



April 6, 2021

**NOTICE OF SUBSTANDARD BUILDING**

THE KAY MENDOZA FAMILY TRUST  
KAY MENDOZA TRUSTEE  
P.O. BOX 6065  
LONG BEACH, CA 90806

APN: 7273-011-031  
Case # CESB274736

**Address of Violation(s): 928 LONG BEACH BLVD, LONG BEACH, CA 90813**

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: **TWO STORY SINGLE FAMILY DWELLING WITH DETACHED GARAGE.**

The above described building(s) are on property legally identified as LOT: 1 of BLOCK: 6 of TRACT: CITY OF LONG BEACH 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 **928 LONG BEACH BLVD, LONG BEACH, CA 90813**. 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 **5/6/2021** and completed on or before **7/5/2021** 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:

- STEVE F ROSS, 24452 ANTILLES WAY, DANA POINT, CA 92629
- THE KAY MENDOZA FAMILY TRUST, KAY MENDOZA TRUSTEE, 4124 IVAR AVE, ROSEMEAD, CA 91770
- GBC INTERNATIONAL BANK, STOCKTON STREET OFFICE (LENDING), 1355 STOCKTON STREET, SAN FRANCISCO, CA 94133
- GBC INTERNATIONAL BANK, 5670 WILSHIRE BLVD STE 1780, LOS ANGELES, CA 90036
- THE KAY MENDOZA FAMILY TRUST, KAY MENDOZA TRUSTEE, 1100 LINDEN AVE, LONG BEACH, CA 90802
- PATRICK URE, HOUSING & NEIGHBORHOOD SERVICES BUREAU MANAGER
- THE KAY MENDOZA FAMILY TRUST, KAY MENDOZA TRUSTEE, 835 ATLANTIC AVE, LONG BEACH, CA 90813

## 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 Roof Struc/wall -Ext fire Damg

LBMC 18.45.010 UHC 601.1

Most of the roof structure and part of the walls have been extensively damaged by fire. Replace all the damaged structural members of the roof, ceiling and walls.

##### 4 Improper Sanitation

LBMC 18.01.060 (G); LBMC 18.02.020; LBMC 18.20.010; LBMC 18.40.010 CBC 1403.1; LBMC 18.41.010 CRC R703.1

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 - Obsolete

LBMC 18.45.010 UHC 701.2

The electrical service is obsolete. Install a new electrical service.

##### 6 WHtr Encl - Repair Deter

LBMC 18.43.010 CPC 505.1; LBMC 18.45.010 UHC 505.7

The water heater enclosure is deteriorated. Repair the required enclosure and secure it to the building wall and to a concrete pad.

##### 7 WHtr - Earthquake straps

LBMC 18.43.010 CPC 508.2; LBMC 18.45.010 UHC 505.7

The water heater(s) lack the required earthquake straps. Install the required earthquake straps on the water heater(s).

##### 8 WHtr Temp/PRV - Not piped

LBMC 18.43.010 CPC 505.6, 608.5; LBMC 18.45.010 UHC 505.7

The water heater temperature and pressure relief valve outlet is not piped to the outside of the building. Provide approved piping from the valve outlet to the outside of the building and terminating no more than 2 feet nor less than 6 inches above the ground.

##### 9 Limited Building access

Section is not define

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.

#### 10 INTERIOR

##### 11 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.

12 **GARAGE**

13 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.

14 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 unit are corrected within the time frame.

15 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.

16 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.

17 Building permit required

LBMC 18.04.010 (A,B)

NOTE: A building permit is required to be obtained from the Development Services 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).