

Code Enforcement Case Violation

Report Description:

Code Enforcement Case Violation Report

Printed: 11/5/2021
10:44:48AM

Case: CEAC275899

CEAC275899

Case Type: Administrative Citation Case is ClosedPend.
 Address: 111 ROYCROFT AVE LONG BEACH CA 90803
 Location: TRASH & DEBRIS & OVERGROWN WEEDS IN THE FRONT YARD, BACK YARD
 Primary Contact: JUDY A. LEONARD
 Current Milestone: Cost Recovery
 Unpaid Amount: \$300.00
 Resolution Date: 10/22/2021 6:18:55AM
 Source: CSR

Contacts

Primary	Name		Add By	Add Date
Y	JUDY A. LEONARD 111 ROYCROFT AVENUE LONG BEACH CA 90803-3126	Owner	Philip Johnson	06/11/2021
N	JUDY A LEONARD 111 N ROYCROFT AVE LONG BEACH CA 90803		Philip Johnson	06/11/2021

Inspections

Insp Type	DESCRIPTION	Insp Result	Result By	Insp Date
CEInitial	Initial Inspection	Violations Found	Philip Johnson	06/08/2021
CE_PreCite	Pre-Citation Inspection	Progress made	Philip Johnson	08/12/2021
CE_PreCite	Pre-Citation Inspection	No Progress made	Philip Johnson	09/08/2021
CE_PreCite	Pre-Citation Inspection	First Citation	Manuel Rivas	09/16/2021
CEFLCITE1	Follow-up Site Inspection - 1st Interim MANNY RIVAS AND PHIL JOHNSON MET WITH OWNER. EXPLAINED WHY SHE GOT THE CITATION.	No Progress made	Manuel Rivas	09/23/2021
CEFLCITE1	Follow-up Site Inspection - 1st Interim	All Violations Corrected	Philip Johnson	10/19/2021

Employees

ID	Employee	Capacity	From	To
MARIVAS	Manuel Rivas	Proof Reader	6/11/2021 10:26:00AM	
PHJOHNS	Philip Johnson	Inspector	6/11/2021 10:26:44AM	

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Code Violations

#	CODE	Description	COMMENTS	Violation Date
1.	PM038	Overgrown Vegetation LBMC 8.76.010 (D)	OVERGROWN INTO THE PUBLIC RIGHT-OF-WAY, THE DRIVEWAY AND THE ENTRY WAY. Overgrown vegetation, cultivated or uncultivated, is likely to harbor rats, vermin or other nuisances which can be detrimental to neighboring properties or property values. Trim or remove all overgrown vegetation from the property.	06/11/2021
2.	PM039	Dead Vegetation LBMC 8.76.010 (E)	Dead, decayed, diseased or hazardous trees, weeds and debris constitute an unsightly appearance, may be dangerous to public safety and welfare, or detrimental to neighboring properties or property values. Remove all dead, decayed or hazardous trees, weeds and debris from the property.	06/11/2021
3.	EXWI007	Inadq paint/protective coating LBMC 18.01.060 (G); LBMC 18.02.020; LBMC 18.20.010; LBMC 18.40.010	TO INCLUDE BUT NOT LIMITED TO WINDOW FRAMES, DOOR FRAMES, THE GARAGE DOORS AND THE FASCIA BOARDS CBC 1402.1, 1405.11.2; LBMC 18.41.010 CRC R317.3, R407.2, R505.2, R603.2, R804.2 There is improper weather proofing due to defective or weathered exterior wall covering due to lack of paint or other approved protective coating. Replace the defective or weathered exterior wall covering and provide an approved weather proofing for the exterior walls. (Note: If this property is located in a historic district, approval of materials and colors should be obtained from the Historic Preservation Officer at (562) 570-6864.)	06/11/2021
4.	AV001	Inoperative Vehicle(s) LBMC 9.65.040	1. WHITE WINNEBAGO, LICENSE #7FEN322, REGISTRATION EXPIRED MARCH-2016. 2. RED CHRYSLER TOWN & COUNTRY, LICENSE 54415DV, REGISTRATION EXPIRED DECEMBER-2018. It shall be the duty of responsible person(s) to prevent accumulation and storage of abandoned, wrecked, dismantled, or inoperative vehicles or parts thereof, except for those vehicles or parts thereof exempted pursuant to Long Beach Municipal Code Section 10.46.030. Remove all inoperative vehicles or vehicle parts from the property or bring vehicle(s) to an operative condition including current registration status.	06/11/2021
5.	EXSTR001	Stairway/Land/Railing - Def LBMC 18.01.060 (G); LBMC 18.02.200; LBMC 18.02.150; LBMC 18.20.010; LBMC 18.40.010	CBC 1009; LBMC 18.41.010 CRC R311.7 PORCH AND LANDING N THE FRONT ENTRY AREA. The stairway, landings and railings are defective. Replace the defective and deteriorated stairway, landings, and railings.	06/11/2021

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Logs

Log Type	Description	Log By	Log Date
CENOT015	AC Warning Notice Approved Auto Loaded at: 6/11/2021 10:50:33 AM	Philip Johnson	06/11/2021
CENOT028	Certified & Regular Mail Sent AC NTC MAILED REG AND CERT 7437 AND CC REG AND CERT 7444	Ivette Nevarez-Torres	06/23/2021
CEHHDTE07	Phone Log Received message from Judy, owner (562) 714-9855, stating they are tearing the unpermitted building down, removing weeds trash, & debris, & removing inoperative vehicles. They should be completed by next week.	Susan Sun-Stephan	06/29/2021
CENOT033	Certified Mail Returned Unclaimed ACW CERT 7437 7/26/2021	Josephine Peterson	07/27/2021
CENOT033	Certified Mail Returned Unclaimed RTND CERT 7444	Ivette Nevarez-Torres	08/04/2021
CEDTE054	Letter Mailed NC LTR AND CC 8/18/2021	Josephine Peterson	08/18/2021
CEMISC	Miscellaneous Spoke with owner Judy Leonard. She said that plans will be ready for submittal by the end of September. She understands that she will require two permits. One to demo the house, the other to construct a new house. She wants to build a new house that exceeds the height limitations. She has an architect and I told her that he should create a drawing showing the height so that her discussion regarding height can be determined.	Philip Johnson	08/30/2021
CEMISC	Miscellaneous Spoke with owner Judy Leonard and explained that she needed to contact Susan Sun-Stephan concerning her plans to either remodel the house or demo the house and build new.	Philip Johnson	08/31/2021
CENOT009	1st Citation Notice Approved Auto Loaded at: 9/9/2021 7:31:35 AM	Philip Johnson	09/09/2021
CENOT028	Certified & Regular Mail Sent 01 CITE CERT 2296 AND 2289 CC 9/16/2021	Josephine Peterson	09/16/2021
CEMISC	Miscellaneous Returned Judy Leonard's phone call. She spoke of many different things. A new roof, a loan from the county. She said that the Winnebago was gone. Said she had applied for funds from an organization that assists businesses which have been adversely affected by the pandemic. Told her we needed to see positive concrete progress not just words. She said she understood.	Philip Johnson	09/17/2021
CEHHDTE07	Phone Log	Manuel Rivas	09/21/2021

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Judy Leonard called to discuss the citation. She was not in agreement that it should not have been issued. Went over the violations and I let her know what the pictures show and that in the case of the inop there's still one vehicle there and thus she is still in violation. She also contested the overgrown and dead vegetation. She said that she had already removed the overgrown vegetation back in July. Since it would appear that she was not satisfied as to my explanation I scheduled to meet with her and inspector Johnson onsite on 9-23-2021 between 9am - 11am so that we can show her exactly what the violations are and what needs to be done so that she does not incur more fines. I also did mention that she can appeal. Owner also stated that she knows that the windows will not be repaired by the compliance date and that she does not want to continue receiving citations even when she is actively working towards obtaining funds to get permits and move forward with remodel. I suggested that she provide documentation so that we can record that she is awaiting approval for the funds.

CEMISC	Miscellaneous INSPECTED PROPERTY WITH PHIL AND MET WITH OWNER PER HER REQUEST. OWNER CLAIMS THAT PHIL HAD GIVEN HER UNTIL THE END OF THE MONTH. UPON INSPECTING THE PROPERTY, I LET HER KNOW THAT SHE STILL HAD NOT COMPLIED. FROM HER POINT OF VIEW SHE HAD CLEANED HER YARD BACK IN JULY. I HAD TO EXPLAIN THAT MAINTAINANCE OF PROPERTY WAS NOT UP TO PAR. SHE CONTINUED TO DISAGREE SO I TOLD HER TO TAKE A LOOK AT ALL OF THE PROPERTIES ON THE BLOCK SO SHE CAN GET AN IDEA OF WHAT THE STANDARD IS. I WENT OVER STEP BY STEP ALL OF THE VIOLATIONS AND WHAT WAS EXPECTED SO THAT SHE WILL BE IN COMPLIANCE. SHE ALSO PROVIDED A COPY FOR PHIL OF THE PROCESS OF OBTAINING ASSISTANCE FROM COUNTY TO REMODEL OR REPAIR HER HOME. LET OWNER KNOW THAT SHE WILL NEED TO KEEP PHIL UP TO DATE WHEN SHE HAS CORRECTED VIOLATIONS BEFORE THE COMPLIANCE DATE.	Manuel Rivas	09/23/2021
CEHHDTE07	Phone Log Owner called to say that County program has done a Feasibility Study and was suggested to tear house down and rebuild it due to current condition of home. She is waiting on loan amount and approval. She will have corrected all violations by compliance date. She is planning on appealing the citation. Transferred call to Myeesha since she requested info on payment and application submittal for appeal.	Manuel Rivas	10/12/2021
CENOT033	Certified Mail Returned Unclaimed 01 CITE CC 2289 10/8/2021	Josephine Peterson	10/29/2021
CENOT033	Certified Mail Returned Unclaimed 01 CITE 2296 10/8/2021	Josephine Peterson	10/29/2021

Fees

Description	COMMENTS	Amount	Add Date	Add By	Paid Date
AV 1st Citation		100.00	09/09/2021	Philip Johnson	
PM 1st Citation		100.00	09/09/2021	Philip Johnson	
SB 1st Citation		100.00	09/09/2021	Philip Johnson	

300.00