



October 28, 2020

CITATION WARNING NOTICE

An inspection of the property located at **1944 E 4TH ST** on 10/26/2020 at 10:43 A.M. revealed the following violation(s) of the Long Beach Municipal Code (LBMC). As owner, occupant, last registered owner, tenant, or parent of a responsible party, you have been given notice of these existing violation(s) and are requested to correct the violation(s) as specified.

Responsible Party Name:

1944 E 4TH STREET LLC

Case Number: **CEAC272978**

ATTN: REBEKKA C NOLL

APN: 7275-017-008

1944 E 4TH ST

LONG BEACH, CA 90802-3867

1. LBMC 18.04.010 (A)

Building Permit Required

A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official.

Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees.

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

OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

REMOVE STAIRWAY EXTENTION TO ROOFTOP & ROOFTOP DECKING & COVER STRUCTURE BUILT WITHOUT PERMIT.

2. LBMC 18.05.010

Building Plans Required

Plans, engineering calculations, diagrams and other data shall be submitted in one or more sets with each application for a permit. The building official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state of California to practice as such.

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

PROVIDE SETS OF PLANS, SPECIFICATIONS OR OTHER DETAILS AS REQUIRED BY THE DEPARTMENT OF DEVELOPMENT SERVICES WITH THE APPLICATION FOR THE REQUIRED PERMIT.

3. LBMC 18.07.010 (A), LBMC 18.07.050

Inspection Required

All construction or work for which a permit is required shall be subject to inspection by the building official. It shall be the duty of the permit tee to cause the work to be accessible and exposed for inspection purposes.

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

PROVIDE ACCESS TO AND EXPOSE ALL CONSTRUCTION WORK FOR THE REQUIRED INSPECTIONS.

4. LBMC 18.07.030 (A)

Request Inspection

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

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

REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK

5. LBMC 18.07.040

Inspection Approvals Required

No work shall be done on any part of the building or structure beyond the point indicated each successive inspection without first obtaining the written approval of the building official. There shall be a final inspection and approval on all buildings when completed and ready for occupancy.

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

REQUEST AND OBTAIN ALL THE SUCCESSIVE AND REQUIRED INSPECTIONS AND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.

6. LBMC 18.03.020 (F)

Entry Rights For Inspection

Whenever necessary to make an inspection to enforce any of the provisions of this title, or whenever the building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any condition or code violation which makes such building or premises substandard, unsafe, dangerous or hazardous, the building official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed.

PROVIDE ACCESS TO THE BUILDING OFFICIAL FOR INSPECTIONS.

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

PROVIDE ACCESS TO ROOFTOP & PREMISES.

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

Corrections must be completed by **11/30/2020** at which time the City may reinspect to verify compliance. If you choose not to comply by this date and violations continue, the City may issue an Administrative Citation. The Citation imposes fine(s) in the amount of \$100 for each initial violation. A \$200 fine will be imposed for each instance of a second violation of the same code section committed within one year from the date of the initial cited violation. A \$500 fine will be imposed for any subsequent violation of the same code section committed within one year from the date of the initial violation. EXCEPTION: A \$500 fine will be imposed for each violation of LBMC Section 21.51.227 relating to illegal automotive repair. A \$1000 fine will be imposed for each violation of LBMC Sections: 21.41.170 relating to illegal garage conversion for residential use, 18.02.050 relating to dangerous buildings, 18.08.010 relating to illegal change in occupancy, 18.09.010 for failure to comply with Title 18 and/or Section 21.31.245(C) relating to unlawful dwelling units. Other enforcement action and penalties may also result if compliance is not achieved by the correction date.

Should you have any questions regarding this notice we **ENCOURAGE** you to contact your inspector Susan Sun-Stephan at (562)570-6740 between the hours of 7:30 - 8:30 a.m. and 3:30 - 4:30 p.m. Monday through Thursday and 7:30 - 8:30 a.m. and 3:00 - 4:00 p.m. on Friday. **Meeting with inspector is by appointment only.**

By:



Susan Sun-Stephan
Senior Combination Building Inspector
(562)570-6740

CC; 1944 E 4TH STREET LLC ATTN: REBEKKA C NOLL, 1944 E 4TH ST #5, LONG BEACH, CA 90802

This information is available in alternative format by request at 562.570.6257.
For an electronic version of this document, visit our website at longbeach.gov/lbds.