

**SUBSTANDARD BUILDING  
DO NOT OCCUPY**

THIS BUILDING HAS BEEN INSPECTED AND  
IS A SUBSTANDARD BUILDING. IT IS  
A VIOLATION TO OCCUPY THIS BUILDING  
UNTIL IT IS A MODIFICATION TO REMOVE THE PLACARD.

87101 (Check for Date: 03/31/2021)

03/31/2021 09:52



CITY OF  
**LONG BEACH**

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

Development Services  
Code Enforcement Bureau  
562.570.CODE (2633) | longbeach.gov/lbds



3/31/2021

**Do Not Occupy**

STEVEN CHIO  
2959 CHESTNUT AVE  
LONG BEACH, CA 90806

APN: 7206-002-020

Case # CESB274702

Re: 2959 CHESTNUT AVE LONG BEACH, CA 90806

Dear Sir or Madam:

You are notified that the Building Official in accordance with Section 18.20.060 of the Long Beach Municipal Code, has ordered the **ONE STORY SINGLE FAMILY DWELLING WITH DETACHED GARAGE** located on LOT: 20 BLOCK: C TRACT: PACIFIC BOULEVARD TR in the City of Long Beach, County of Los Angeles, State of California, as per maps or miscellaneous records recorded in the Office of the County Recorder of said County known as **2959 CHESTNUT AVE, LONG BEACH, CA 90806 VACATED** as of 3/31/2021.

Therefore, you are hereby ordered not to occupy the above referenced real property unless and until approval has been obtained from the Building Official for reinstatement of the occupancy.

For additional information, we **ENCOURAGE** you to contact your inspector noted below between 7:30 - 8:30 a.m. and 3:30 - 4:30 p.m.

Dated: 3/31/2021  
APN: 7206-002-020  
Owner: STEVEN CHIO  
Inspector: Ana Leon  
Phone No. (562)570-6390  
Case No. CESB274702

Yours truly,

Karl Wiegman  
Code Enforcement Bureau Manager

- 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
  - PATRICK URE, HOUSING & NEIGHBORHOOD SERVICES BUREAU MANAGER, ,
  - 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

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.

Case # CESB274702

03/31/2021 09:53



# SUBSTANDARD BUILDING DO NOT OCCUPY

BY ORDER OF

THE BUILDING OFFICIAL OF THE  
CITY OF LONG BEACH  
CODE ENFORCEMENT DIVISION  
DEPARTMENT OF DEVELOPMENT SERVICES  
562-570-CODE

**THIS BUILDING HAS BEEN ORDERED VACATED  
IT IS A MISDEMEANOR TO OCCUPY THIS BUILDING  
IT IS A MISDEMEANOR TO REMOVE THIS PLACARD**

Sections 18.20.110 – 18.20.160 of the Long Beach Municipal Code

2959 Chestnut Ave	Karl Weigelt	3-31-21
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ADDRESS

INSPECTOR

DATE POSTED

03/31/2021 09:53



CITY OF  
**LONG BEACH**

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



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.

Case # CESB274702

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

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Case # CESB274702

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  
Combinator Building Inspector  
(562) 570-6381

- cc:
- \* TESLA, INC. 13800 S FRONTLAKEN BLVD STE 100, DRIER, UT 84020
  - \* CORPORATION SERVICE COMPANY, 3700 PLUMES DRIVE, 801-924-5700/5701, SPRINGFIELD, IL 62703
  - \* GOLDEN EMPIRE MORTGAGE, INC. 1000 PROGRESSIVE LOAN FUNDING, 2ND TECHNOLOGY DR, INDIAN FALLS, INDI 83401
  - \* GOLDEN EMPIRE MORTGAGE, INC. 1000 PROGRESSIVE LOAN FUNDING, 1000 DISCOVERY DR STE 300, BAKERSFIELD, CA 93311
  - \* FIRST AMERICAN TITLE COMPANY, 8800 STOCKDALE WAY STE 100, BAKERSFIELD, CA 93311
  - \* MERRILL CAPITAL ADVISORS, LLC, 8701 E HILLBROOK AVE STE 200, TAMPA, FL 33610
  - \* MERRILL, P.O. BOX 2008, PLANT, VA 40131
  - \* TOP NATIONAL BANK, 10000 2ND ST STE 101, ST PAUL, MN 55101
  - \* LORACARE, LLC, 3001 BENTLEY WAY, VIRGINIA BEACH, VA 23062
  - \* TOP NATIONAL BANK, 2000 SOUTH COURSE AVE, INDIAN FALLS, IN 47708
  - \* PATRICK LEE, HOLDING & NEIGHBORHOOD SERVICES BUREAU WASHINGTON

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NOTICE OF SUBSTANDARD BUILDING (S)

ATTACHMENT A

1 EXTERIOR

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## 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 &amp; 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

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# HIS BUILDING HIS PLACARD

Principal Code

3-31-21

DATE POSTED

exterior of the garage for inspection. The inspection may reveal additional substandard conditions that must be corrected within the time frame.

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Case # CESB274702

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 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).

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