



August 12, 2022

**CITATION WARNING NOTICE**

An inspection of the property located at **5372-5376 ORANGE AVE** on 8/3/2022 at 1:40 PM 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:

DOMENIC SARACENO

Case Number: **CEAC281961**

5374 ORANGE AVE

LONG BEACH, CA 90805-6058

APN: 7129-001-020

1. LBMC 18.45.030 UHC 1702 (L)

Sanitation

Each room, hallway, passageway, stairway, wall, partition, ceiling, floor, skylight, glass window, door, carpet rug, matting, window curtain, water closet, compartment, or room, toilet room, bathroom, slop sink room, washroom, plumbing fixtures, drain, roof, closet, cellar, basement, yard, court, lot and the premises of every building shall be kept in every part clean, sanitary, and free from all accumulation of debris, abandoned or inoperative motor vehicles and vehicle parts, filth, rubbish, garbage, rodents, insects and other vermin, excessive vegetation and other offensive matter. Remove all unsanitary items from the premises.

**REMOVE WATER BOTTLE, VACUUM, IGLOO AND ALL OTHER MISCELLANEOUS ITEMS FROM ALL YARD AREAS INCLUDING AT THE SIDEWALK.**

2. LBMC 8.76.010 (I)

Discarded Furniture

Discarded furniture and household items shall not be stored in yard areas. Remove the discarded furniture and/or household items stored or kept in the yard areas.

**INCLUDING IN ALL YARD AREAS AND AT THE SIDEWALK.**

3. LBMC 8.76.010 (K)

Trash Cans

Trash and garbage cans cannot be stored in front or side yards visible from public streets. Remove the trash cans and/or trash bins stored or kept in yard areas visible from public streets.

Corrections must be completed by **9/1/2022** 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, 5.77.030(A) relating to un-registered short-term rentals, 5.77.050 relating to short-term rental regulations. 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 BRENT ALBANESE at (562)570-6840 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:

A handwritten signature in dark ink, appearing to read "Brent Albanese", written in a cursive style.

BRENT ALBANESE  
Combination Building Inspector  
(562)570-6840

This information is available in alternative format by request at 562.570.3807.  
For an electronic version of this document, visit our website at [longbeach.gov/lbds](http://longbeach.gov/lbds).