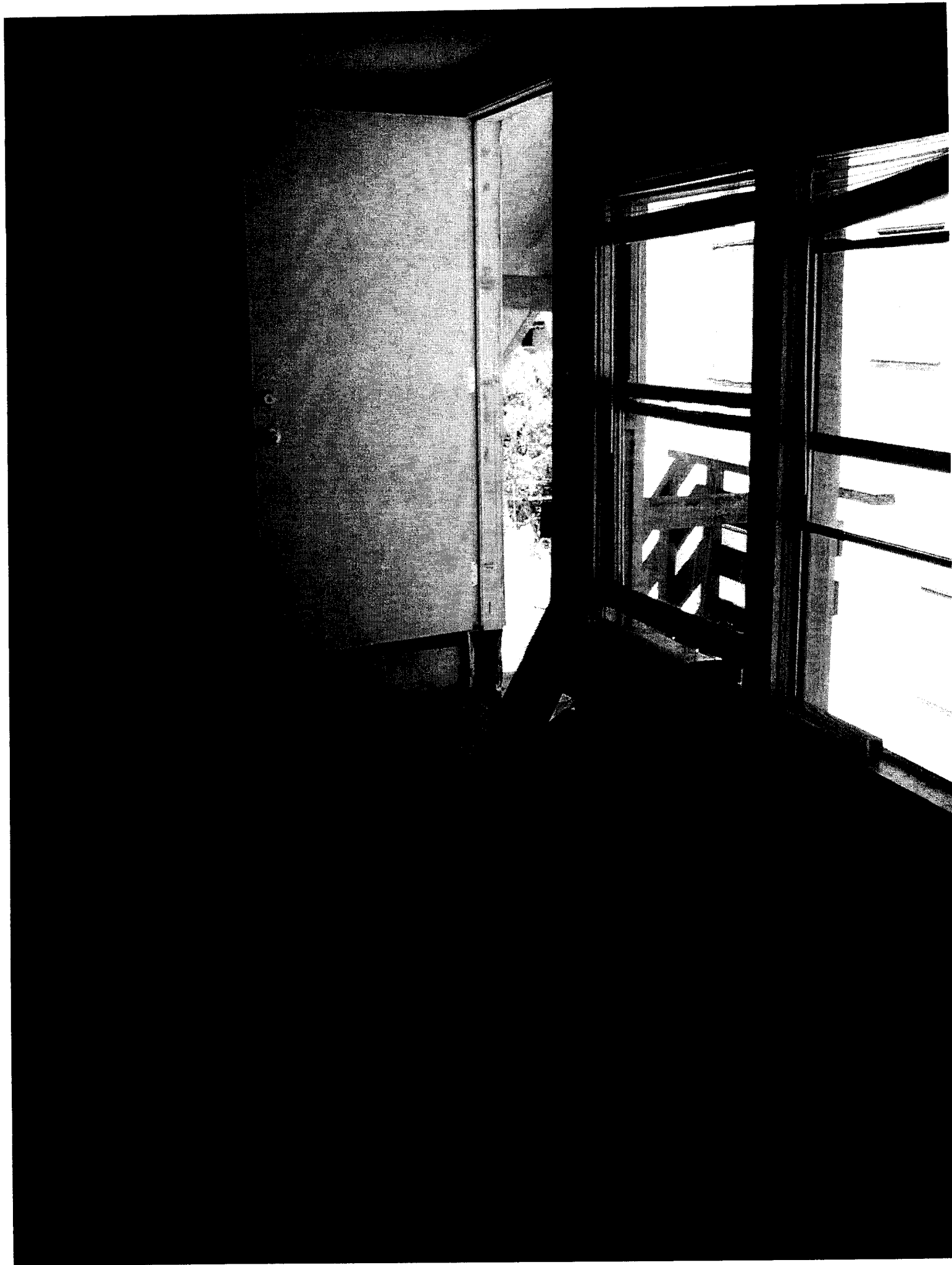
- Legal Unit
- Planning and Building shall continue to work with owner to correct any outstanding code violations





- Illegal Conversion with significant structural deficiencies (UHC 204, 301)
- Inadequate ceiling heights (UHC 503.1)
- Un-permitted exterior framing and construction for ceiling slope requiring issuance of a Stop Work Order (UHC 204 & 301)
- Currently, there is no kitchen (UHC 505.3)
- Inadequate ventilation and natural light (UHC 504.2 & 504.3)

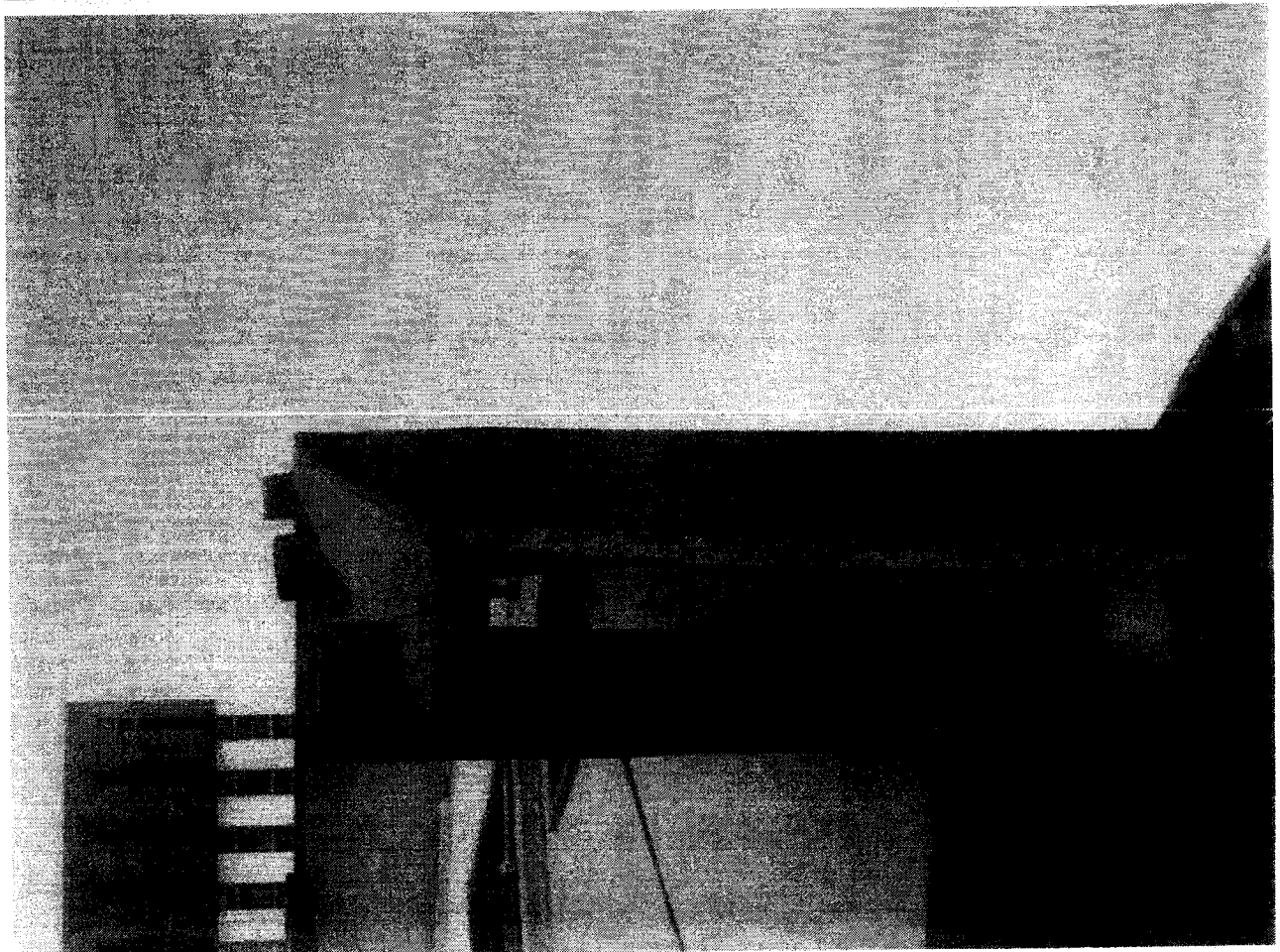
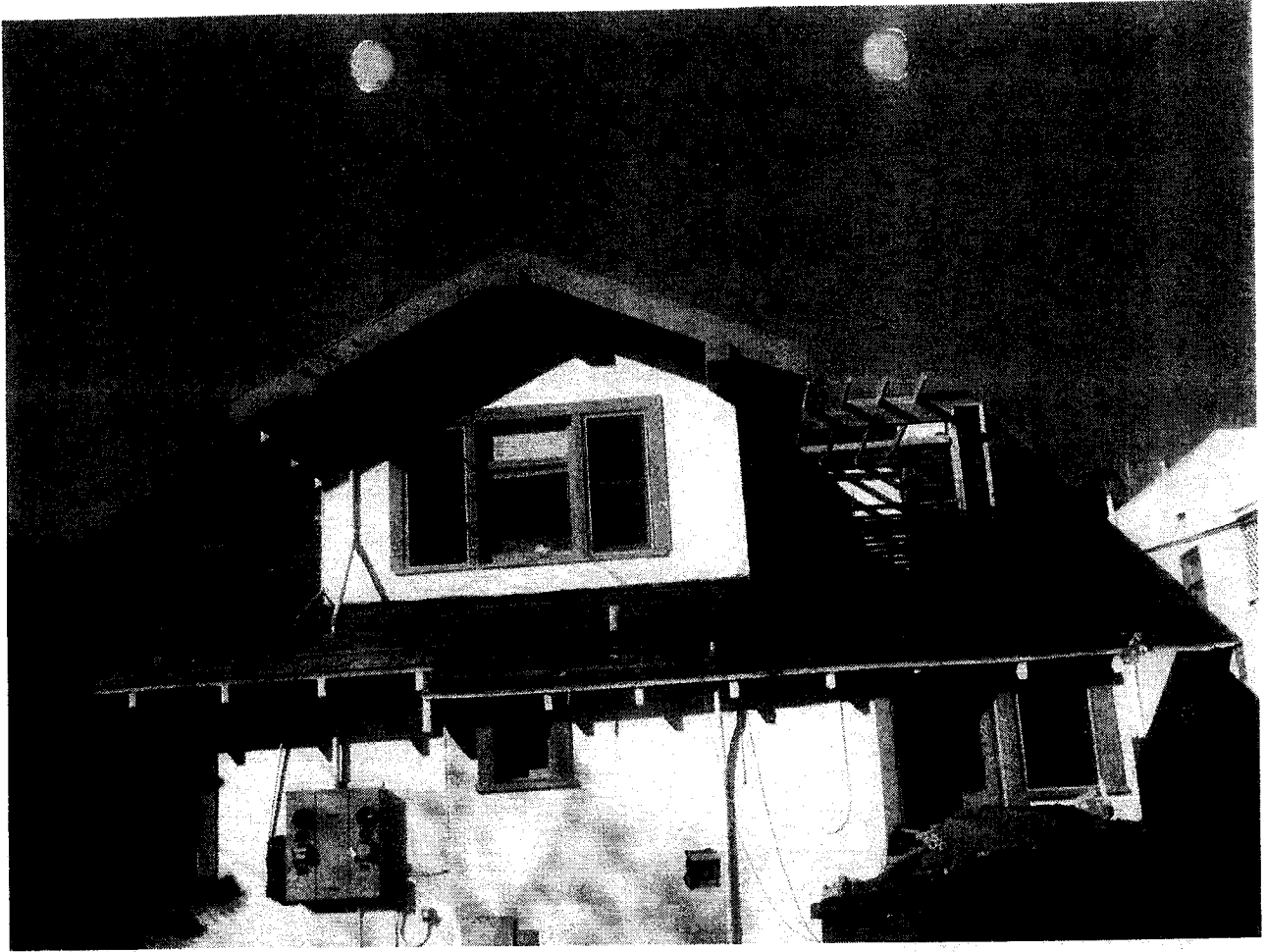
(See Exhibits 26a-g)

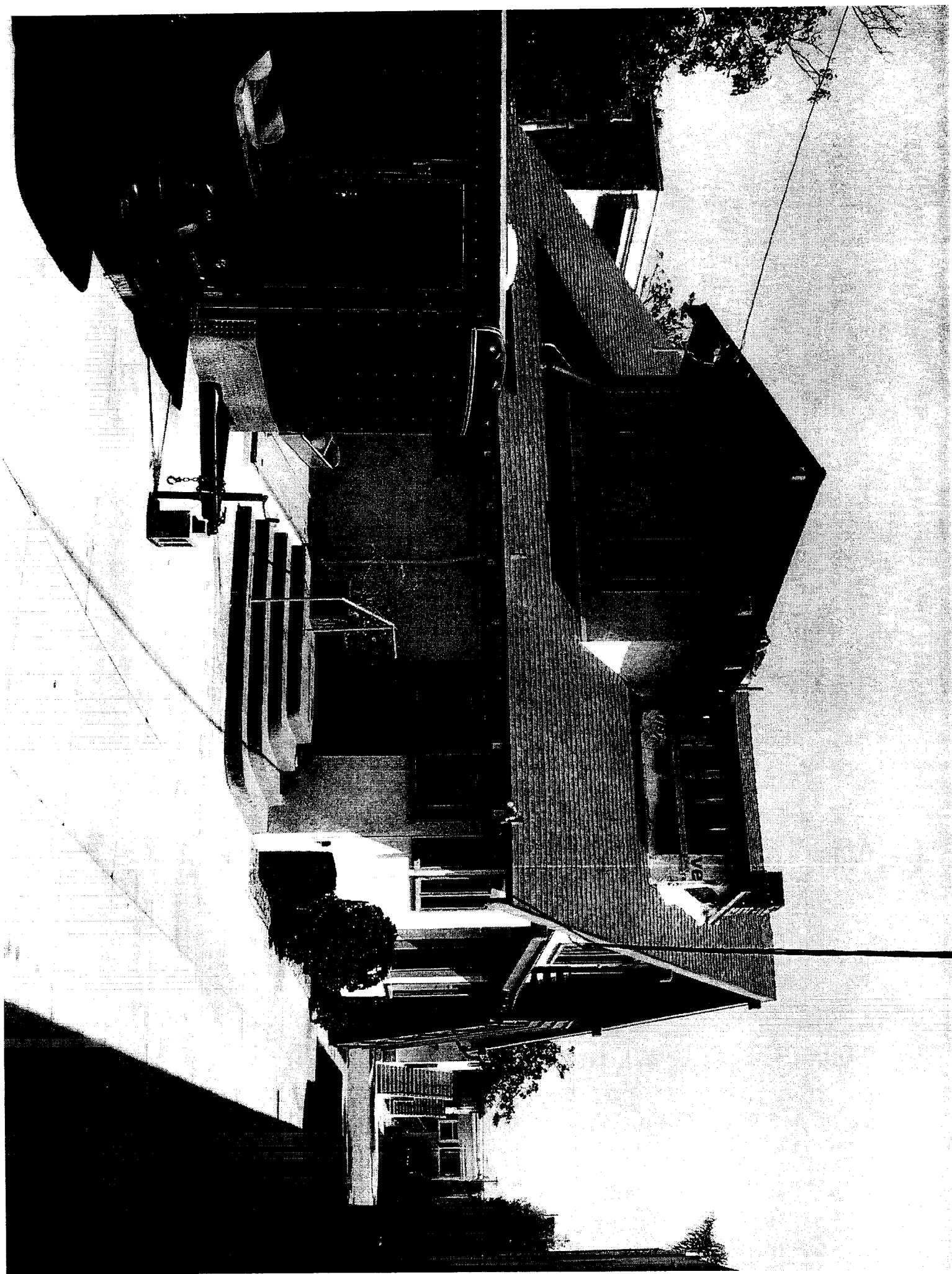


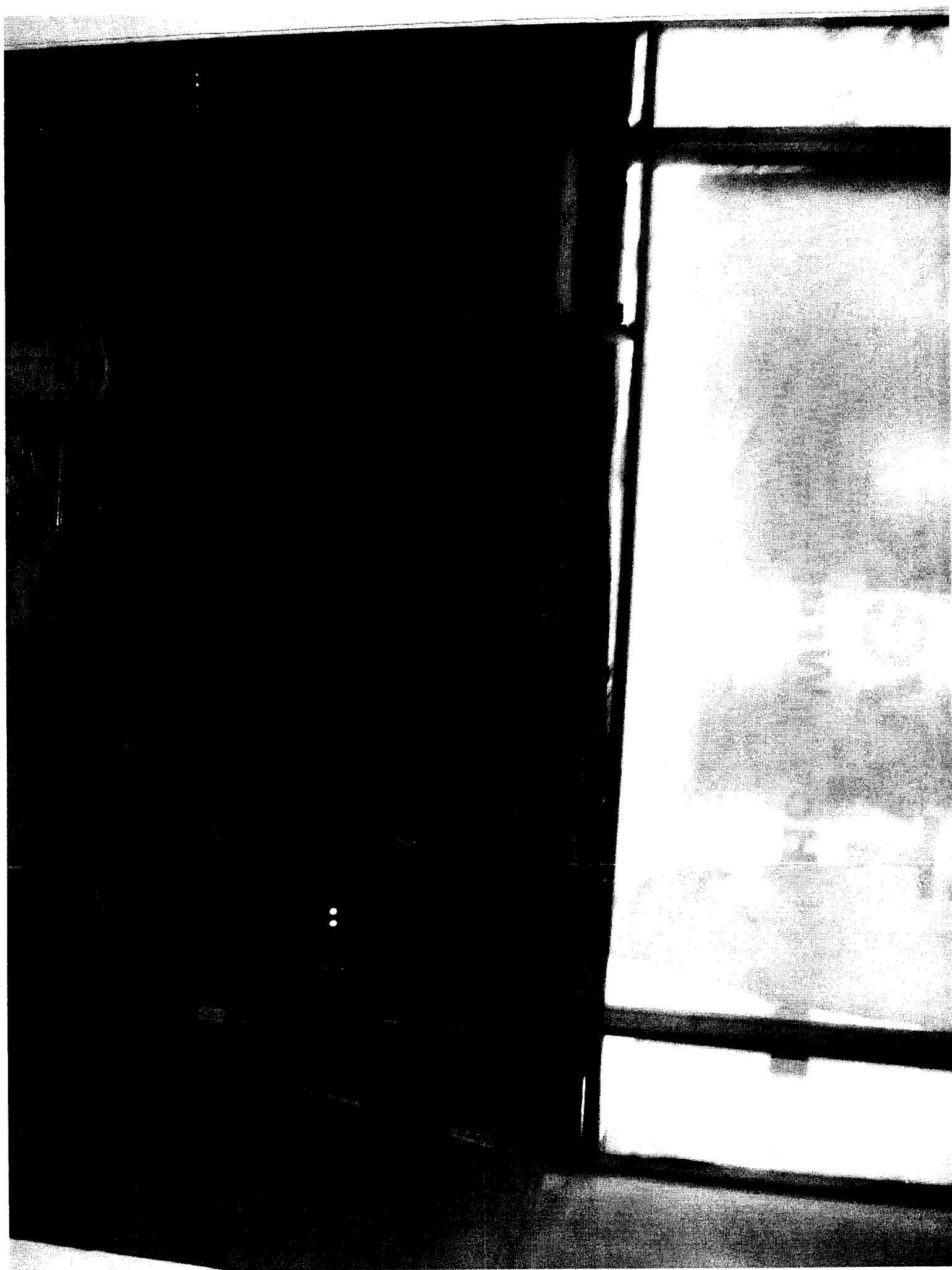












INSPECTOR'S OFFICE HOURS 3:30 - 4:30 P.M. DAILY

**DEPT. of COMMUNITY DEVELOPMENT**

**CITY of LONG BEACH**

**CODE ENFORCEMENT**

**24 HOUR INSPECTION REQUEST (562) 570-CODE**

**NOTICE OF INSPECTION**

JOB

ADDRESS

1826 - 32 E 1ST ST

1) STOP ALL NEW FRAMING  
RIGHT NOW. DO NOT ALTER OR  
ADD ANY NEW FRAMING  
WHATSOEVER ANYWHERE

2) OK TO PROCEED WITH RE-ROOF

RECALL FOR SHEATHING INSPECTION  
(562) 570-6381

2/15/06

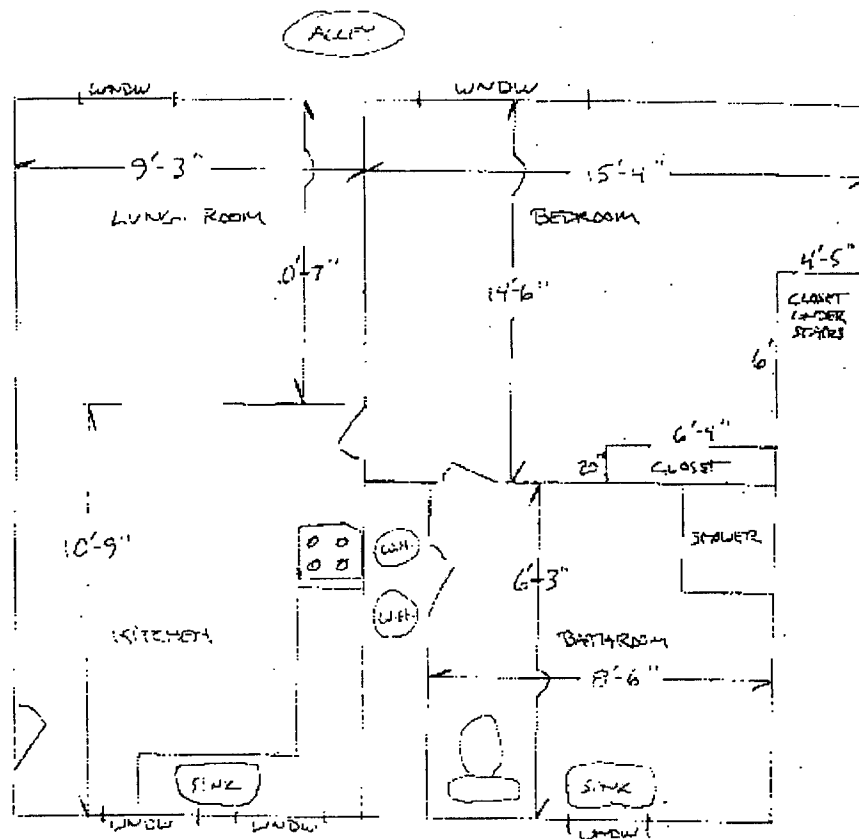
DATE

*[Signature]*

INSPECTOR'S SIGNATURE



**DANGER**  
RESTRICTED AREA  
KEEP OUT

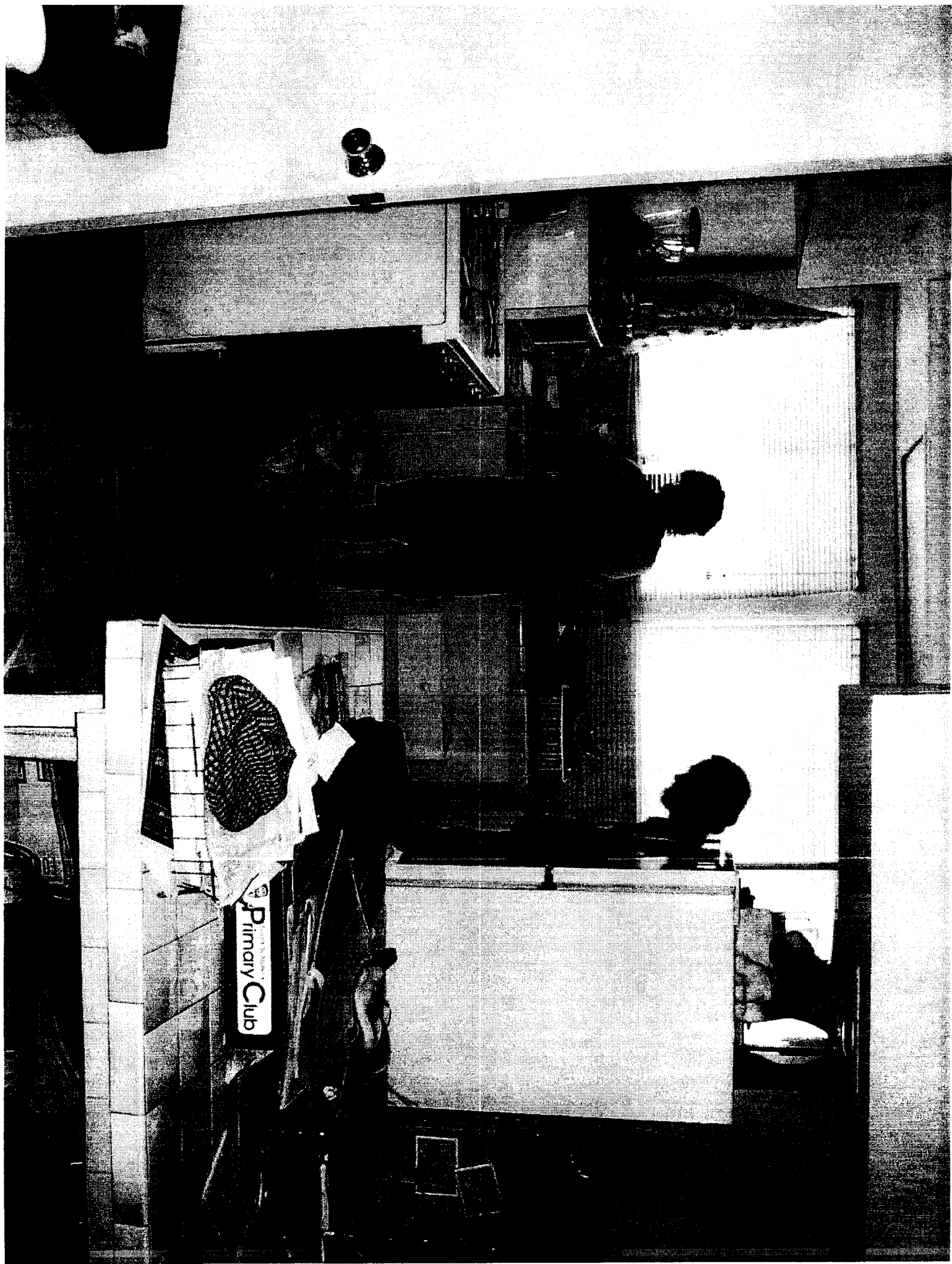


**1830 A E 1<sup>st</sup> Street  
AUP Unit 5 – ILLEGAL  
(Rear Unit – Lower Left)**

- **Illegal Garage Conversion** (UHC 204, 301)
- **Insufficient Egress** (UHC 801)
- **Un-permitted interior placement of physical gas meters located underneath the bathroom vanity**
- **Un-permitted water heaters and water heater placement – the sole water heater for this bldg is located inside a closet, accessible only via the bathroom**
- **Un-permitted kitchen** (UHC 505.3)
- **Inadequate ventilation and natural light** (UHC 504.2 & 504.3)

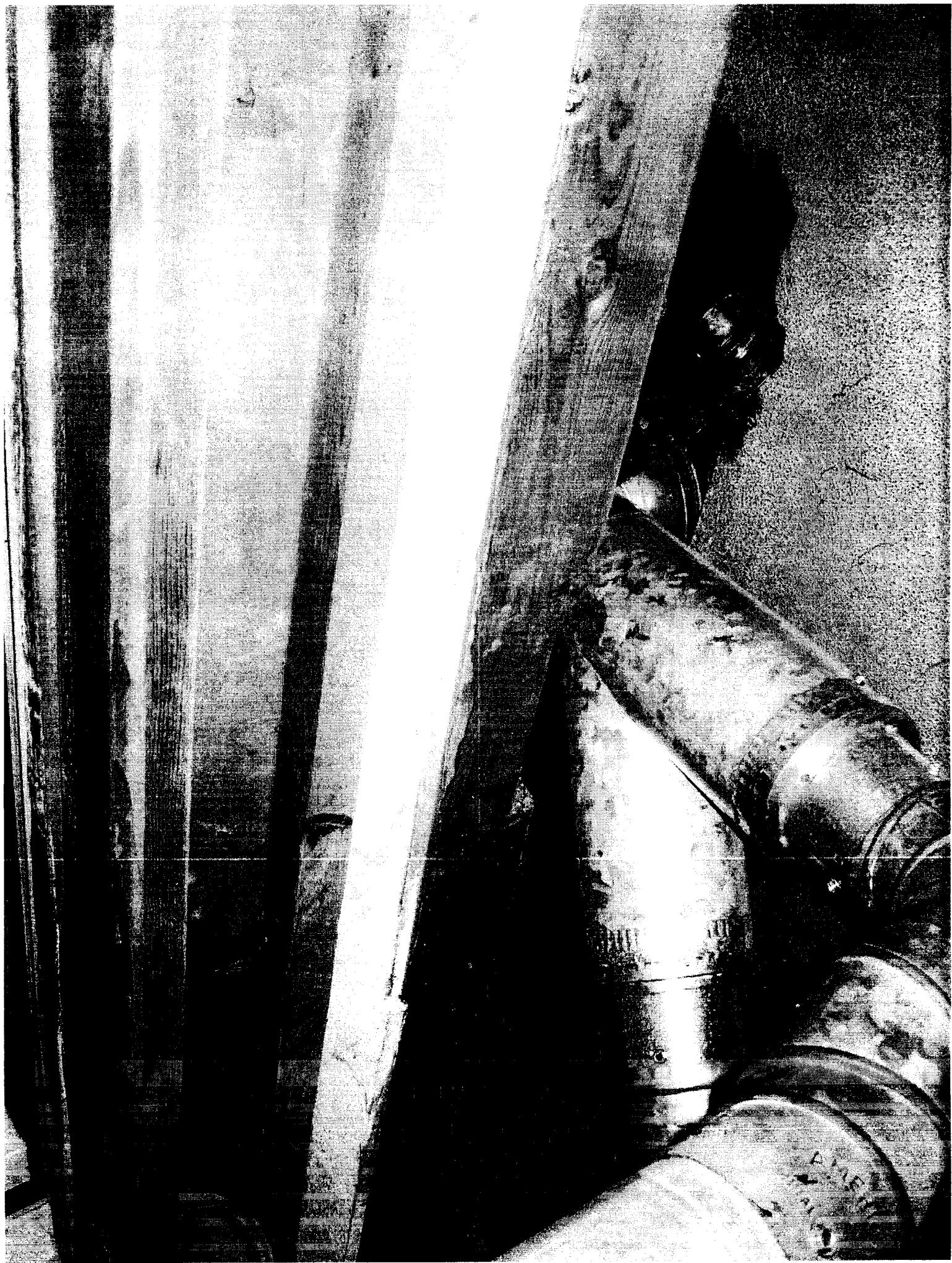
(See Exhibits 27a-e)

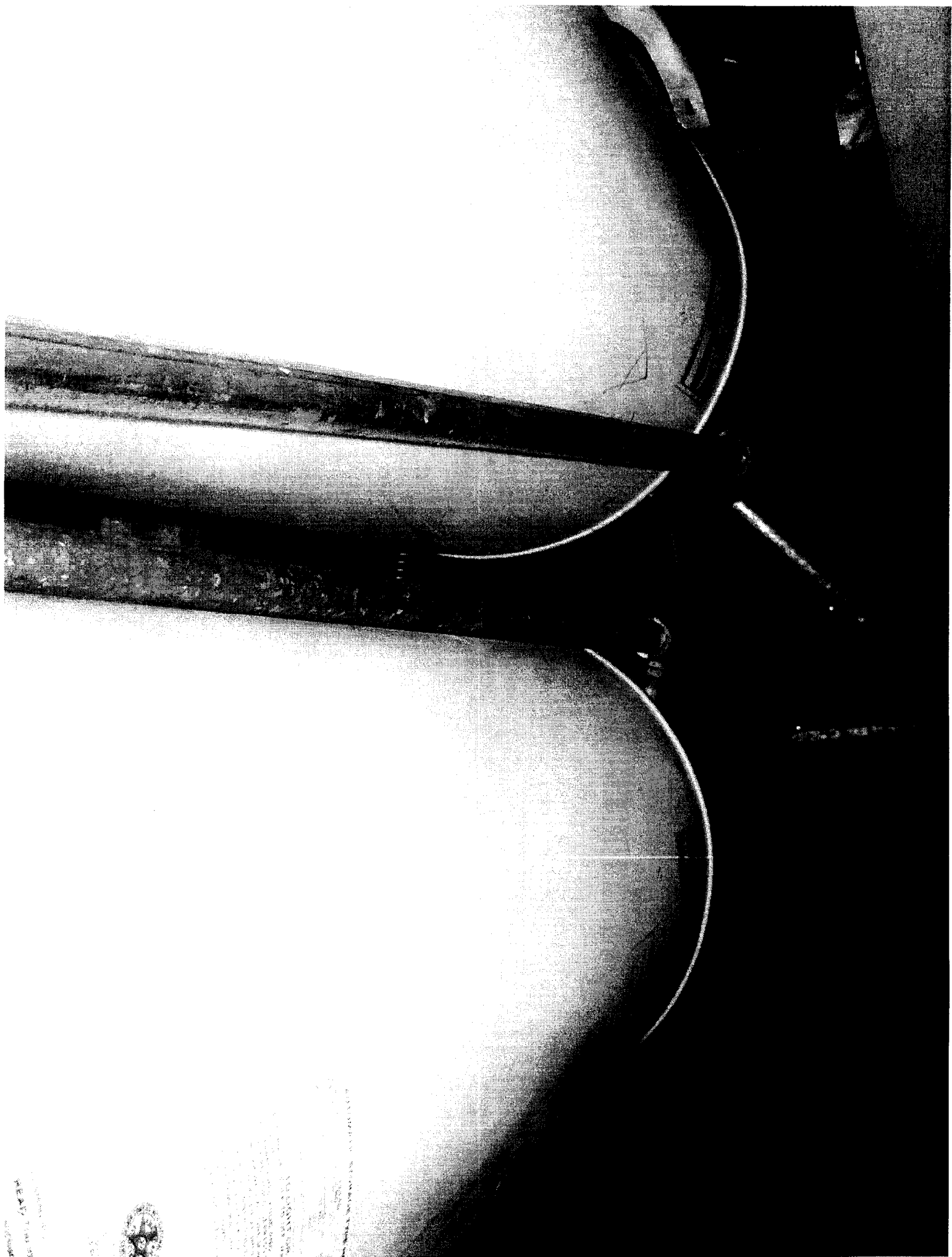


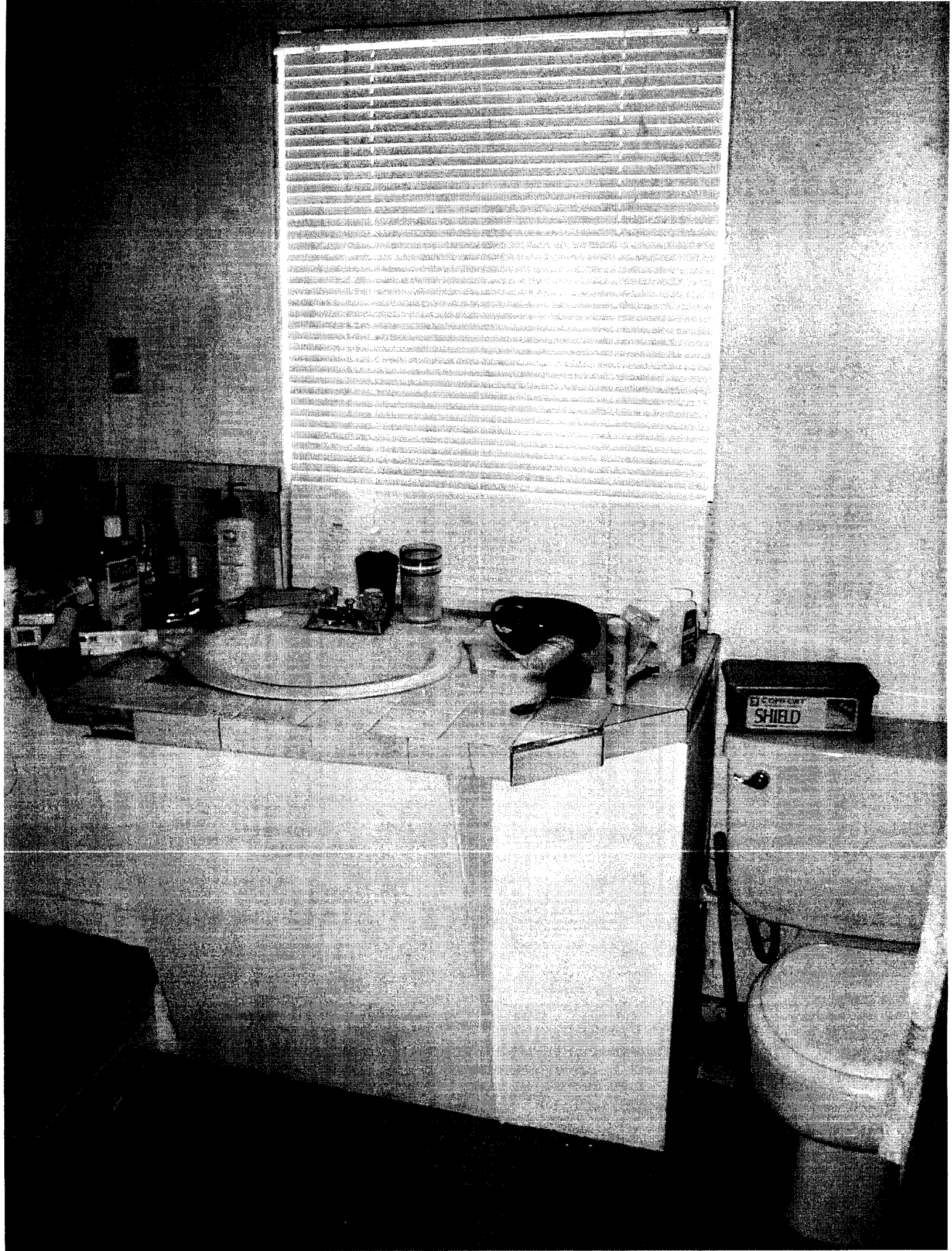






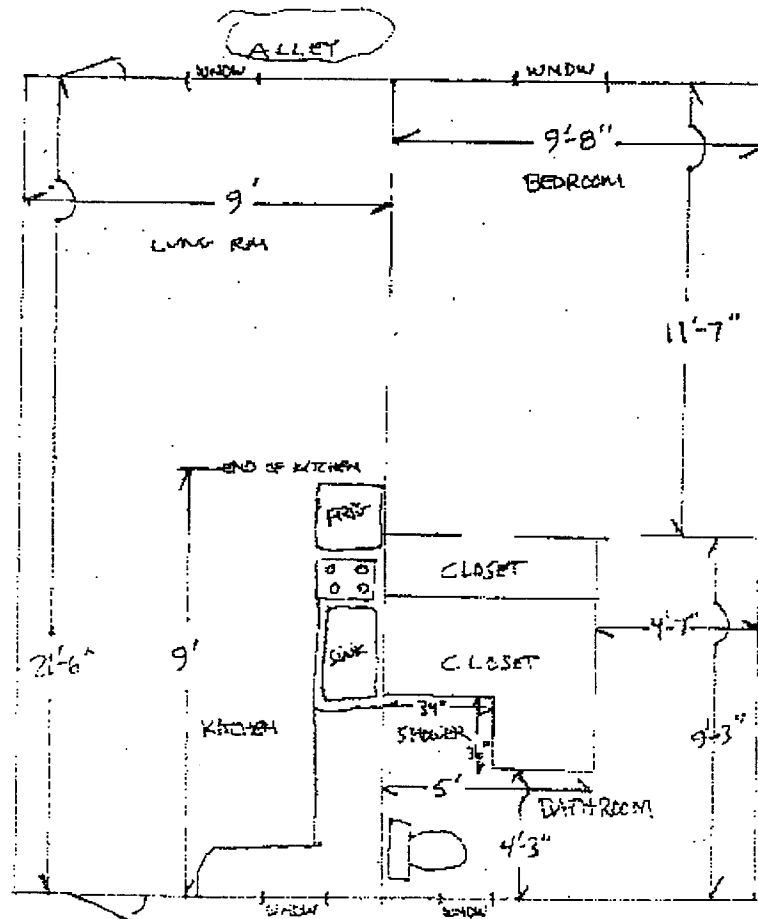






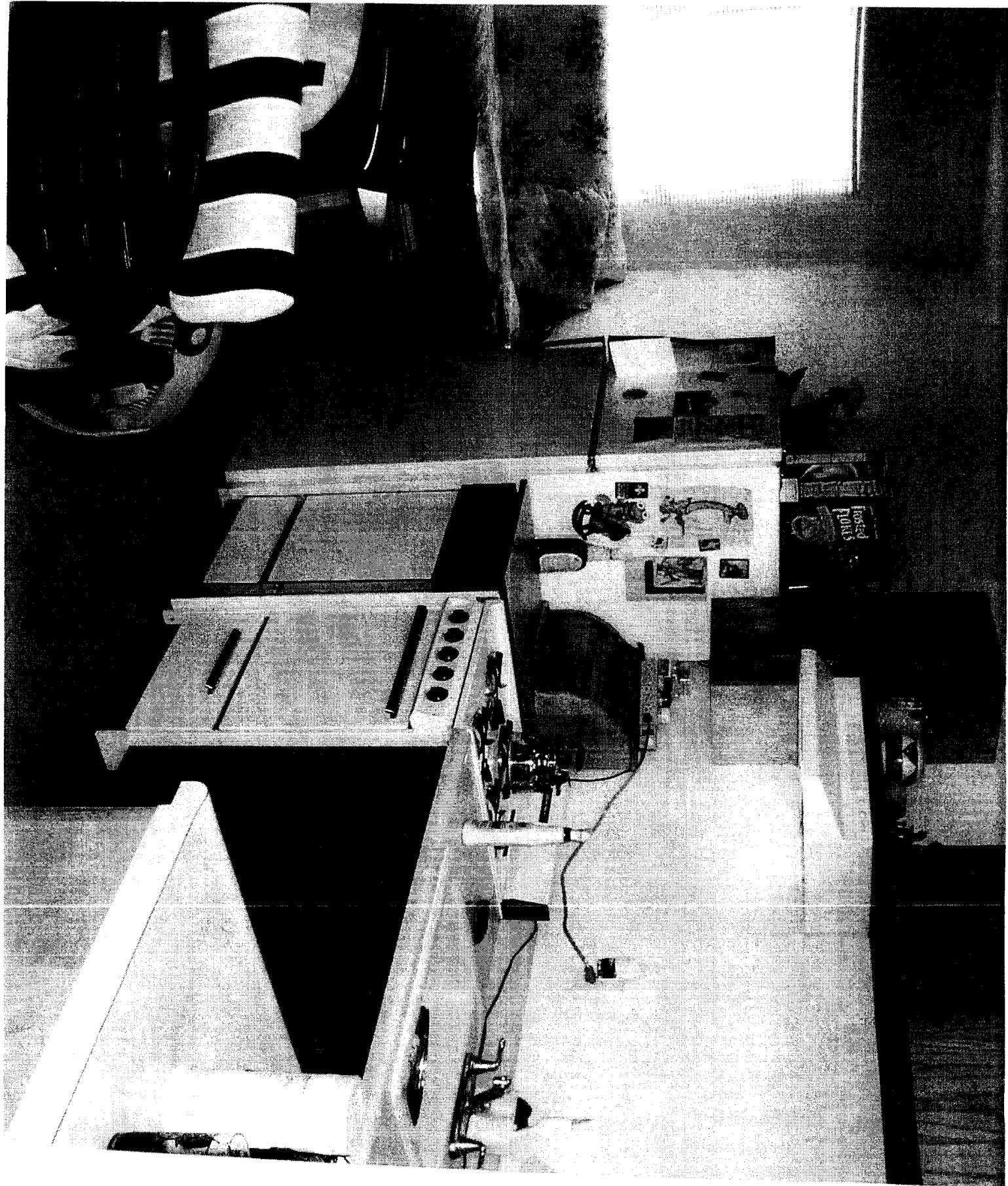
- Illegal Garage Conversion
- However, if fully dimensioned plans are submitted, and all Code Violations are corrected, this unit can be legalized

(See Exhibits 28a-f)



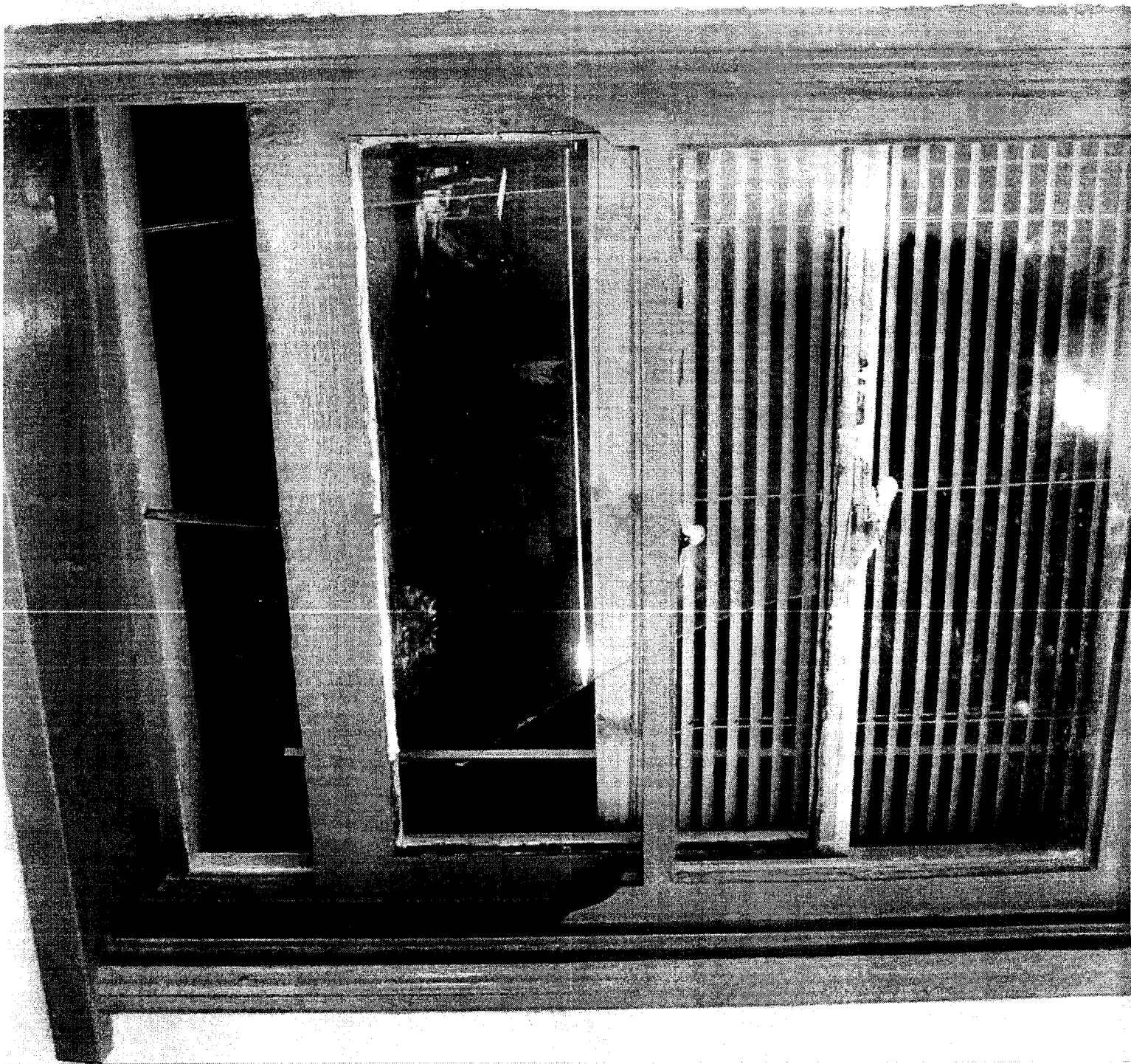
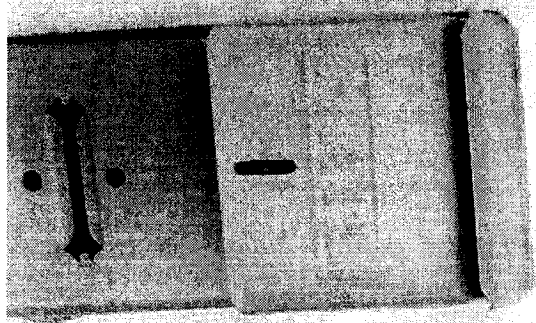
**1830 B E 1<sup>st</sup> Street**  
**AUP Unit 6**  
**(Rear Bldg – Lower Right)**

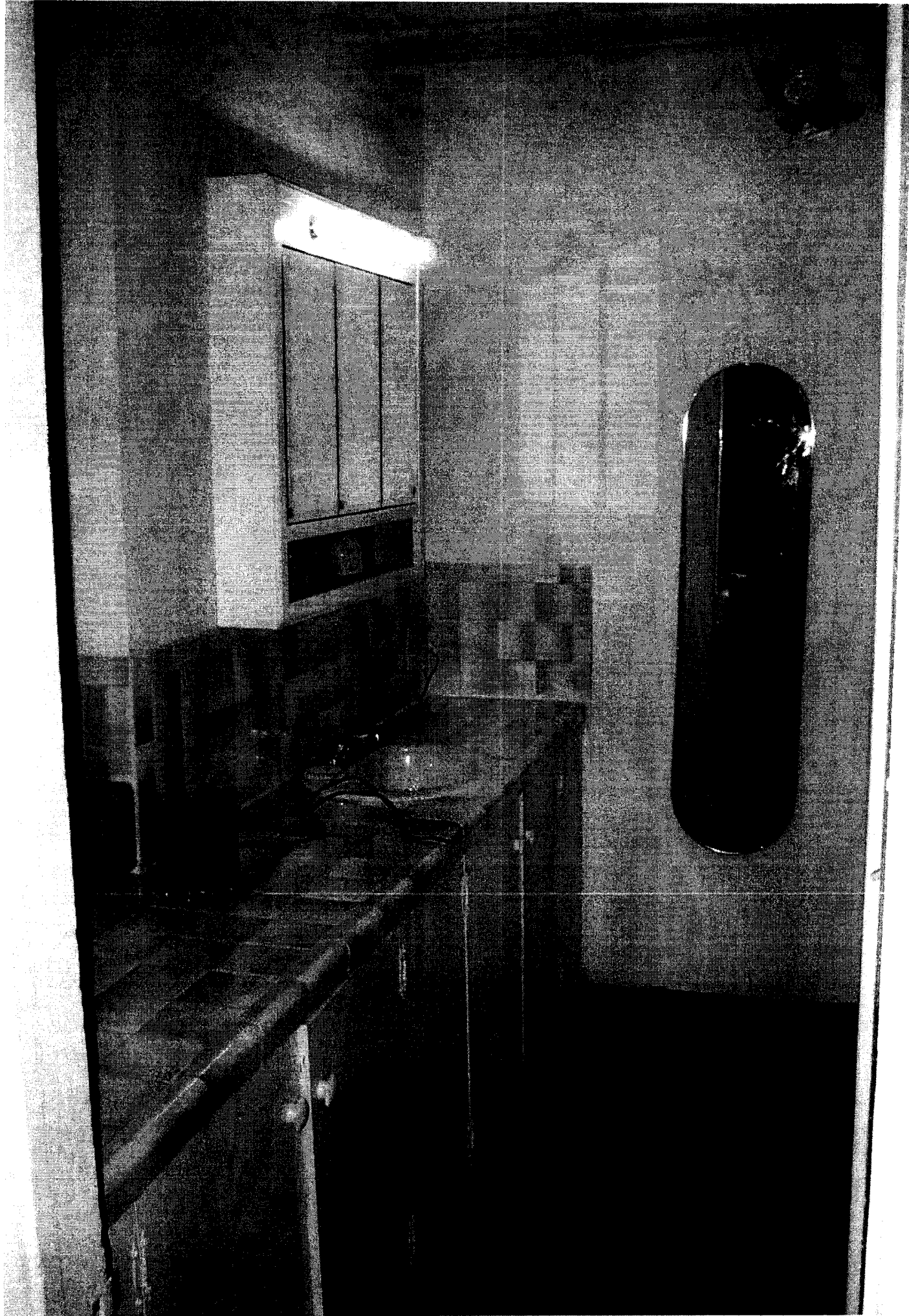




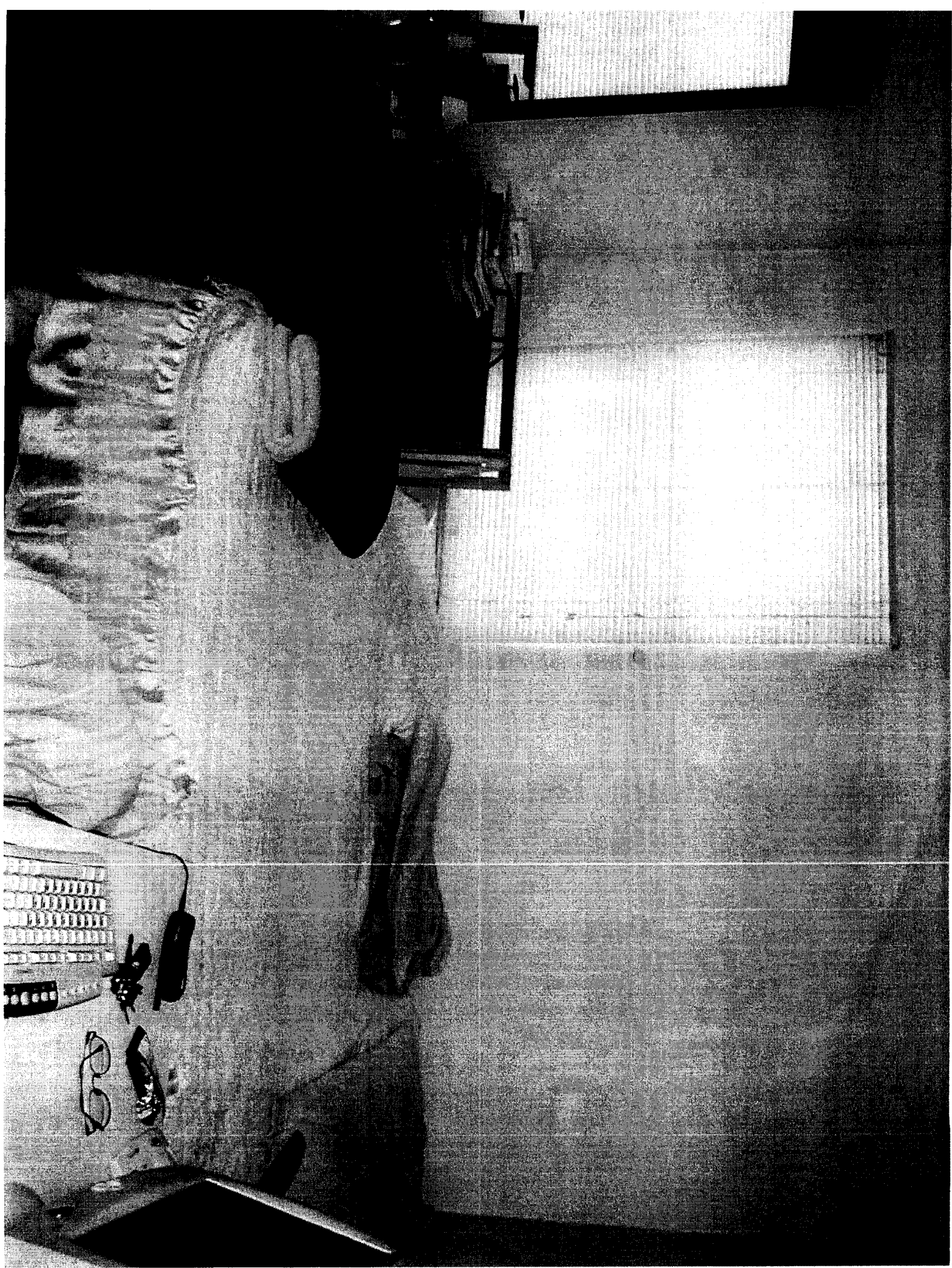


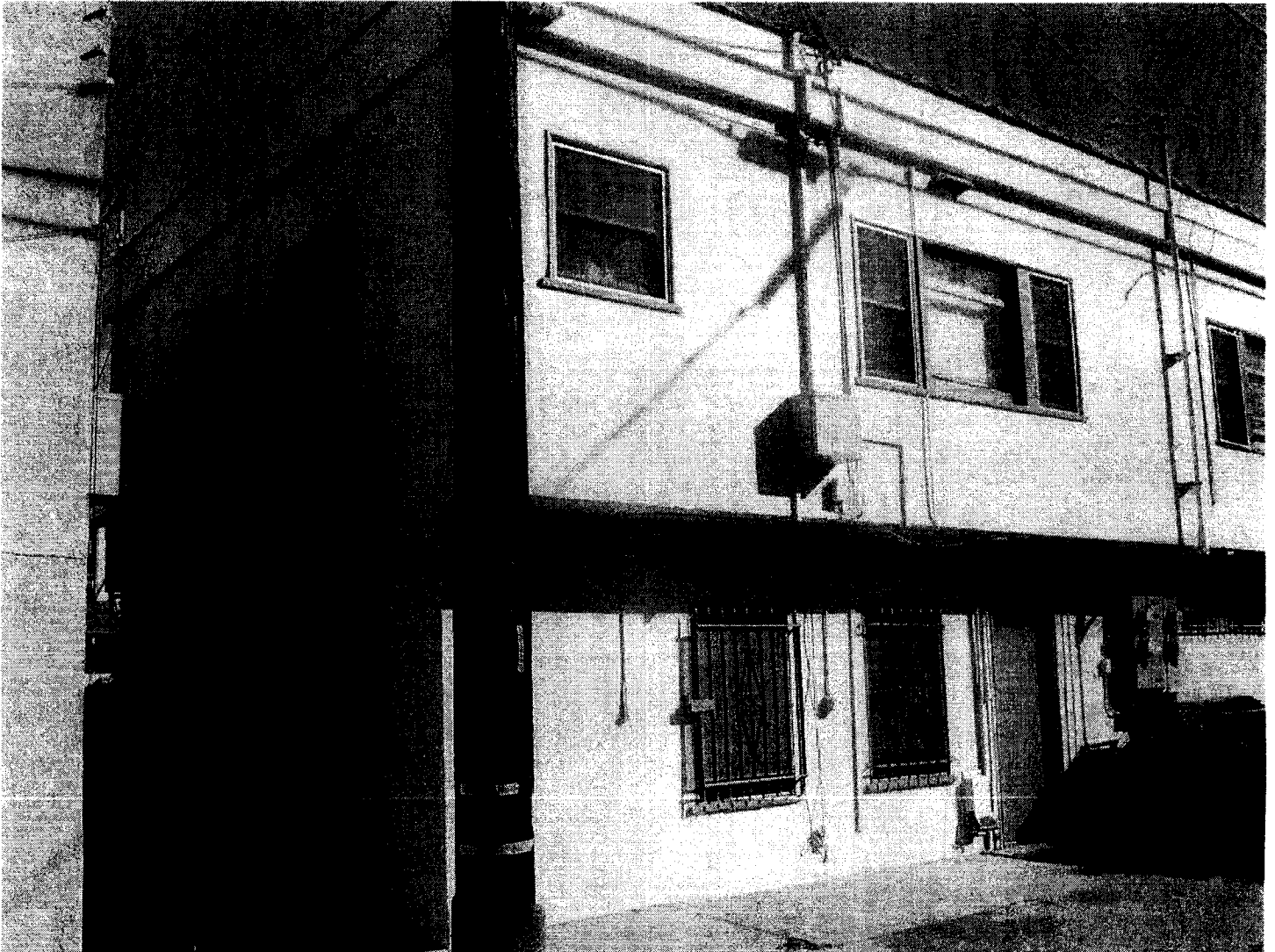




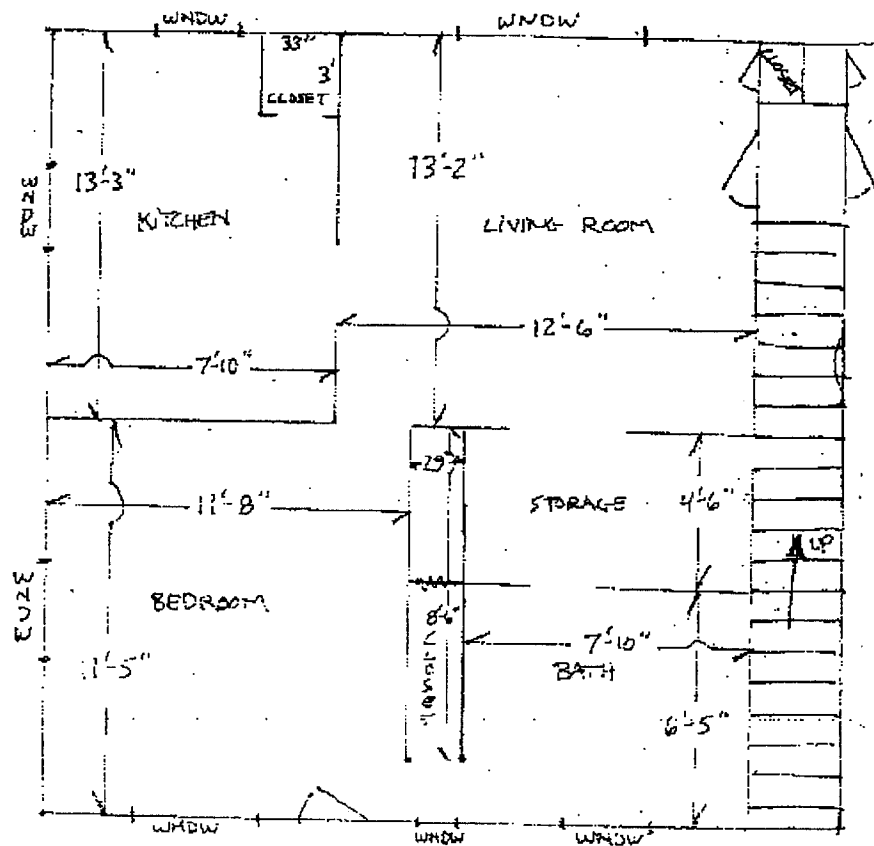








1830- 32 E 1<sup>st</sup> ST. 10/25/05



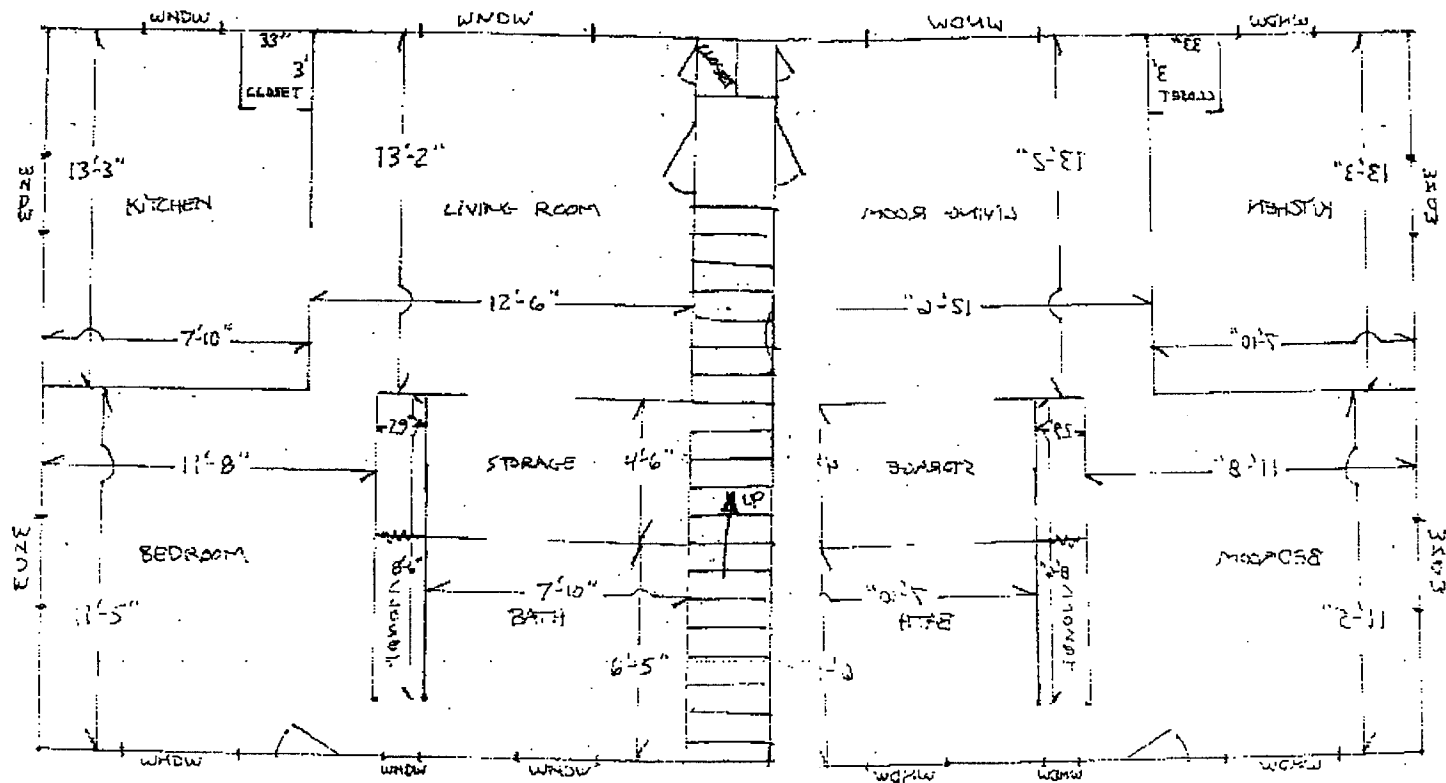
**1830 E 1<sup>st</sup> Street  
AUP Unit – 8  
(Rear Bldg – Upper Right)**

- Legal Unit
- Planning and Building shall continue to work with owner to correct any outstanding code violations



**1832 E 1<sup>st</sup> Street  
AUP Unit – 7  
(Rear Bldg – Upper Right)**

**1830 E 1<sup>st</sup> Street  
AUP Unit – 8  
(Rear Bldg – Upper Right)**



**These are mirror image legal units. Planning and Building  
will continue to work with Owner to correct outstanding  
Code Violations.**