



March 31, 2021

**NOTICE OF SUBSTANDARD BUILDING**

STEVEN CHIO  
2959 CHESTNUT AVE  
LONG BEACH, CA 90806

APN: 7206-002-020  
Case # CESB274702

**Address of Violation(s): 2959 CHESTNUT AVE, LONG BEACH, CA 90806**

Dear Sir or 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: **ONE STORY SINGLE FAMILY DWELLING WITH DETACHED GARAGE.**

The above described building(s) are on property legally identified as LOT: 20 of BLOCK: C of TRACT: PACIFIC BOULEVARD TRACT in the County of Los Angeles, State of California, as per maps or miscellaneous records recorded in the Office of the County Recorder of Los Angeles County, Known as **2959 CHESTNUT AVE, LONG BEACH, CA 90806.** 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 **4/30/2021** and completed on or before **6/29/2021** or the Building Official may order the building(s) vacated. If the building or structure is ordered vacated, or the Building Official determines that repairs cannot be effected with tenants or occupants present, then you may be required to pay tenant relocation benefits. 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 \$120.00 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.

Should you have any questions regarding this notice, we **ENCOURAGE** you to contact David Woods at (562)570-6381 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.**

Yours truly,

David Woods  
Combination Building Inspector  
(562)570-6381

CC:

- TESLA, INC, 12832 S FRONTRUNNER BLVD, STE 100, DRAPER, UT 84020
- CORPORATION SERVICE COMPANY, SPR FILINGS ONLINE, 801 ADLAI STEVENSON DR, SPRINGFIELD, IL 62703
- GOLDEN EMPIRE MORTGAGE, INC. DBA PROGRESSIVE LOAN FUNDING, 240 TECHNOLOGY DR, IDAHO FALLS, IDAHO 83401
- GOLDEN EMPIRE MORTGAGE, INC. DBA PROGRESSIVE LOAN FUNDING, 1200 DISCOVERY DR STE 300, BAKERSFIELD, CA 93309
- FIRST AMERICAN TITLE COMPANY, 8500 STOCKDALE HWY STE 190, BAKERSFIELD, CA 93311
- MISSION CAPITAL ADVISORS, LLC, 5701 E HILLSBOROUGH AVE STE 2327, TAMPA, FL 33610
- MERS, P.O. BOX 2026, FLINT, MI 48501
- TCF NATIONAL BANK, MALL CODE 002-01-P, 101 E 5TH ST STE 101, ST PAUL, MN 55101
- LOANCARE, LLC, 3637 SENTARA WAY, VIRGINIA BEACH, VA 23452
- TCF NATIONAL BANK, 2508 SOUTH LOUISE AVE, SIOUX FALLS, SD 57106
- PATRICK URE, HOUSING & NEIGHBORHOOD SERVICES BUREAU MANAGER

## **NOTICE OF SUBSTANDARD BUILDING (S)**

### **ATTACHMENT A**

#### **1 EXTERIOR**

##### **2 Fire - Extensively damaged**

LBMC 18.45.010 UHC 505.7, 601.1, 701.1, 701.2

The exterior of the building(s) has been extensively damaged by fire. Replace all the fire damaged material including plumbing, electrical, and mechanical equipment.

##### **3 Part Roof Cvr - Damaged**

LBMC 18.45.010 UHC 601.1, 601.2

A portion of the roof covering and sheathing are damaged or missing due to extensive fire damage. Repair and replace all the fire-damaged roof covering and sheathing to meet minimum code requirements.

##### **4 Improper Sanitation**

LBMC 18.01.060 (G); LBMC 18.02.020; LBMC 18.20.010; LBMC 18.40.010 CBC

There is improper sanitation due to defective windows, doors and screens. Repair or replace all the defective or missing windows, doors, and screens and replace all the broken glass.

##### **5 Serv/SbPnl cover - Damg & Miss**

LBMC 18.45.010 UHC 701.2

The electrical dead front cover(s) of the electrical service/sub panel is missing, damaged or lacking parts which exposes the branch circuit wiring and/or energized parts to human contact. Provide an approved electrical service/sub panel dead front cover(s) for the electrical service/sub panel.

##### **6 Limited Building access**

Access for inspection of the exterior of the building was limited. Provide access to the entire exterior of the building for inspection. The inspection may reveal additional substandard conditions that must be corrected within the time frame.

#### **7 INTERIOR**

##### **8 Fire - Extensively Damaged**

LBMC 18.45.010 UHC 505.7, 601.1, 701.1, 701.2

The interior of the building(s) has been extensively damaged by fire. Replace all the fire damaged material including plumbing, electrical, and mechanical equipment.

#### **9 GARAGE**

##### **10 Limited Building access**

Access for inspection of the exterior of the garage was limited. Provide access to the entire exterior of the garage for inspection. The inspection may reveal additional substandard conditions that must be corrected within the time frame.

11 Inaccessible

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 garage are corrected within the time frame.

12 **YARD AREA**

13 Overgrown vegetation

LBMC 18.45.030 UHC 1702 (L)

There is overgrown vegetation in the yard areas. Trim and remove all overgrown vegetation.

14 Menace to life

LBMC 18.04.060, 18.08.200, 18.08.150, 18.20.110

NOTE: The structure(s) is/are a menace to life, health and public welfare.

15 Attractive nuisance

LBMC LBMC 18.04.060, 18.08.200, 18.08.150, 18.20.110

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.

16 Building permit required

LBMC 18.04.010 (A,B)

NOTE: A building permit is required to be obtained from the Development Services Department for the Code Enforcement Bureau prior to starting the corrective work on the violations noted above.

**END OF ATTACHMENT A**

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](http://longbeach.gov/lbds).