



ADMINISTRATIVE CITATION

Citation Number:	CEAC283384	Violation Address:	1112 E ARTESIA BLVD	BASSIN FAMILY TRUST / NED BASSIN CO TR
Citation Issuance Date:	February 01, 2023		LONG BEACH, CA 90805	7950 E CRAMER ST
Citation Issuance Time:	10:50 AM			LONG BEACH, CA 90808-4424
Citation Service Date:	February 01, 2023			
Correction Date:	March 03, 2023	APN:	7115-012-003	

On February 01, 2023 Long Beach City Code Enforcement inspected property located at 1112 E ARTESIA BLVD., LONG BEACH, CA 90805 and observed the following Long Beach Municipal Code (LBMC) violations. Pursuant to LBMC Chapter 9.65, these violations are subject to the following specified fines. Violation correction must be completed no later than March 03, 2023. Fine payment must be received thirty (30) days from the date of this citation. (PLEASE BE ADVISED: Fine payment information, an explanation of consequences for failure to timely correct cited violations and remit fine payments, and notice of right to appeal the administrative citation are found on 'Attachment 1' of this Administrative Citation.)

ZE 1st Citation

\$100.00

1. LBMC 21.44.500 Table 44-4

Signs - Window

The total area of all signs displayed in any one window may not cover more than 10% of the total window area. Remove excess signs in windows to comply with the 10% of total window area requirement.

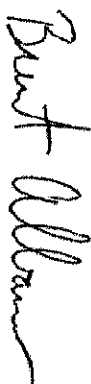
2. LBMC 21.44.310 (A-I)

Signs - Banner

Sign permits are required for promotional activity signs (banners). Such signs must be removed when the sign permit expires. Obtain the required sign permits or remove the promotional activity banners.

Should you have any questions regarding this notice we **ENCOURAGE** you to contact your inspector BRENT ALBANESE 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 black ink, appearing to read "Brent Albanese". The signature is written in a cursive, flowing style.

BRENT ALBANESE
Combination Building Inspector
(562)570-6840

CITY OF LONGBEACH

Development Services
Code Enforcement Bureau
411 W. Ocean Boulevard, 4th Floor, Long Beach, CA 90802
562.570.CODE (2633) | longbeach.gov/lbds



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TOTAL FINES DUE \$100.00

Pay the **TOTAL FINES DUE** as shown above and make the check out to the City of Long Beach.
Also be sure to write the Citation number on the check.

Please include this receipt with payment and mail to:

Department of Development Services
Code Enforcement Citation
411 W. Ocean Blvd, 4th Floor
Long Beach, CA 90802

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.

ATTACHMENT 1

ADMINISTRATIVE CITATION INFORMATION SHEET

Long Beach Municipal Code Chapter 9.65 provides for the issuance of administrative citations for Long Beach Municipal Code violations. The administrative citation program and the establishment of appropriate fines are intended to act as a reasonable deterrent in preventing Municipal Code violations.

Fine Schedule

Each day a violation exists constitutes a separate and distinct offense. Fines are imposed as follows. A \$100 fine will be imposed for the 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 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. A \$500 fine will be imposed for each violation of Municipal Code Section 21.51.227 relating to illegal automotive repair work. A \$1000 fine will be imposed for each violation of LBMC Sections: 21.41.170 relating to illegal garage conversion for residential use, 18.02.020 relating to dangerous buildings, 18.08.010 relating to illegal change in occupancy, 18.09.010 for failure to comply with Title 18, Section 21.31.245(C) relating to unlawful dwelling units and LBMC Sections 18.04.010A, 18.04.010C, 18.04.010E and 18.04.010D all relating to unpermitted construction.

Consequence of Failure to Pay the Fine

Failure to pay fine(s) within the specified time period may result in a 25% late charge, imposition of a special assessment and/or lien against the real property on which the violation occurred, filing of a claim with the small claims court for recovery of the fine and all costs associated with such filing, suspension and/or revocation of any City permits, business licenses, or land use approvals, or any legal remedy available to the City to collect such money.

Consequence of Failure to Correct Violations

Failure to correct violations within the specified time period may result in civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder, and forfeiture of certain State tax benefits for substandard residential rental property. In the event violations for LBMC Section 9.65.030 Weed/Debris Abatement and LBMC Section 9.65.040 Inoperative Vehicle Abatement are not corrected by the specified date, in addition to the above consequences, **the City may undertake abatement efforts**, and thereafter impose a lot-cleaning/inoperative vehicle abatement levy for costs incurred by the City. Notice of Imposed Levy will be served on the Cited Party and must be paid no later than thirty (30) calendar days from the date of issuance of the Notice. Levy computation may include but is not limited to the following costs: administration and processing costs, cost of cleaning or removal of weed/debris/vehicle, photographs, dump fees, labor hours, equipment, staff (inspector, clerical, supervisor) time @ \$110.00 per hour, law enforcement assistance (if needed), and court costs. Failure to pay imposed levies as specified is subject to the same consequences established for failure to pay fines and/or correct violations as previously stated.

Rights of Appeal

A Cited Party may appeal administrative citations and imposed levies. For cited code violations, the appeal must be requested within thirty (30) calendar days from the date of service of the Citation. Appeals for imposed Weed/Debris and/or Inoperative Vehicle Abatement Levies must be requested within fifteen (15) calendar days from the date the levy notice was served. In emergency situations, such as violations of the City Health and Human Services Department's Safer At Home Order for Control of COVID-19, the appeal must be requested within twenty-four (24) hours from the time of service of the Citation. In order to appeal, a completed Request for Hearing form (available from the Code Enforcement Bureau or online at <https://www.longbeach.gov/globalassets/lbds/media-library/documents/forms/applications/code-enforcement-forms/notice-of-appeal-and-request-for-hearing>) together with a deposit in the **total amount of the administrative fine plus** any late charges and appeal fees. Board of Examiners, Appeals, and Condemnation appeal fees **are \$950.00 per appeal or 50% of the fine amount, whichever is less**. Late charges, and/or levies must be submitted to the Department of Development Services located at 411 W. Ocean Blvd, 4th Floor, Long Beach CA 90802. Requesting an appeal does not relieve the Cited Party from the requirement to correct all code violations as specified. Appeal fees are non-refundable.

Generally, the only relevant evidence considered on appeal is whether the violation(s) existed on the date and time the Administrative Citation was issued, whether the Cited Party is the Responsible Person who caused or maintained the violation(s), and whether imposed levies resulting from failure of a Responsible Person to correct weed/debris and/or inoperative vehicle violations, were reasonably calculated based upon abatement costs incurred by the City.

If an appeal is denied, the entire deposit shall be retained by the City as payment in full of outstanding fines, late fees, and/or levies. If an appeal is upheld, the entire deposit, or in the case of weed/debris and inoperative vehicle levies any portion of the levy held to be unreasonable, shall be refunded to the Cited Party within thirty (30) business days from the date of the written appeal decision. Failure to properly file a written appeal within the appropriate time frame shall constitute a waiver of the Cited Party's right to appeal and seek judicial review.

How to Pay Your Fine

The amount of your fine is indicated on the front of this citation. You are required to pay your fine in full by the Correction Date noted on the citation. Please mail in your payment, including the attached payment remittance slip, in the envelope provided. Payment may be made by personal check, cashier's check, or money order payable to the City of Long Beach. Please write your citation number on your check or money order. **Payment of the fine shall not excuse the failure to correct the violation nor shall it bar further enforcement action by the City of Long Beach.**

Contact Numbers

Citation questions: contact your Inspector at the number shown on your citation. Payment questions: contact the Department of Development Services, Code Enforcement Bureau at 562-570-CODE. Administrative Citations are governed by Long Beach Municipal Code Chapter 9.65.

Property Detail Report

1112 E Artesia Blvd, Long Beach, CA 90805-1517

APN: 7115-012-003

1st Citation

CEAC 283384

Los Angeles County Data as of: 01/27/2023

Owner Information

Owner Name: Bassin Family Trust / Bassin Ned Co TR

Vesting:

Mailing Address: 7950 E Cramer St, Long Beach, CA 90808-4424

Occupancy:

Absentee Owner

Location Information

Legal Description: Tract # 7155 Ex Of St Lot/Sec 3 Blk/Div/Twn D

APN: 7115-012-003

Alternate APN:

Munic / Twnshp: South /N. Long Beach

Twnshp-Rng-Sec:

Subdivision: 7155

Tract #:

7155

Neighborhood: The Harbor

School District:

Long Beach Unified School District

Elementary School: Grant Elementary S...

Middle School:

Hamilton Middle Sc...

Latitude: 33.87431

Longitude:

-118.17883

County:

Los Angeles, CA

Census Tract / Block: 570501 / 2000

Legal Lot / Block: 3 / D

Legal Book / Page: 80 / 55

High School:

Jordan High School

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 05/31/2017 / 06/22/2017

Price:

\$803,500

Transfer Doc #:

2017.692061

Buyer Name: Bassin Ned / Bassin Rosalind S

Seller Name:

Olguin Gustavo Ma Estela

Deed Type:

Grant Deed

Last Market Sale

Sale / Rec Date: 05/31/2017 / 06/22/2017

Sale Price / Type:

\$803,500 /

Deed Type:

Grant Deed

Multi / Split Sale: Y

Price / Sq. Ft.:

\$402

New Construction:

N/A

1st Mtg Amt / Type:

1st Mtg Rate / Type:

1st Mtg Doc #:

N/A

2nd Mtg Amt / Type:

2nd Mtg Rate / Type:

Sale Doc #:

2017.692061

Seller Name: Olguin Gustavo Ma Estela

Lender:

Title Company:

North American Tit...

Prior Sale Information

Sale / Rec Date:

Sale Price / Type:

Prior Deed Type:

1st Mtg Amt / Type:

1st Mtg Rate / Type:

Prior Sale Doc #:

N/A

Prior Lender:

Property Characteristics

Gross Living Area: 2,000 Sq. Ft.

Total Rooms:

0

Year Built / Eff:

1956 / 1956

Living Area: 2,000 Sq. Ft.

Bedrooms:

1

Total Adj. Area:

Baths (F / H):

Parking Type:

Above Grade: 2,000 Sq. Ft.

Pool:

Garage #:

Basement Area:

Fireplace:

Garage Area:

Style:

Cooling:

Porch Type:

Foundation:

Heating:

Patio Type:

Quality: Good

Exterior Wall:

Roof Type:

Condition:

Construction Type:

Wood

Roof Material:

Site Information

Land Use: Store Building

Lot Area:

4,086 Sq. Ft.

Zoning:

LBCCA

State Use:

Lot Width / Depth:

of Buildings:

1

County Use: 1100 - Commercial Store - One Story

Usable Lot:

4086

Res / Comm Units:

Site Influence:

Acres:

0.094

Water / Sewer Type:

Flood Zone Code: X

Flood Map #:

06037C1960F

Flood Map Date:

09/26/2008

Community Name: City Of Long Beach

Flood Panel #:

1960F

Inside SFHA:

False

Tax Information

Assessed Year: 2022

Assessed Value:

\$459,329

Market Total Value:

Tax Year: 2022

Land Value:

\$328,093

Market Land Value:

Tax Area: 04-992

Improvement Value:

\$131,236

Market Imprv Value:

Property Tax: \$6,315.38

Improved %:

28.57%

Market Imprv %:

Exemption:

Delinquent Year: