



Proactive Rental Housing Inspection Program Violations Report - 120 Days Non- Compliant

Updated: 8/3/2017

Address	Owner	Total Violations
317 E 14TH ST 90813	LA MAR FAMILY LIMITED PTNSHP AND	24
Violations:		
<ul style="list-style-type: none">- Repair/repaint/secure deteriorated exterior stairway.- Repair/repaint deteriorated stair landings as directed. Obtain all required permits and inspections.- Repair/repaint all deteriorated handrails and/or guardrails.- Replace deteriorated water heater. Obtain all required inspections and permits. Properly vent gas water heater. Strap or secure water heater to protect from earthquake hazards.- Provide mosquito proof screens on all openable windows.- Secure toilet base to floor.- Exterminate cockroaches at all units where infestation is present. Seal all cracks, gaps, and holes in walls, floors, and cupboards, and around piping insertions. Remove or paint over all spotting in unit. Provide pest control service to all infested units and surrounding units sharing common floors, ceilings, and walls with infested units. NOTE: Treatment is most effective when all units are treated on the same day, treatment is repeated to target hatching young in two weeks or every two weeks until infestation is removed.- Exterminate rodents at unit/building. Remove all rodent droppings. Weather strip entry doors, and seal all holes at walls, floors and ceilings.- Obtain all required permits and inspections and provide approved unit heater capable of heating unit to 70 degrees Fahrenheit, measured three feet above the floor. NOTE: Space heaters are not approved for permanent use.- Repair/replace all missing or damaged electrical outlet and switch plates.- The building lacks the required smoke detectors. Install smoke detectors in the bedrooms and hallways. The detectors may be powered by battery or building wiring.- The building lacks the required carbon monoxide alarms. Install carbon monoxide alarms outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling unit. The alarms may be powered by battery or building wiring.- Repair/Repaint/Weatherproof exterior door.- Repair/replace deteriorated entry door threshold to provide a proper seal when closed.- Repair/replace all deteriorated kitchen counters and/or edge banding.- Repair/replace leaking/inoperable kitchen faucet hardware.- Repair/re-glaze kitchen sink.- Repair/repaint/seal all wood porch components where deteriorated.		

- Repair/replace and paint all deteriorated roof fascia, eaves and rafter tails.
- Repair/resurface/repaint all deteriorated interior walls and ceiling areas.
- Repair all holes on the exterior of the building.
- Repair/repaint/seal exterior wood trim/surfaces where damaged and/or where paint is peeling/missing.
- Repair/repaint deteriorated/missing exterior stucco.
- Replace all damaged or missing light fixtures with approved fixtures.

Address	Owner	Total Violations
816 E 19TH ST 90806	MICHAEL ROBINSON	1

Violations:

- An attached and detached accessory building shall be used as a workshop for noncommercial hobbies or amusement; for artistic endeavors; for storage; or for other similar purposes customarily related to a residential use. These structures shall not contain bathing or cooking facilities and shall not be utilized as dwelling units as defined in Section 21.15.910. CORRECTIVE ACTION: DISCONTINUE USING THE STORAGE STRUCTURE, RUMPUS ROOM, WORKSHOP, POOL ROOM, LAUNDRY ROOM OR SIMILAR STRUCTURE AS A DWELLING UNIT. LBMC 18.08.010 Certificate Required for Use or Occupancy No building or structure shall be used or occupied, and no change in the existing occupancy classification of a building, structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided in this chapter. CORRECTIVE ACTION: OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE BUILDING OFFICIAL FOR THE BUILDING WORK, OR ADDITION, PRIOR TO USING OR OCCUPYING THE BUILDING OR STRUCTURE, OR CEASE USE AND VACATE THE UNIMPROVED BUILDING OR STRUCTURE AT ONCE. LBMC 18.09.010 Compliance with Provisions It shall be unlawful for any person, firm, or corporation to erect, construct, enlarge, alter, repair, move, improve, remove, demolish, convert, equip, use or occupy or maintain any building or structure or any portion of any building or structure in the city, contrary to or in violation of any provision of this title, or to cause, permit or suffer the same to be done. CORRECTIVE ACTION: OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS TO LEGALIZE UNPERMITTED USE OR OBTAIN ALL REQUIRED PERMITS AND INSPECTIONS AND CONVERT STRUCTURE BACK TO ITS ORIGINAL USE. LBMC 18.02.050 Dangerous Building Any building or structure where defects exist to the extent that life, health, property or safety of the public or its occupants are endangered. Whenever any building or structure has been constructed, exists or is maintained in violation of any specific requirement or prohibition applicable to such building or structure provided by this title LBMC 18.04.010 Building Permits Required A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE LBMC 18.07.040 Inspection Approvals Required. No work shall be done on any part of the building or structure beyond the point indicated each successive inspection without first obtaining the written approval of the building official. There shall be a final inspection and approval on all buildings when completed and ready for occupancy. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: REQUEST AND OBTAIN ALL THE SUCCESSIVE AND REQUIRED INSPECTIONS AND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.

Address	Owner	Total Violations
1235 E 20TH ST 90806	KHMER BUDDHIST ASSOCIATION	3

Violations:

- No person shall commence, do, install, erect, construct, remove, add to or change any plumbing, water piping, gas piping, water heater, water heater vents, water treating equipment, or any appliance or device regulated by this chapter without obtaining a permit approving the proposed quality and character of workmanship and materials."PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN A PLUMBING PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED PLUMBING WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- Discontinue using cord wiring.

- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

Address

Owner

Total Violations

1239 E 20TH ST 90806

KHMER BUDDHIST ASSOCIATION

6

Violations:

- Repair/repaint/secure deteriorated exterior stairway.

- Repair/repaint all deteriorated handrails and/or guardrails.

- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- All construction or work for which a permit is required shall be subject to inspection by the building official. It shall be the duty of the permit tee to cause the work to be accessible and exposed for inspection purposes.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:PROVIDE ACCESS TO, AND EXPOSE ALL CONSTRUCTION WORK FOR THE REQUIRED INSPECTIONS.

- It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK

- No work shall be done on any part of the building or structure beyond the point indicated each successive inspection without first obtaining the written approval of the building official. There shall be a final inspection and approval on all buildings when completed and ready for occupancy.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST AND OBTAIN ALL THE SUCCESSIVE AND REQUIRED INSPECTIONSAND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.

Address**1820 2ND ST 90802****Owner****JUDITH COLTON****Total Violations****15****Violations:**

- The stairway, landings and railings are defective. Replace the defective and deteriorated stairway, landings, and railings.
- The mortar surrounding the brick masonry units along the exterior walls of the structure is in an advance state of deterioration, partially missing and structurally suspect. Replace the missing mortar around the brick units to provide the adequate support and adhesion for all the brick masonry units along the exterior walls. NOTE: The above deficiency may be repaired by applying a 1/2" of plaster over the existing brick and mortar areas along the wall. All painted surfaces are required to be sandblasted free from paint prior to the application of the plaster.
- The foundation vent screens are missing and damaged. Replace all of the missing or damaged vent screens with corrosion resistant 1/4" wire mesh.
- The exterior wood trim is deteriorated. Repair or replace and paint the deteriorated wood trim.
- There is improper weather proofing due to defective or weathered exterior wall covering due to lack of paint or other approved protective coating. Replace the defective or weathered exterior wall covering and provide an approved weather proofing for the exterior walls. (Note: If this property is located in a historic district, approval of materials and colors should be obtained from the Historic Preservation Officer at (562) 570-6864.)
- Several windows have deteriorated window frames. Repair and paint all the window frames.
- Some of the windows have broken panes. Replace the broken window panes. (Note: If this property is located in a historic district, approval of materials and colors should be obtained from the Historic Preservation Officer at (562) 570-6864.)
- Several window screens are missing or deteriorated. Replace the missing or deteriorated window screens on all the openable windows.
- No person shall commence, do, install, erect, construct, remove, add to or change any plumbing, water piping, gas piping, water heater, water heater vents, water treating equipment, or any appliance or device regulated by this chapter without obtaining a permit approving the proposed quality and character of workmanship and materials."PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: OBTAIN A PLUMBING PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED PLUMBING WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:
- The building (s) is/are not properly identified. Provide address numbers not less than 3" in height of a contrasting color at the front entrance of the building (s)
- The exterior surface of the foundation appears to be deteriorated. Remove all unsound concrete and seal the deteriorated surfaces of the foundation with 1/2" of cement plaster.
- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:
- All construction or work for which a permit is required shall be subject to inspection by the building official. It shall be the duty of the permit tee to cause the work to be accessible and exposed for inspection purposes. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: PROVIDE ACCESS TO, AND EXPOSE ALL CONSTRUCTION WORK FOR THE REQUIRED INSPECTIONS.
- It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK

- No work shall be done on any part of the building or structure beyond the point indicated each successive inspection without first obtaining the written approval of the building official. There shall be a final inspection and approval on all buildings when completed and ready for occupancy. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: REQUEST AND OBTAIN ALL THE SUCCESSIVE AND REQUIRED INSPECTIONS AND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.

Address	Owner	Total Violations
401 W 4TH ST 90802	JONATHAN HOVE ET AL.	17

Violations:

- Repair/replace faulty/missing fixtures and/or hardware at tub/shower.
- Secure toilet base to floor.
- Caulk around toilet base.
- Repair deteriorated entry door framing and/or jamb.
- Properly install weather strip at base of entry door(s) and along sides of door frame to exclude rain water.
- Repair/resurface/repaint interior door(s).
- Discontinue using cord wiring.
- Repair/replace all deteriorated electrical outlets/switches.
- Obtain all required permits and inspections and provide approved unit heater capable of heating unit to 70 degrees Fahrenheit, measured three feet above the floor. NOTE: Space heaters are not approved for permanent use.
- Repair/Replace deteriorated kitchen cabinet and/or doors.
- Repair/replace deteriorated kitchen drawers.
- Repair/replace all deteriorated kitchen counters and/or edge banding.
- Repair/replace leaking/inoperable kitchen faucet hardware.
- Seal/caulk perimeter/rim of kitchen sink. Caulking/grout must be watertight, smooth and cleanable. Remove old/deteriorated caulking/grout.
- Provide mosquito proof screens on all openable windows.
- Repair/replace all inoperative sash balances on openable windows to operate correctly. Windows must be openable to the exterior of the building and must be closeable.
- Provide mosquito proof screen for sliding glass entry door.

Address	Owner	Total Violations
424 W 4TH ST 90802	TERESA MACEDO	10

Violations:

- Plans, engineering calculations, diagrams and other data shall be submitted in one or more sets with each application for a permit. The building official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state of California to practice as such. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: PROVIDE THREE SETS OF PLANS, SPECIFICATIONS OR OTHER DETAILS AS REQUIRED BY THE DEPARTMENT OF DEVELOPMENT SERVICES WITH THE APPLICATION FOR THE REQUIRED PERMIT.

- No new electrical installation shall be made nor any alteration or addition performed to any existing wiring, nor shall any wiring for the placing or installation of any electric light, power or heating device, or any apparatus which generates, transmits, transforms or utilizes electricity operating at a voltage exceeding twenty-five volts between conductors or capable of supplying more than fifty watts, be made without first obtaining an electrical permit. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: OBTAIN AN ELECTRICAL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED ELECTRICAL WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- No new building, structure or addition shall be used or occupied, and no change in the existing occupancy classification of a building, structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided in this chapter. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE BUILDING OFFICIAL FOR THE BUILDING WORK, OR ADDITION, PRIOR TO USING OR OCCUPYING, OR CEASE USE AND VACATE THE UNAPPROVED BUILDING, STRUCTURE OR ADDITION AT ONCE.

- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- No work shall be done on any part of the building or structure beyond the point indicated each successive inspection without first obtaining the written approval of the building official. There shall be a final inspection and approval on all buildings when completed and ready for occupancy. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: REQUEST AND OBTAIN ALL THE SUCCESSIVE AND REQUIRED INSPECTIONS AND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.

- Whenever necessary to make an inspection to enforce any of the provisions of this title, or whenever the building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any condition or code violation which makes such building or premises substandard, unsafe, dangerous or hazardous, the building official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: PROVIDE ACCESS TO THE BUILDING OFFICIAL FOR INSPECTIONS.

- Every permit issued by the building official under the provisions of this code shall expire by limitation and become null and void if the building or work authorized by such permit is not commenced within one hundred eighty days from the date of such permit, or if the building or work authorized by such permit is suspended or abandoned at any time after the work is commenced for a period of one hundred eighty days. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: OBTAIN A VALID PERMIT TO "RENEW," OR, TO "COMPLETE WORK STARTED ON PERMIT # , WHICH IS NOW NULL AND VOID.

- All construction or work for which a permit is required shall be subject to inspection by the building official. It shall be the duty of the permittee to cause the work to be accessible and exposed for inspection purposes. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: PROVIDE ACCESS TO, AND EXPOSE ALL CONSTRUCTION WORK FOR THE REQUIRED INSPECTIONS.

- It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK

- NOTE: The subject substandard building(s) is/are located in an historical preservation district. Prior to obtaining any permits or commencing any corrective work contact the Historic Preservation Officer for written approval at (562) 570-6288.

Address	Owner	Total Violations
1210 59TH ST 90805	MIGUEL DUENAS	17

Violations:

- Exterminate cockroaches at all units where infestation is present. Seal all cracks, gaps, and holes in walls, floors, and cupboards, and around piping insertions. Remove or paint over all spotting in unit. Provide pest control service to all infested units and surrounding units sharing common floors, ceilings, and walls with infested units. NOTE: Treatment is most effective when all units are treated on the same day, treatment is repeated to target hatching young in two weeks or every two weeks until infestation is removed.
 - Exterminate rodents at unit/building. Remove all rodent droppings. Weather strip entry doors, and seal all holes at walls, floors and ceilings.
 - Repair/resurface/repaint all deteriorated interior walls and ceiling areas.
 - Remove mold/mildew at unit/room and correct condition causing mold growth. Drywall should be replaced when mold has covered the surface. Inadequate sanitation shall include any visible or otherwise demonstrable mold growth, excluding the presence of molds that is caused by inappropriate housekeeping practices or improper use of natural or mechanical ventilation.
 - Repair/replace deteriorated unit carpeting.
 - Repair/replace all missing or damaged electrical outlet and switch plates.
 - Repair/replace all deteriorated/broken/missing light fixtures.
 - The building lacks the required carbon monoxide alarms. Install carbon monoxide alarms outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling unit. The alarms may be powered by battery or building wiring.
 - The building lacks the required smoke detectors. Install smoke detectors in the bedrooms and hallways. The detectors may be powered by battery or building wiring.
 - The room heater is inoperative. Replace or repair the room heater to an operative condition.
 - Repair/replace/repaint damaged/deteriorated wall/base/doors of cabinet under kitchen sink, including holes around pipe penetrations.
 - Repair/replace deteriorated/missing kitchen floor covering.
 - Repair/repaint/replace all deteriorated bathroom cabinets.
 - Caulk perimeter of tub/shower at floor/flooring where caulking/grout is deteriorated/missing. Remove all old/deteriorated caulking at floor/flooring.
 - Caulk perimeter of tub/shower at enclosure walls where caulking/grout is deteriorated/missing. Remove all old/deteriorated caulking/grout at enclosure walls.
 - Replace all deteriorated/missing bathroom tiles.
 - Repair or replace deteriorated door.
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Address	Owner	Total Violations
3420 67TH ST 90805	MARIA ROMO ET AL.	5
Violations:		
<ul style="list-style-type: none"> - Repair/repaint/seal exterior wood trim/surfaces where damaged and/or where paint is peeling/missing. - Replace/secure all deteriorated/missing exterior siding. - Repair/repaint deteriorated/missing exterior stucco. - 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. - Replace all broken window glass. 		

Address	Owner	Total Violations
505 W 6TH ST 2A 90802	CENTURY AFFORDABLE INC	5
Violations:		
<ul style="list-style-type: none"> - Repair/Replace deteriorated kitchen cabinet and/or doors. - Repair/replace deteriorated kitchen drawers. - Exterminate cockroaches at all units where infestation is present. Seal all cracks, gaps, and holes in walls, floors, and cupboards, and around piping insertions. Remove or paint over all spotting in unit. Provide pest control service to all infested units and surrounding units sharing common floors, ceilings, and walls with infested units. NOTE: Treatment is most effective when all units are treated on the same day, treatment is repeated to target hatching young in two weeks or every two weeks until infestation is removed. - Exterminate rodents at unit/building. Remove all rodent droppings. Weather strip entry doors, and seal all holes at walls, floors and ceilings. - Whenever necessary to make an inspection to enforce any of the provisions of this title, or whenever the building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any condition or code violation which makes such building or premises substandard, unsafe, dangerous or hazardous, the building official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: PROVIDE ACCESS TO THE BUILDING OFFICIAL FOR INSPECTIONS. 		

Address	Owner	Total Violations
1095 E 7TH ST 90813	STACEY FRANTELA	10
Violations:		
<ul style="list-style-type: none"> - The room heater is inoperative. Replace or repair the room heater to an operative condition. - The building lacks the required carbon monoxide alarms. Install carbon monoxide alarms outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling unit. The alarms may be powered by battery or building wiring. - Repair/replace all missing or damaged electrical outlet and switch plates. 		

- Whenever necessary to make an inspection to enforce any of the provisions of this title, or whenever the building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any condition or code violation which makes such building or premises substandard, unsafe, dangerous or hazardous, the building official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: PROVIDE ACCESS TO THE BUILDING OFFICIAL FOR INSPECTIONS.

- Several floor coverings throughout the dwelling/unit are deteriorated, damaged or missing. Repair or replace the deteriorated, damaged or missing floor coverings throughout the dwelling/unit.

- Exterminate rodents at unit/building. Remove all rodent droppings. Weather strip entry doors, and seal all holes at walls, floors and ceilings.

- Remove mold/mildew at unit/room and correct condition causing mold growth. Drywall should be replaced when mold has covered the surface. Inadequate sanitation shall include any visible or otherwise demonstrable mold growth, excluding the presence of molds that is caused by inappropriate housekeeping practices or improper use of natural or mechanical ventilation.

- Exterminate cockroaches at all units where infestation is present. Seal all cracks, gaps, and holes in walls, floors, and cupboards, and around piping insertions. Remove or paint over all spotting in unit. Provide pest control service to all infested units and surrounding units sharing common floors, ceilings, and walls with infested units. NOTE: Treatment is most effective when all units are treated on the same day, treatment is repeated to target hatching young in two weeks or every two weeks until infestation is removed.

- Replace all broken window glass.

- The building lacks the required smoke detectors. Install smoke detectors in the bedrooms and hallways. The detectors may be powered by battery or building wiring.

Address	Owner	Total Violations
709 E 7TH ST 90813	JOHN TELFER RADZAT	7

Violations:

- There is graffiti painted on the premises. Remove all graffiti from the premises.

- Repair/repaint deteriorated/missing exterior stucco.

- Replace all broken window glass.

- Property must be clean and free from all weeds and/or debris at all times. Remove all weeds and/or debris from the property.

- Several exterior light fixtures are damaged. Replace the damaged light fixtures with approved fixtures.

- The exterior surface of the foundation appears to be deteriorated. Remove all unsound concrete and seal the deteriorated surfaces of the foundation with 1/2" of cement plaster.

- The front concrete porch is deteriorated. Repair or replace the deteriorated front porch.

Address	Owner	Total Violations
105 W 9TH ST 90813	JONATHON NEAL	4

Violations:

- The building lacks the required carbon monoxide alarms. Install carbon monoxide alarms outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling unit. The alarms may be powered by battery or building wiring.
- The building lacks the required smoke detectors. Install smoke detectors in the bedrooms and hallways. The detectors maybe powered by battery or building wiring.
- Repair/replace all missing or damaged electrical outlet and switch plates.
- Obtain all required permits and inspections and provide approved unit heater capable of heating unit to 70 degrees Fahrenheit, measured three feet above the floor. NOTE: Space heaters are not approved for permanent use.

Address	Owner	Total Violations
35 ALBONI PL 90802	LAND MARK MARKETING CO. AND	1

Violations:

- Miscellaneous Violation.

Address	Owner	Total Violations
5200 E BROADWAY E 90803	ALLAN WHELAN	9

Violations:

- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:
- No new building, structure or addition shall be used or occupied, and no change in the existing occupancy classification of a building, structure or portion thereof shall be made until the building official has issued a certificate of occupancy therefore as provided in this chapter.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN A CERTIFICATE OF OCCUPANCY FROM THE BUILDING OFFICIAL FORTHE BUILDING WORK, OR ADDITION, PRIOR TO USING OR OCCUPYING, ORCEASE USE AND VACATE THE UNAPPROVED BUILDING, STRUCTURE OR ADDITION AT ONCE.
- No new electrical installation shall be made nor any alteration or addition performed to any existing wiring, nor shall any wiring for the placing or installation of any electric light, power or heating device, or any apparatus which generates, transmits, transforms or utilizes electricity operating at a voltage exceeding twenty-five volts between conductors or capable of supplying more than fifty watts, be made without first obtaining an electrical permit.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN AN ELECTRICAL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED ELECTRICAL WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:
- No person shall install, alter, reconstruct or repair any heating, ventilating, cooling, or refrigeration equipment unless a permit therefore has been obtained from the building official except as otherwise provided in this code.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN A MECHANICAL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED MECHANICAL WORK OR EQUIPMENT INCLUDING, BUT NOTLIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- No person shall commence, do, install, erect, construct, remove, add to or change any plumbing, water piping, gas piping, water heater, water heater vents, water treating equipment, or any appliance or device regulated by this chapter without obtaining a permit approving the proposed quality and character of workmanship and materials."PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN A PLUMBING PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED PLUMBING WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- There are no permits of record for the alteration of the apartment building to create additional unit(s). Remove all unapproved alterations and restore the apartment building to the original number of permitted dwelling units, or obtain the required permits and reconstruct the structure to meet all minimum code requirements.

- Remove mold/mildew at unit/room and correct condition causing mold growth. Drywall should be replaced when mold has covered the surface. Inadequate sanitation shall include any visible or otherwise demonstrable mold growth, excluding the presence of molds that is caused by inappropriate housekeeping practices or improper use of natural or mechanical ventilation.

- Plans, engineering calculations, diagrams and other data shall be submitted in one or more sets with each application for a permit. The building official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state of California to practice as such.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:PROVIDE THREE SETS OF PLANS, SPECIFICATIONS OR OTHER DETAILS ASREQUIRED BY THE DEPARTMENT OF DEVELOPMENT SERVICES WITH THE APPLICATION FOR THE REQUIRED PERMIT.

- All construction or work for which a permit is required shall be subject to inspection by the building official. It shall be the duty of the permit tee to cause the work to be accessible and exposed for inspection purposes.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:PROVIDE ACCESS TO, AND EXPOSE ALL CONSTRUCTION WORK FOR THE REQUIRED INSPECTIONS.

Address

1245 CEDAR AVE 90813

Owner

SHIELA MAMDANI

Total Violations

10

Violations:

- Route dryer exhaust to exterior of building. Maintain dryer duct free of accumulated lint on a regular basis.

- Replace all broken window glass.

- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- The exterior siding is deteriorated. Repair all the deteriorated siding. After all exterior repairs have been made, paint the entire exterior of the building(s) including the windows, doors, all trim and roof eaves.

- No new electrical installation shall be made nor any alteration or addition performed to any existing wiring, nor shall any wiring for the placing or installation of any electric light, power or heating device, or any apparatus which generates, transmits, transforms or utilizes electricity operating at a voltage exceeding twenty-five volts between conductors or capable of supplying more than fifty watts, be made without first obtaining an electrical permit.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN AN ELECTRICAL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED ELECTRICAL WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- Repair/repaint/seal exterior wood trim/surfaces where damaged and/or where paint is peeling/missing.
- Repair/repaint deteriorated/missing exterior stucco.
- Repair/replace/remove deteriorated rain gutters and/or down spouts so as to direct rain water runoff away from buildings.
- Canopy structures are permitted in the rear yard only, cannot encroach into the required setbacks, and cannot be greater than 10' in height. Remove canopy structure(s).
- Remove trash/debris from roof areas.

Address	Owner	Total Violations
1600 CEDAR AVE 90813	JUDY BEACH	6

Violations:

- Provide smooth, trip free surfaces at all walkways.
- Replace/secure all deteriorated/missing exterior siding.
- Repair/repaint/seal exterior wood trim/surfaces where damaged and/or where paint is peeling/missing.
- Remove scattered trash, castoff items and debris around premises.
- Provide 1/4 inch hardware mesh on all foundation vent openings for rodent proofing.
- Repair/Repaint/Weatherproof exterior door.

Address	Owner	Total Violations
1602 CEDAR AVE 1 90813	JUDY BEACH	9

Violations:

- Resurface/reglaze tub where surface is deteriorated. Remove any rust on surface of tub. Use proper materials/compounds for resurfacing/reglazing tub.
- Repair/re-glaze kitchen sink.
- Seal around kitchen faucet to prevent water leaks.
- Seal/caulk perimeter/rim of kitchen sink. Caulking/grout must be watertight, smooth and cleanable. Remove old/deteriorated caulking/grout.
- Repair/Resurface/Repaint bathroom wall(s) where deteriorated/damaged, where holes exist, and/or where paint is peeling/missing.
- Repair/remove/reinstall closet door(s).
- Caulk perimeter of tub/shower at enclosure walls where caulking/grout is deteriorated/missing. Remove all old/deteriorated caulking/grout at enclosure walls.
- The building lacks the required carbon monoxide alarms. Install carbon monoxide alarms outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling unit. The alarms may be powered by battery or building wiring.

- Repair/replace all deteriorated kitchen counters and/or edge banding.

Address

Owner

Total Violations

5351 CEDAR AVE 90805

HECTOR RAMIREZ

17

Violations:

- The building lacks the required carbon monoxide alarms. Install carbon monoxide alarms outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling unit. The alarms may be powered by battery or building wiring.
- The building lacks the required smoke detectors. Install smoke detectors in the bedrooms and hallways. The detectors maybe powered by battery or building wiring.
- Repair and repaint all deteriorated window frames/components/surfaces.
- Repair/Replace all inoperable sash balances on openable windows to be operable.
- Replace all broken window glass.
- Obtain all required permits and inspections and provide approved unit heater capable of heating unit to 70 degrees Fahrenheit, measured three feet above the floor. NOTE: Space heaters are not approved for permanent use.
- Repair/repaint/replace all deteriorated bathroom cabinets.
- Exterminate cockroaches at all units where infestation is present. Seal all cracks, gaps, and holes in walls, floors, and cupboards, and around piping insertions. Remove or paint over all spotting in unit. Provide pest control service to all infested units and surrounding units sharing common floors, ceilings, and walls with infested units. NOTE: Treatment is most effective when all units are treated on the same day, treatment is repeated to target hatching young in two weeks or every two weeks until infestation is removed.
- Repair/repaint/seal exterior wood trim/surfaces where damaged and/or where paint is peeling/missing.
- Repair/Repaint/Weatherproof exterior door.
- Repair and/or repaint kitchen walls/ceiling where damaged/deteriorated or where paint is peeling/missing. Paint all areas of walls/ceiling that are unpainted.
- Remove mold/mildew at unit/room and correct condition causing mold growth. Drywall should be replaced when mold has covered the surface. Inadequate sanitation shall include any visible or otherwise demonstrable mold growth, excluding the presence of molds that is caused by inappropriate housekeeping practices or improper use of natural or mechanical ventilation.
- Repair/replace faulty/missing fixtures and/or hardware at tub/shower.
- Repair or replace deteriorated door.
- No new electrical installation shall be made nor any alteration or addition performed to any existing wiring, nor shall any wiring for the placing or installation of any electric light, power or heating device, or any apparatus which generates, transmits, transforms or utilizes electricity operating at a voltage exceeding twenty-five volts between conductors or capable of supplying more than fifty watts, be made without first obtaining an electrical permit. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: OBTAIN AN ELECTRICAL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED ELECTRICAL WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- All construction or work for which a permit is required shall be subject to inspection by the building official. It shall be the duty of the permit tee to cause the work to be accessible and exposed for inspection purposes.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:PROVIDE ACCESS TO, AND EXPOSE ALL CONSTRUCTION WORK FOR THE REQUIRED INSPECTIONS.

- It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK

Address	Owner	Total Violations
5357 CEDAR AVE 90805	HECTOR RAMIREZ	8

Violations:

- The electrical service is damaged. Install a new electrical service.
- Repair/repaint/seal exterior wood trim/surfaces where damaged and/or where paint is peeling/missing.
- The exterior of the building(s) has been partly damaged by fire. Replace all the fire damaged material including plumbing, electrical, and mechanical equipment.
- The interior of the building(s) has been partly damaged by fire. Replace all the fire damaged material including plumbing, electrical, and mechanical equipment.
- 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.
- Remove scattered trash, castoff items and debris around premises.
- Replace all broken window glass.
- 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.

Address	Owner	Total Violations
941 CEDAR AVE 90813	TETRIS HOLDINGS LLC	15

Violations:

- Repair/repaint deteriorated/missing exterior stucco.
- Whenever necessary to make an inspection to enforce any of the provisions of this title, or whenever the building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any condition or code violation which makes such building or premises substandard, unsafe, dangerous or hazardous, the building official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: PROVIDE ACCESS TO THE BUILDING OFFICIAL FOR INSPECTIONS.

- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- Repair/resurface/repaint all deteriorated interior walls and ceiling areas.
- Repair/replace all inoperative sash balances on openable windows to operate correctly. Windows must be openable to the exterior of the building and must be closeable.
- Repair/replace windows to a weather tight condition.
- Repair deteriorated entry door framing and/or jamb.
- Repair/replace deteriorated/non-operational entry door lock/knob.
- No work shall be done on any part of the building or structure beyond the point indicated each successive inspection without first obtaining the written approval of the building official. There shall be a final inspection and approval on all buildings when completed and ready for occupancy.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST AND OBTAIN ALL THE SUCCESSIVE AND REQUIRED INSPECTIONS AND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.
- Repair/resurface/repaint deteriorated balcony/landing.
- Caulk perimeter of tub/shower at floor/flooring where caulking/grout is deteriorated/missing. Remove all old/deteriorated caulking at floor/flooring.
- Caulk perimeter of tub/shower at enclosure walls where caulking/grout is deteriorated/missing. Remove all old/deteriorated caulking/grout at enclosure walls.
- Replace all deteriorated bathroom floor coverings.
- All construction or work for which a permit is required shall be subject to inspection by the building official. It shall be the duty of the permittee to cause the work to be accessible and exposed for inspection purposes.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:PROVIDE ACCESS TO, AND EXPOSE ALL CONSTRUCTION WORK FOR THE REQUIRED INSPECTIONS.
- It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK

Address

774 CHERRY AVE 90813

Owner

NIKO ENTERPRISES LLC

Total Violations

13

Violations:

- The building lacks the required smoke detectors. Install smoke detectors in the bedrooms and hallways. The detectors may be powered by battery or building wiring.
- The building lacks the required carbon monoxide alarms. Install carbon monoxide alarms outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling unit. The alarms may be powered by battery or building wiring.
- Take immediate action to repair/replace roof to be watertight.

- Repair/repaint/seal exterior wood trim/surfaces where damaged and/or where paint is peeling/missing.
- Remove scattered trash, castoff items and debris around premises.
- There is graffiti painted on the premises. Remove all graffiti from the premises.
- Repair/resurface/repaint all deteriorated interior walls and ceiling areas.
- Repair/replace deteriorated entry door threshold to provide a proper seal when closed.
- The exterior balconies lack the required approved exterior waterproof covering. Install a weatherproof covering approved for a walking surface on the balconies.
- NOTE: A building permit is required to be obtained from theDevelopment Servicesprior to starting the corrective work on the violations noted above.
- Repair/repaint deteriorated/missing exterior stucco.
- The interior landings are deteriorated. Rebuild the interior landings to meet minimum code requirements.
- Remove mold/mildew at unit/room and correct condition causing mold growth. Drywall should be replaced when mold has covered the surface. Inadequate sanitation shall include any visible or otherwise demonstrable mold growth, excluding the presence of molds that is caused by inappropriate housekeeping practices or improper use of natural or mechanical ventilation.

Address	Owner	Total Violations
1134 CHESTNUT AVE 90813	HEK INVESTMENTS LLC	5

Violations:

- NOTE: The subject substandard building(s) is/are located in an historical preservation district. Prior to obtaining any permits or commencing any corrective work contact the Historic Preservation Officer for written approval at (562) 570-6288.
- No new electrical installation shall be made nor any alteration or addition performed to any existing wiring, nor shall any wiring for the placing or installation of any electric light, power or heating device, or any apparatus which generates, transmits, transforms or utilizes electricity operating at a voltage exceeding twenty-five volts between conductors or capable of supplying more than fifty watts, be made without first obtaining an electrical permit.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN AN ELECTRICAL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED ELECTRICAL WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:
- Repair/repaint deteriorated/missing exterior stucco.
- Repair/repaint/seal exterior wood trim/surfaces where damaged and/or where paint is peeling/missing.
- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

Address	Owner	Total Violations
1900 CHESTNUT AVE 90806	JULIE ALLEN	2

Violations:

- Repair/resurface/repaint deteriorated balcony/landing.
- Provide mosquito proof screens on all openable windows.

Address	Owner	Total Violations
339 COLORADO PL 90814	ABDOULIE MARONG	6

Violations:

- There is improper weather proofing due to defective or weathered exterior wall covering due to lack of paint or other approved protective coating. Replace the defective or weathered exterior wall covering and provide an approved weather proofing for the exterior walls. (Note: If this property is located in a historic district, approval of materials and colors should be obtained from the Historic Preservation Officer at (562) 570-6864.)
- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:
 - Property must be clean and free from all weeds and/or debris at all times. Remove all weeds and/or debris from the property.
 - All construction or work for which a permit is required shall be subject to inspection by the building official. It shall be the duty of the permit tee to cause the work to be accessible and exposed for inspection purposes.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:PROVIDE ACCESS TO, AND EXPOSE ALL CONSTRUCTION WORK FOR THE REQUIRED INSPECTIONS.
 - It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK
 - No work shall be done on any part of the building or structure beyond the point indicated each successive inspection without first obtaining the written approval of the building official. There shall be a final inspection and approval on all buildings when completed and ready for occupancy.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST AND OBTAIN ALL THE SUCCESSIVE AND REQUIRED INSPECTIONSAND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.

Address	Owner	Total Violations
1044 CORONADO AVE 90804	GRACE CHANG	11

Violations:

- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- No new electrical installation shall be made nor any alteration or addition performed to any existing wiring, nor shall any wiring for the placing or installation of any electric light, power or heating device, or any apparatus which generates, transmits, transforms or utilizes electricity operating at a voltage exceeding twenty-five volts between conductors or capable of supplying more than fifty watts, be made without first obtaining an electrical permit.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN AN ELECTRICAL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED ELECTRICAL WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- Repair/replace/remove deteriorated rain gutters and/or down spouts so as to direct rain water runoff away from buildings.
- Provide adequate ventilation as directed via window or exhaust fan. Obtain any required permits and inspections.
- Remove scattered trash, castoff items and debris around premises.
- Repair/replace deteriorated/non-operational entry door lock/knob.
- Provide mosquito proof screens on all openable windows.
- Repair/Repaint all deteriorated laundry room walls and/or ceilings. Seal all holes, including holes at pipe penetrations, and paint all unpainted surfaces.
- Repair all holes on the exterior of the building.
- Provide 1/4 inch hardware mesh on all foundation vent openings for rodent proofing.
- Provide/secure cap on open sewer cleanout and repair all plumbing problems causing sewage flow/backup.

Address	Owner	Total Violations
1078 1/2 CORONADO AVE 90804	JESSIE LAIKEN	7

Violations:

- Caulk perimeter of tub/shower at floor/flooring where caulking/grout is deteriorated/missing. Remove all old/deteriorated caulking at floor/flooring.
- Repair/Provide bathroom ventilation fan. Obtain any required permits and inspections.
- Repair/repaint deteriorated stair landings as directed. Obtain all required permits and inspections.
- It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK
- Repair/re-glaze kitchen sink.
- Repair/replace leaking/inoperable kitchen faucet hardware.

- Repair/replace deteriorated/missing kitchen floor covering.

Address	Owner	Total Violations
1089 CORONADO AVE 10 90804	GRACE CHANG	7

Violations:

- Obtain all required permits and inspections and provide approved unit heater capable of heating unit to 70 degrees Fahrenheit, measured three feet above the floor. A temporary heater must be provided during winter months if a permanent heater cannot be repaired or replaced in a timely manner.
- Repair/replace windows to a weather tight condition.
- Replace all broken window glass.
- Caulk perimeter of tub/shower at enclosure walls where caulking/grout is deteriorated/missing. Remove all old/deteriorated caulking/grout at enclosure walls.
- The building lacks the required smoke detectors. Install smoke detectors in the bedrooms and hallways. The detectors maybe powered by battery or building wiring.
- Repair/replace all deteriorated/broken/missing light fixtures.
- It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK

Address	Owner	Total Violations
1089 CORONADO AVE 3 90804	GRACE CHANG	14

Violations:

- The ceiling(s) is/are damaged by water. Repair the damaged ceiling(s) and/or leaks and replace with new materials.
- Caulk perimeter of tub/shower at floor/flooring where caulking/grout is deteriorated/missing. Remove all old/deteriorated caulking at floor/flooring.
- Caulk perimeter of tub/shower at enclosure walls where caulking/grout is deteriorated/missing. Remove all old/deteriorated caulking/grout at enclosure walls.
- Caulk around toilet base.
- Resurface/reglaze tub where surface is deteriorated. Remove any rust on surface of tub. Use proper materials/compounds for resurfacing/reglazing tub.
- Obtain all required permits and inspections and provide approved unit heater capable of heating unit to 70 degrees Fahrenheit, measured three feet above the floor. A temporary heater must be provided during winter months if a permanent heater cannot be repaired or replaced in a timely manner.
- Repair/replace windows to a weather tight condition.
- Repair/replace all deteriorated/broken/missing light fixtures.
- Repair/replace all damaged/missing floor coverings throughout the dwelling.
- Repair deteriorated entry door framing and/or jamb.

- Repair/Repaint/Weatherproof exterior door.
- The building lacks the required smoke detectors. Install smoke detectors in the bedrooms and hallways. The detectors maybe powered by battery or building wiring.
- Remove mold/mildew at unit/room and correct condition causing mold growth. Drywall should be replaced when mold has covered the surface. Inadequate sanitation shall include any visible or otherwise demonstrable mold growth, excluding the presence of molds that is caused by inappropriate housekeeping practices or improper use of natural or mechanical ventilation.
- It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK

Address	Owner	Total Violations
1089 CORONADO AVE 90804	GRACE CHANG	8

Violations:

- NOTE: A building permit is required to be obtained from theDevelopment Servicesprior to starting the corrective work on the violations noted above.
- No person shall commence, do, install, erect, construct, remove, add to or change any plumbing, water piping, gas piping, water heater, water heater vents, water treating equipment, or any appliance or device regulated by this chapter without obtaining a permit approving the proposed quality and character of workmanship and materials."PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN A PLUMBING PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED PLUMBING WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:
- Plans, engineering calculations, diagrams and other data shall be submitted in one or more sets with each application for a permit. The building official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state to practice as such.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:PROVIDE THREE SETS OF PLANS, SPECIFICATIONS, OR OTHER DETAILS AS REQUIRED BY THE DEPARTMENT OF PLANNING AND BUILDING WITH THE APPLICATION FOR THE REQUIRED PERMIT.
- No new electrical installation shall be made nor any alteration or addition performed to any existing wiring, nor shall any wiring for the placing or installation of any electric light, power or heating device, or any apparatus which generates, transmits, transforms or utilizes electricity operating at a voltage exceeding twenty-five volts between conductors or capable of supplying more than fifty watts, be made without first obtaining an electrical permit.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN AN ELECTRICAL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED ELECTRICAL WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:
- It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK
- No work shall be done on any part of the building or structure beyond the point indicated each successive inspection without first obtaining the written approve of the building official. There shall be a final inspection and approval on all buildings when completed and ready for occupancy.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST AND OBTAIN ALL THE SUCCESSIVE AND REQUIRED INSPECTIONSAND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.
- The number of existing off-street parking and loading spaces shall not be reduced, or in any other way modified, without first obtaining permits and approvals. Obtain all required permits and approvals and convert the garage back to the original use as a garage or obtain all permits and approvals to legalize the existing illegal use. LBMC Section 18.09.010 and 18.02.200.14 – Improper Occupancy.

- The ceiling between the dwelling and garage(s) is damaged and lacks the required fire protection. Repair the damaged ceiling and provide the required fire protection.

Address

1089 CORONADO AVE 90804

Owner

GRACE CHANG

Total Violations

20

Violations:

- Miscellaneous Violation.
- Provide trash facilities adequate enough to handle trash load of tenants on a calendar week basis. Ensure that all containers have closeable lids and are kept closed at all times. Note: Increased frequency of pick up and/or additional containers may be required to accomplish this task.
- Sanitize trash facilities on a routine basis to prevent potential insect/rodent harborage.
- Remove scattered trash, castoff items and debris around premises.
- 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.
- Repair all holes on the exterior of the building.
- Repair/repaint deteriorated/missing exterior stucco.
- There is open wiring on the exterior of the building. Terminate all open wiring in an approved enclosure.
- Repair/replace all damaged/missing floor coverings throughout the dwelling.
- Repair/replace inoperative light fixtures and outlets.
- Seal all holes at garage walls/ceiling/floor where garages are attached to residential units to prevent vermin/rodent entry into units. All holes greater than 1/4 inch must be sealed, including holes at pipe penetrations.
- The garage area lacks the required access. Provide access to the required parking area.
- The ceiling between the dwelling and garage(s) is damaged and lacks the required fire protection. Repair the damaged ceiling and provide the required fire protection.
- Provide mosquito proof screens on all openable windows.
- Provide 1/4 inch hardware mesh on all foundation vent openings for rodent proofing.
- Repair/repaint deteriorated electric meter enclosure and/or doors.
- It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK
- Repair/resurface/repaint all deteriorated interior walls and ceiling areas.
- Several light fixtures throughout the dwelling unit are damaged, missing. Replace all the damaged, missing light fixtures with approved light fixtures.

- Repair/replace deteriorated/non-operational entry door lock/knob.

Address	Owner	Total Violations
1089 CORONADO AVE 90804	GRACE CHANG	10

Violations:

- Repair/Replace all plumbing deficiencies.
 - Obtain all required permits and inspections and provide approved unit heater capable of heating unit to 70 degrees Fahrenheit, measured three feet above the floor. A temporary heater must be provided during winter months if a permanent heater cannot be repaired or replaced in a timely manner.
 - It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK
 - Repair/replace/repaint damaged/deteriorated wall/base/doors of cabinet under kitchen sink, including holes around pipe penetrations.
 - Repair/replace all missing or damaged electrical outlet and switch plates.
 - Repair/replace windows to a weather tight condition.
 - Repair/replace faulty/missing fixtures and/or hardware at tub/shower.
 - Resurface/reglaze tub where surface is deteriorated. Remove any rust on surface of tub. Use proper materials/compounds for resurfacing/reglazing tub.
 - Repair/replace all missing or damaged electrical outlet and switch plates.
 - Some of the light fixtures in the dwelling unit are not controlled by a wall switch. Install a light controlled by a wall switch at or near the entry door to all rooms.
-

Address	Owner	Total Violations
436 DAISY AVE 90802	GEORGE GUTIERREZ	7

Violations:

- Provide mosquito proof screens on all openable windows.
- Repair/repaint/seal exterior wood trim/surfaces where damaged and/or where paint is peeling/missing.
- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:
- Remove scattered trash, castoff items and debris around premises.

- Repair/repaint all deteriorated handrails and/or guardrails.
- Temporary electrical power and lighting installations shall be permitted for a period not to exceed 90 days for holiday decorative lighting and similar purposes. Remove all temporary power/lighting installations.
- Replace all broken window glass.

Address	Owner	Total Violations
551 DAISY AVE 7 90802	DANIEL TALAMENTES	14

Violations:

- Repair/replace bathroom shower door and/or associated hardware.
- Install weather stripping materials around entry door(s) to exclude rodents.
- Repair/replace all damaged/missing floor coverings throughout the dwelling.
- Exterminate cockroaches at all units where infestation is present. Seal all cracks, gaps, and holes in walls, floors, and cupboards, and around piping insertions. Remove or paint over all spotting in unit. Provide pest control service to all infested units and surrounding units sharing common floors, ceilings, and walls with infested units. NOTE: Treatment is most effective when all units are treated on the same day, treatment is repeated to target hatching young in two weeks or every two weeks until infestation is removed.
- Exterminate rodents at unit/building. Remove all rodent droppings. Weather strip entry doors, and seal all holes at walls, floors and ceilings.
- Provide mosquito proof screens on all openable windows.
- Repair and repaint all deteriorated window frames/components/surfaces.
- Repair/resurface/repaint all deteriorated interior walls and ceiling areas.
- Repair/replace faucet/controls at bathroom sink.
- Repair/replace all deteriorated electrical outlets/switches.
- Repair toilet to flush properly. Replace all deteriorated/missing components.
- Repair and repaint all deteriorated window frames/components/surfaces.
- Repair leaking plumbing under kitchen sink.
- Repair/replace/repaint damaged/deteriorated wall/base/doors of cabinet under kitchen sink, including holes around pipe penetrations.

Address	Owner	Total Violations
1101 ELM AVE 90813	ELM TERRACE HOLDINGS LLC	8

Violations:

- Repair/repaint deteriorated stair landings as directed. Obtain all required permits and inspections.

- Repair/replace and paint all deteriorated roof fascia, eaves and rafter tails.

- Repair/repaint all deteriorated handrails and/or guardrails.

- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- Repair/repaint deteriorated/missing exterior stucco.

- Provide 1/4 inch hardware mesh on all foundation vent openings for rodent proofing.

- Provide mosquito proof screens on all openable windows.

- Effectively exterminate for bed bugs using a professional pest control company. Inspect/monitor/treat all surrounding units in building that share common walls, floors, and ceilings with all infected units.

Address	Owner	Total Violations
1860 FASHION AVE 90810	LEONARDO DOMINGUEZ	3

Violations:

- Repair/repaint deteriorated/missing exterior stucco.

- 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.

- Remove scattered trash, castoff items and debris around premises.

Address	Owner	Total Violations
1050 GAVIOTA AVE 2 90813	SUZANNE MANHART	5

Violations:

- Exterminate rodents at unit/building. Remove all rodent droppings. Weather strip entry doors, and seal all holes at walls, floors and ceilings.

- Repair and repaint all deteriorated window frames/components/surfaces.

- Repair/replace windows to a weather tight condition.

- It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK

- Repair/Repaint/Weatherproof exterior door.

Address	Owner	Total Violations
6554 HAMMOND AVE 90805	ARIL MANNING	10
Violations:		
- Repair leaking plumbing under kitchen sink.		
- Repair/replace/remove deteriorated rain gutters and/or down spouts so as to direct rain water runoff away from buildings.		
- Provide mosquito proof screens on all openable windows.		
- Repair/repaint/secure deteriorated exterior stairway.		
- Seal all holes at garage walls/ceiling/floor where garages are attached to residential units to prevent vermin/rodent entry into units. All holes greater than 1/4 inch must be sealed, including holes at pipe penetrations.		
- Caulk perimeter of tub/shower at enclosure walls where caulking/grout is deteriorated/missing. Remove all old/deteriorated caulking/grout at enclosure walls.		
- Repair/resurface/repaint all deteriorated interior walls and ceiling areas.		
- Repair/resurface/repaint deteriorated balcony/landing.		
- Repair/resurface/repaint deteriorated balcony/landing.		
- Seal/caulk perimeter/rim of kitchen sink. Caulking/grout must be watertight, smooth and cleanable. Remove old/deteriorated caulking/grout.		

Address	Owner	Total Violations
1063 LEWIS AVE 90813	MADRE DE DIO CORPORATION	3
Violations:		
- The paint covering of all buildings shall be maintained in such a manner so as not to become deteriorated to a condition that would permit decay, discoloration, excessive checking, cracking or warping which would render the building unsightly or in a state of disrepair. Repair and paint all deteriorated exterior portions of the building(s). (Note: If this property is located in a historic district, approval of materials and colors should be obtained from the Historic Preservation Officer at (562) 570-6288.)		
- Several window screens are missing or deteriorated. Replace the missing or deteriorated window screens on all the openable windows.		
- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:		

Address	Owner	Total Violations
1780 LEWIS AVE 90813	ELOIS BRAXTON	1
Violations:		
- Miscellaneous Violation.		

Address	Owner	Total Violations
2065 LOCUST AVE 2 90806	JING TAN	4
Violations:		
- Repair/replace all deteriorated kitchen counters and/or edge banding.		
- Repair/replace leaking/inoperable kitchen faucet hardware.		
- Repair/replace deteriorated kitchen drawers.		
- Repair/Replace deteriorated kitchen cabinet and/or doors.		

Address	Owner	Total Violations
2065 LOCUST AVE 90806	JING TAN	4
Violations:		
- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:		
- No new electrical installation shall be made nor any alteration or addition performed to any existing wiring, nor shall any wiring for the placing or installation of any electric light, power or heating device, or any apparatus which generates, transmits, transforms or utilizes electricity operating at a voltage exceeding twenty-five volts between conductors or capable of supplying more than fifty watts, be made without first obtaining an electrical permit.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN AN ELECTRICAL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED ELECTRICAL WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:		
- No person shall install, alter, reconstruct or repair any heating, ventilating, cooling, or refrigeration equipment unless a permit therefore has been obtained from the building official except as otherwise provided in this code.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN A MECHANICAL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED MECHANICAL WORK OR EQUIPMENT INCLUDING, BUT NOTLIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:		

- No person shall commence, do, install, erect, construct, remove, add to or change any plumbing, water piping, gas piping, water heater, water heater vents, water treating equipment, or any appliance or device regulated by this chapter without obtaining a permit approving the proposed quality and character of workmanship and materials."PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN A PLUMBING PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED PLUMBING WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

Address	Owner	Total Violations
2148 LOCUST AVE 90806	WINSTON CHANG	7

Violations:

- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- No new electrical installation shall be made nor any alteration or addition performed to any existing wiring, nor shall any wiring for the placing or installation of any electric light, power or heating device, or any apparatus which generates, transmits, transforms or utilizes electricity operating at a voltage exceeding twenty-five volts between conductors or capable of supplying more than fifty watts, be made without first obtaining an electrical permit.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN AN ELECTRICAL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED ELECTRICAL WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- No person shall install, alter, reconstruct or repair any heating, ventilating, cooling, or refrigeration equipment unless a permit therefore has been obtained from the building official except as otherwise provided in this code.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN A MECHANICAL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED MECHANICAL WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- No person shall commence, do, install, erect, construct, remove, add to or change any plumbing, water piping, gas piping, water heater, water heater vents, water treating equipment, or any appliance or device regulated by this chapter without obtaining a permit approving the proposed quality and character of workmanship and materials."PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN A PLUMBING PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED PLUMBING WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- Effectively exterminate for bed bugs using a professional pest control company. Inspect/monitor/treat all surrounding units in building that share common walls, floors, and ceilings with all infected units.

- Exterminate cockroaches at all units where infestation is present.Seal all cracks, gaps, and holes in walls, floors, and cupboards, and around piping insertions. Remove or paint over all spotting in unit. Provide pest control service to all infested units and surrounding units sharing common floors, ceilings, and walls with infested units. NOTE: Treatment is most effective when all units are treated on the same day, treatment is repeated to target hatching young in two weeks or every two weeks until infestation is removed.

- 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.

Address	Owner	Total Violations
1751 LOMA AVE 15 90804	JEHAN SHAHID	5

Violations:

- Take immediate action to repair/replace roof to be watertight.
- Exterminate cockroaches at all units where infestation is present. Seal all cracks, gaps, and holes in walls, floors, and cupboards, and around piping insertions. Remove or paint over all spotting in unit. Provide pest control service to all infested units and surrounding units sharing common floors, ceilings, and walls with infested units. NOTE: Treatment is most effective when all units are treated on the same day, treatment is repeated to target hatching young in two weeks or every two weeks until infestation is removed.
- Whenever necessary to make an inspection to enforce any of the provisions of this title, or whenever the building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any condition or code violation which makes such building or premises substandard, unsafe, dangerous or hazardous, the building official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: PROVIDE ACCESS TO THE BUILDING OFFICIAL FOR INSPECTIONS.
- The building lacks the required smoke detectors. Install smoke detectors in the bedrooms and hallways. The detectors maybe powered by battery or building wiring.
- Repair/resurface/repaint all deteriorated interior walls and ceiling areas.

Address	Owner	Total Violations
1751 LOMA AVE 23 90804	JEHAN SHAHID	3

Violations:

- Take immediate action to repair/replace roof to be watertight.
- Repair and/or repaint kitchen walls/ceiling where damaged/deteriorated or where paint is peeling/missing. Paint all areas of walls/ceiling that are unpainted.
- Whenever necessary to make an inspection to enforce any of the provisions of this title, or whenever the building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any condition or code violation which makes such building or premises substandard, unsafe, dangerous or hazardous, the building official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: PROVIDE ACCESS TO THE BUILDING OFFICIAL FOR INSPECTIONS.

Address	Owner	Total Violations
92 E LOUISE ST 90805	TAN KIM NGUYEN	10

Violations:

- Remove mold/mildew at unit/room and correct condition causing mold growth. Drywall should be replaced when mold has covered the surface. Inadequate sanitation shall include any visible or otherwise demonstrable mold growth, excluding the presence of molds that is caused by inappropriate housekeeping practices or improper use of natural or mechanical ventilation.
- Provide mosquito proof screens on all openable windows.

- Whenever necessary to make an inspection to enforce any of the provisions of this title, or whenever the building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any condition or code violation which makes such building or premises substandard, unsafe, dangerous or hazardous, the building official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: PROVIDE ACCESS TO THE BUILDING OFFICIAL FOR INSPECTIONS.

- It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK

- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- All construction or work for which a permit is required shall be subject to inspection by the building official. It shall be the duty of the permit tee to cause the work to be accessible and exposed for inspection purposes. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: PROVIDE ACCESS TO, AND EXPOSE ALL CONSTRUCTION WORK FOR THE REQUIRED INSPECTIONS.

- Replace all broken window glass.

- Exterminate cockroaches at all units where infestation is present. Seal all cracks, gaps, and holes in walls, floors, and cupboards, and around piping insertions. Remove or paint over all spotting in unit. Provide pest control service to all infested units and surrounding units sharing common floors, ceilings, and walls with infested units. NOTE: Treatment is most effective when all units are treated on the same day, treatment is repeated to target hatching young in two weeks or every two weeks until infestation is removed.

- The building lacks the required carbon monoxide alarms. Install carbon monoxide alarms outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling unit. The alarms may be powered by battery or building wiring.

- The building lacks the required smoke detectors. Install smoke detectors in the bedrooms and hallways. The detectors maybe powered by battery or building wiring.

Address

2025 MAGNOLIA AVE 90806

Owner

BAYVIEW LOAN SERVICING LLC

Total Violations

6

Violations:

- Repair/repaint deteriorated/missing exterior stucco.

- Remove scattered trash, castoff items and debris around premises.

- Trim all overgrown foliage/lawns/shrubs at property to prevent vermin/rodent harborage or entrance to units/buildings.

- Trim trees/shrubs to no less than 18 inches from building and roof to prevent rodent entrance to building(s).

- Provide mosquito proof screens on all openable windows.

- Replace all broken window glass.

Address	Owner	Total Violations
1202 MAHANNA AVE 1 90813	MARIO PINEDA	3
Violations:		
<ul style="list-style-type: none"> - All parking facilities and loading areas shall be maintained in a neat and orderly condition and shall be clear of obstructions. Remove all obstructions from the driveway and/or garage which prevent vehicular access. - Repair/replace missing or deteriorated garage door. - Required parking for all residential uses shall be considered an inseparable part of a residential unit or development and required parking shall not be rented or sold. 		

Address	Owner	Total Violations
124 E MARKET ST A 90805	TITA PADAYAO	18
Violations:		
<ul style="list-style-type: none"> - Exterminate cockroaches at all units where infestation is present. Seal all cracks, gaps, and holes in walls, floors, and cupboards, and around piping insertions. Remove or paint over all spotting in unit. Provide pest control service to all infested units and surrounding units sharing common floors, ceilings, and walls with infested units. NOTE: Treatment is most effective when all units are treated on the same day, treatment is repeated to target hatching young in two weeks or every two weeks until infestation is removed. - Whenever necessary to make an inspection to enforce any of the provisions of this title, or whenever the building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any condition or code violation which makes such building or premises substandard, unsafe, dangerous or hazardous, the building official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: PROVIDE ACCESS TO THE BUILDING OFFICIAL FOR INSPECTIONS. - All construction or work for which a permit is required shall be subject to inspection by the building official. It shall be the duty of the permit tee to cause the work to be accessible and exposed for inspection purposes. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: PROVIDE ACCESS TO, AND EXPOSE ALL CONSTRUCTION WORK FOR THE REQUIRED INSPECTIONS. - It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK - The room heater is inoperative. Replace or repair the room heater to an operative condition. - A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK: <ul style="list-style-type: none"> - Repair leaking plumbing under kitchen sink. - Secure bathroom sink to wall. Ensure that sink is properly supported where needed. 		

- Repair/Resurface/Repaint bathroom wall(s) where deteriorated/damaged, where holes exist, and/or where paint is peeling/missing.
- Repair/Replace/Repaint all deteriorated bathroom ceilings.
- Repair/replace deteriorated/missing kitchen floor covering.
- Repair/replace all missing or damaged electrical outlet and switch plates.
- Repair/replace deteriorated/non-operational entry door lock/knob.
- Provide mosquito proof screens on all openable windows.
- Repair/Replace/Provide approved security locking mechanism for entry door(s). (Note: Do not install deadbolt locks that are keyed on both sides - use only those with thumb latches on entry doors).
- Repair and repaint all deteriorated window frames/components/surfaces.
- There are metal bars over the bedroom emergency escape windows. Remove the bars or provide an emergency release mechanism on the emergency escape window of each bedroom. Security bars in the bedroom window missing the emergency release mechanism. Provide required emergency release mechanism and obtain all necessary building permit.
- Unclog drain

Address	Owner	Total Violations
1749 OBISPO AVE 90804	DENNIS SANCHEZ	4

Violations:

- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:
- Plans, engineering calculations, diagrams and other data shall be submitted in one or more sets with each application for a permit. The building official may require plans, computations and specifications to be prepared and designed by an engineer or architect licensed by the state of California to practice as such. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: PROVIDE THREE SETS OF PLANS, SPECIFICATIONS OR OTHER DETAILS AS REQUIRED BY THE DEPARTMENT OF DEVELOPMENT SERVICES WITH THE APPLICATION FOR THE REQUIRED PERMIT.
- It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK
- No work shall be done on any part of the building or structure beyond the point indicated each successive inspection without first obtaining the written approval of the building official. There shall be a final inspection and approval on all buildings when completed and ready for occupancy. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: REQUEST AND OBTAIN ALL THE SUCCESSIVE AND REQUIRED INSPECTIONS AND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.

Address	Owner	Total Violations
336 OBISPO AVE 90814	TIMOTHY DE WEESE	10

Violations:

- The vent(s) on the water heater(s) lack the required clearance to combustibles. Provide the proper clearance from the vent(s) to combustibles.
- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:
 - Exterminate rodents at unit/building. Remove all rodent droppings. Weather strip entry doors, and seal all holes at walls, floors and ceilings.
 - Obtain all required permits and inspections and provide approved unit heater capable of heating unit to 70 degrees Fahrenheit, measured three feet above the floor. A temporary heater must be provided during winter months if a permanent heater cannot be repaired or replaced in a timely manner.
 - Provide working lighting in hallways, stairways and exit balconies. Repair/Provide fixtures as directed. Ensure that dark areas are readily illuminated during and after dusk/nightfall.
 - 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.
 - Repair/Repaint/Weatherproof exterior door.
 - Provide 1/4 inch hardware mesh on all attic vents to prevent rodent entry. Use 1/8 inch hardware mesh to eliminate potential for bee hives.
- All parking facilities and loading areas shall be maintained in a neat and orderly condition and shall be clear of obstructions. Remove all obstructions from the driveway and/or garage which prevent vehicular access.
- Miscellaneous Violation.

Address	Owner	Total Violations
1989 OLIVE AVE 90806	SAVARINO CARMELA MARIA	5

Violations:

- Replace all broken window glass.
- Provide mosquito proof screens on all openable windows.
- The paint covering of all buildings shall be maintained in such a manner so as not to become deteriorated to a condition that would permit decay, discoloration, excessive checking, cracking or warping which would render the building unsightly or in a state of disrepair. Repair and paint all deteriorated exterior portions of the building(s). (Note: If this property is located in a historic district, approval of materials and colors should be obtained from the Historic Preservation Officer at (562) 570-6288.)

- It shall be the duty of responsible person(s) to prevent accumulation and storage of abandoned, wrecked, dismantled, or inoperative vehicles or parts thereof, except for those vehicles or parts thereof exempted pursuant to Long Beach Municipal Code Section 10.46.030. Remove all inoperative vehicles or vehicle parts from the property or bring vehicle(s) to an operative condition including current registration status.

- All parking facilities and loading areas shall be maintained in a neat and orderly condition and shall be clear of obstructions. Remove all obstructions from the driveway and/or garage which prevent vehicular access.

Address	Owner	Total Violations
102 ORANGE AVE 90802	GREGORY PAPPAS	17

Violations:

- Repair/replace windows to a weather tight condition.

- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- No work shall be done on any part of the building or structure beyond the point indicated each successive inspection without first obtaining the written approval of the building official. There shall be a final inspection and approval on all buildings when completed and ready for occupancy.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST AND OBTAIN ALL THE SUCCESSIVE AND REQUIRED INSPECTIONSAND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.

- Repair/repaint deteriorated/missing exterior stucco.

- Repair/Repaint all deteriorated laundry room walls and/or ceilings. Seal all holes, including holes at pipe penetrations, and paint all unpainted surfaces.

- Repair/Replace all plumbing deficiencies.

- Replace all damaged or missing light fixtures with approved fixtures.

- Miscellaneous Violation.

- Repair/repaint deteriorated gas meter enclosure and/or doors.

- Provide 1/4 inch hardware mesh on all foundation vent openings for rodent proofing.

- Provide smooth, trip free surfaces at all walkways.

- Repair/replace all deteriorated interior staircase component(s).

- All construction or work for which a permit is required shall be subject to inspection by the building official. It shall be the duty of the permit tee to cause the work to be accessible and exposed for inspection purposes.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:PROVIDE ACCESS TO, AND EXPOSE ALL CONSTRUCTION WORK FOR THE REQUIRED INSPECTIONS.

- It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK

- Repair/repaint/seal exterior wood trim/surfaces where damaged and/or where paint is peeling/missing.

- Repair/resurface/repaint all deteriorated interior walls and ceiling areas.

- Whenever necessary to make an inspection to enforce any of the provisions of this title, or whenever the building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any condition or code violation which makes such building or premises substandard, unsafe, dangerous or hazardous, the building official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: PROVIDE ACCESS TO THE BUILDING OFFICIAL FOR INSPECTIONS.

Address

Owner

Total Violations

1450 ORANGE AVE 90813

JAMES STEWART

23

Violations:

- Several areas of the foundation appear to be deteriorated. Repair all the deteriorated areas of the foundation. Note: Access for inspection of the foundation was limited. Further inspection will be necessary and may reveal that major portions or the entire foundation may need to be repaired.

- The underfloor framing is inadequate to support the floor. Provide an approved system of concrete piers, posts and girders to support the floor load.

- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- No work shall be done on any part of the building or structure beyond the point indicated each successive inspection without first obtaining the written approval of the building official. There shall be a final inspection and approval on all buildings when completed and ready for occupancy. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: REQUEST AND OBTAIN ALL THE SUCCESSIVE AND REQUIRED INSPECTIONS AND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.

- Repair and repaint all deteriorated window frames/components/surfaces.

- Repair/Replace all windows to a weathertight condition.

- The ceiling(s) is/are damaged by water. Repair the damaged ceiling(s) and/or leaks and replace with new materials.

- Repair/replace deteriorated sub-floor and/or supports as directed and obtain necessary permits and inspections.

- Repair/replace all damaged/missing floor coverings throughout the dwelling.

- Caulk perimeter of tub/shower at enclosure walls where caulking/grout is deteriorated/missing. Remove all old/deteriorated caulking/grout at enclosure walls.

- Resurface/reglaze tub where surface is deteriorated. Remove any rust on surface of tub. Use proper materials/compounds for resurfacing/reglazing tub.

- The exterior light fixtures lack the protective globes and covers. Replace or provide protective globes and covers for the exterior light fixtures.

- The exit balconies lack adequate lighting. Provide lighting exit balconies to meet minimum code requirements.

- Obtain all required permits and inspections and provide approved unit heater capable of heating unit to 70 degrees Fahrenheit, measured three feet above the floor. A temporary heater must be provided during winter months if a permanent heater cannot be repaired or replaced in a timely manner.
- The building lacks the required carbon monoxide alarms. Install carbon monoxide alarms outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling unit. The alarms may be powered by battery or building wiring.
- The building lacks the required smoke detectors. Install smoke detectors in the bedrooms and hallways. The detectors maybe powered by battery or building wiring.
- No person shall install, alter, reconstruct or repair any heating, ventilating, cooling, or refrigeration equipment unless a permit therefore has been obtained from the building official except as otherwise provided in this code.**PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN A MECHANICAL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED MECHANICAL WORK OR EQUIPMENT INCLUDING, BUT NOTLIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:**
- There is open wiring on the exterior of the building. Terminate all open wiring in an approved enclosure.
- Repair/resurface/repaint all deteriorated interior walls and ceiling areas.
- The floor joists, girders and posts are defective and deteriorated. Replace the defective, deteriorated and missing, floor joists, girders amp; posts.
- Provide 1/4 inch hardware mesh on all foundation vent openings for rodent proofing.
- Property must be clean and free from all weeds and/or debris at all times. Remove all weeds and/or debris from the property.
- Remove scattered trash, castoff items and debris around premises.

Address	Owner	Total Violations
5892 ORANGE AVE 90805	MIGUEL DUENAS	8

Violations:

- Repair/repaint deteriorated gas meter enclosure and/or doors.
- Repair/repaint deteriorated electric meter enclosure and/or doors.
- Repair/replace and paint all deterioratedroof fascia, eaves and rafter tails.
- Repair/repaint/seal exterior wood trim/surfaces where damaged and/or where paint is peeling/missing.
- Repair all holes on the exterior of the building.
- Repair/repaint deteriorated/missing exterior stucco.
- 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.
- There is graffiti painted on the premises. Remove all graffiti from the premises.

Address	Owner	Total Violations
6655 ORANGE AVE B 90805	SHALAMAR LANE	4

Violations:

- Repair/Replace deteriorated kitchen cabinet and/or doors.
- The building lacks the required carbon monoxide alarms. Install carbon monoxide alarms outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling unit. The alarms may be powered by battery or building wiring.
- Repair/replace all deteriorated kitchen counters and/or edge banding.
- Repair/resurface/repaint all deteriorated interior walls and ceiling areas.

Address	Owner	Total Violations
6655 ORANGE AVE C 90805	SHALAMAR LANE	4

Violations:

- Repair/replace inoperative light fixtures and outlets.
- Repair/replace all inoperative sash balances on openable windows to operate correctly. Windows must be openable to the exterior of the building and must be closeable.
- The building lacks the required carbon monoxide alarms. Install carbon monoxide alarms outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling unit. The alarms may be powered by battery or building wiring.
- Repair/replace all deteriorated electrical outlets/switches.

Address	Owner	Total Violations
6655 ORANGE AVE 90805	SHALAMAR LANE	2

Violations:

- There is graffiti painted on the premises. Remove all graffiti from the premises.
- LBMC 9.65.040. It shall be the duty of responsible person(s) to prevent accumulation and storage of abandoned, wrecked, dismantled, or inoperative vehicles or parts thereof, except for those vehicles or parts thereof exempted pursuant to Long Beach Municipal Code Section 10.46.030. Remove all inoperative vehicles or vehicle parts from the property or bring vehicle(s) to an operative condition including current registration status

Address	Owner	Total Violations
2444 PACIFIC AVE 90806	WILLIAM OSWALD	10

Violations:

- Portions of the exterior stucco are damaged and deteriorated. Repair the damaged and deteriorated portion of the stucco and color coat the stucco to match the existing building.
- The exterior stairway handrails are deteriorated and missing. Replace or repair all the required stairway handrails to a sound condition.

- The exterior stucco is damaged. Repair all the damaged stucco and color coat to match the existing color of the building.
- The building lacks the required carbon monoxide alarms. Install carbon monoxide alarms outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling unit. The alarms may be powered by battery or building wiring.
- The building lacks the required smoke detectors. Install smoke detectors in the bedrooms and hallways. The detectors maybe powered by battery or building wiring.
- Provide mosquito proof screens on all openable windows.
- The exterior balconies lack the required approved exterior waterproof covering. Install a weatherproof covering approved for a walking surface on the balconies.
- The exterior balconies lack the required approved exterior waterproof covering. Install a weatherproof covering approved for a walking surface on the balconies.
- Repair/repaint deteriorated/missing exterior stucco.
- The paint covering of all buildings shall be maintained in such a manner so as not to become deteriorated to a condition that would permit decay, discoloration, excessive checking, cracking or warping which would render the building unsightly or in a state of disrepair. Repair and paint all deteriorated exterior portions of the building(s). (Note: If this property is located in a historic district, approval of materials and colors should be obtained from the Historic Preservation Officer at (562) 570-6288.)

Address	Owner	Total Violations
455 ROSE AVE 90802	SUSAN DOAN	1

Violations:

- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

Address	Owner	Total Violations
711 ROSE AVE 90813	SATHIT THAIRATANAKUL	7

Violations:

- Properties must be maintained in a condition so as not to become defective, unsightly or in a state of deterioration or disrepair. Remove all items which render the property unsightly and in a state of disrepair.

- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK

- Property must be clean and free from all weeds and/or debris at all times. Remove all weeds and/or debris from the property.

- 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.

- There is graffiti painted on the premises. Remove all graffiti from the premises.

- Whenever necessary to make an inspection to enforce any of the provisions of this title, or whenever the building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any condition or code violation which makes such building or premises substandard, unsafe, dangerous or hazardous, the building official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: PROVIDE ACCESS TO THE BUILDING OFFICIAL FOR INSPECTIONS.

Address

Owner

Total Violations

1036 ST LOUIS AVE 3 90804

DAT NGUYEN

9

Violations:

- Repair/replace faucet/controls at bathroom sink.

- Repair/Provide bathroom ventilation fan. Obtain any required permits and inspections.

- Remove mold/mildew at unit/room and correct condition causing mold growth. Drywall should be replaced when mold has covered the surface. Inadequate sanitation shall include any visible or otherwise demonstrable mold growth, excluding the presence of molds that is caused by inappropriate housekeeping practices or improper use of natural or mechanical ventilation.

- The building lacks the required carbon monoxide alarms. Install carbon monoxide alarms outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling unit. The alarms may be powered by battery or building wiring.

- Repair/Replace deteriorated kitchen cabinet and/or doors.

- Repair leaking plumbing under kitchen sink.

- Exterminate cockroaches at all units where infestation is present. Seal all cracks, gaps, and holes in walls, floors, and cupboards, and around piping insertions. Remove or paint over all spotting in unit. Provide pest control service to all infested units and surrounding units sharing common floors, ceilings, and walls with infested units. NOTE: Treatment is most effective when all units are treated on the same day, treatment is repeated to target hatching young in two weeks or every two weeks until infestation is removed.

- Repair/replace windows to a weather tight condition.

- The building lacks the required smoke detectors. Install smoke detectors in the bedrooms and hallways. The detectors maybe powered by battery or building wiring.

Address	Owner	Total Violations
1074 ST LOUIS AVE 7 90804	CURTIS GRIEDER	15

Violations:

- Remove mold/mildew at unit/room and correct condition causing mold growth. Drywall should be replaced when mold has covered the surface. Inadequate sanitation shall include any visible or otherwise demonstrable mold growth, excluding the presence of molds that is caused by inappropriate housekeeping practices or improper use of natural or mechanical ventilation.
 - The building lacks the required carbon monoxide alarms. Install carbon monoxide alarms outside of each sleeping area in the immediate vicinity of the bedrooms and on every level of the dwelling unit. The alarms may be powered by battery or building wiring.
 - Exterminate cockroaches at all units where infestation is present. Seal all cracks, gaps, and holes in walls, floors, and cupboards, and around piping insertions. Remove or paint over all spotting in unit. Provide pest control service to all infested units and surrounding units sharing common floors, ceilings, and walls with infested units. NOTE: Treatment is most effective when all units are treated on the same day, treatment is repeated to target hatching young in two weeks or every two weeks until infestation is removed.
 - Exterminate rodents at unit/building. Remove all rodent droppings. Weather strip entry doors, and seal all holes at walls, floors and ceilings.
 - Repair and/or repaint kitchen walls/ceiling where damaged/deteriorated or where paint is peeling/missing. Paint all areas of walls/ceiling that are unpainted.
 - Caulk perimeter of tub/shower at enclosure walls where caulking/grout is deteriorated/missing. Remove all old/deteriorated caulking/grout at enclosure walls.
 - Obtain all required permits and inspections and provide approved unit heater capable of heating unit to 70 degrees Fahrenheit, measured three feet above the floor. NOTE: Space heaters are not approved for permanent use.
 - Caulk perimeter of tub/shower at floor/flooring where caulking/grout is deteriorated/missing. Remove all old/deteriorated caulking at floor/flooring.
 - Caulk gap between wall and sink/cabinet top behind sink. Remove all old/deteriorated caulking/grout. Perimeter of wall behind sink must be watertight.
 - Caulk around toilet base.
 - Bathroom sink.
 - Repair/Resurface/Repaint bathroom wall(s) where deteriorated/damaged, where holes exist, and/or where paint is peeling/missing.
 - Repair/resurface/repaint all deteriorated interior walls and ceiling areas.
 - Repair/replace windows to a weather tight condition.
 - Whenever necessary to make an inspection to enforce any of the provisions of this title, or whenever the building official or his authorized representative has reasonable cause to believe that there exists in any building or upon any condition or code violation which makes such building or premises substandard, unsafe, dangerous or hazardous, the building official or his authorized representative may enter such building or premises at all reasonable times to inspect the same or to perform any duty imposed. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: PROVIDE ACCESS TO THE BUILDING OFFICIAL FOR INSPECTIONS.
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Address	Owner	Total Violations
1074 ST LOUIS AVE 90804	CURTIS GRIEDER	3
Violations:		
- Provide mosquito proof screens on all openable windows.		
- Remove scattered trash, castoff items and debris around premises.		
- 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.		

Address	Owner	Total Violations
1355 ST LOUIS AVE 90804	GALAL SALEM	5
Violations:		
- Exterminate cockroaches at all units where infestation is present. Seal all cracks, gaps, and holes in walls, floors, and cupboards, and around piping insertions. Remove or paint over all spotting in unit. Provide pest control service to all infested units and surrounding units sharing common floors, ceilings, and walls with infested units. NOTE: Treatment is most effective when all units are treated on the same day, treatment is repeated to target hatching young in two weeks or every two weeks until infestation is removed.		
- Repair/repaint/secure deteriorated exterior stairway.		
- Repair/Replace deteriorated kitchen cabinet and/or doors.		
- Repair and repaint all deteriorated window frames/components/surfaces.		
- 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.		

Address	Owner	Total Violations
1131 STANLEY AVE 90804	KUY TE	17
Violations:		
- Repair/repaint/secure deteriorated exterior stairway.		
- Repair/repaint deteriorated stair landings as directed. Obtain all required permits and inspections.		
- Repair/repaint/seal exterior wood trim/surfaces where damaged and/or where paint is peeling/missing.		
- Repair/replace and paint all deteriorated roof fascia, eaves and rafter tails.		
- Repair/replace/remove deteriorated rain gutters and/or down spouts so as to direct rain water runoff away from buildings.		
- Provide working lighting in hallways, stairways and exit balconies. Repair/Provide fixtures as directed. Ensure that dark areas are readily illuminated during and after dusk/nightfall.		

- A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

- All construction or work for which a permit is required shall be subject to inspection by the building official. It shall be the duty of the permit tee to cause the work to be accessible and exposed for inspection purposes.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:PROVIDE ACCESS TO, AND EXPOSE ALL CONSTRUCTION WORK FOR THE REQUIRED INSPECTIONS.

- It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK

- No work shall be done on any part of the building or structure beyond the point indicated each successive inspection without first obtaining the written approve of the building official. There shall be a final inspection and approval on all buildings when completed and ready for occupancy.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST AND OBTAIN ALL THE SUCCESSIVE AND REQUIRED INSPECTIONSAND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.

- Remove scattered trash, castoff items and debris around premises.

- Discontinue using cord wiring.

- Repair/repaint deteriorated electric meter enclosure and/or doors.

- There are no permits of record for the enclosure of the porch(es). Remove all building alterations and restore the porch(es) to the original permitted use.

- There are metal bars over the bedroom emergency escape windows. Remove the bars or provide an emergency release mechanism on the emergency escape window of each bedroom.Security bars in the bedroom windowmissing theemergency release mechanism. Provide required emergency release mechanism and obtain allnecessary building permit.

- 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.

- All properties shall be posted with the number or numbers designated for the principal entrance or entrances of a building. Install address numbers, not less than three inches in height, at the principal entrance of the building in plain view from the public right-of-way.

Address	Owner	Total Violations
1332 WALNUT AVE 1 90813	TIEN NGUYEN	15

Violations:

- The kitchen faucet is deteriorated. Replace the kitchen faucet.

- The faucet for the bathroom sink is leaking. Repair or replace the faucet.

- The shower faucet is deteriorated. Repair or replace the faucet.

- The water closet is in an unsanitary condition at the base. Caulk the water closet at the base.

- The exterior door(s) is/are deteriorated and not properly fitted. Replace or repair the exterior door(s) and install in a weathertight manner.
- All construction or work for which a permit is required shall be subject to inspection by the building official. It shall be the duty of the permit tee to cause the work to be accessible and exposed for inspection purposes.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:PROVIDE ACCESS TO, AND EXPOSE ALL CONSTRUCTION WORK FOR THE REQUIRED INSPECTIONS.
- It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK
- No work shall be done on any part of the building or structure beyond the point indicated each successive inspection without first obtaining the written approve of the building official. There shall be a final inspection and approval on all buildings when completed and ready for occupancy.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:REQUEST AND OBTAIN ALL THE SUCCESSIVE AND REQUIRED INSPECTIONSAND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.
- The wiring is defective including all wiring which is not being maintained in a safe manner. Replace all the defective wiring, to include all plugs, switches, fixtures, sub-panel, service-panel amp; equipment.
- The electrical service enclosure is deteriorated. Repair the enclosure to a weathertight condition.
- The cord wiring on the exterior of the building is unapproved. Remove the unapproved cord wiring from the exterior of the building.
- The cord wiring in the interior of the building is unapproved. Remove the unapproved cord wiring from the interior of the building.
- NOTE: Duly licensed contractors are required for all electrical, mechanical, and plumbing permits and corrections.
- No new electrical installation shall be made nor any alteration or addition performed to any existing wiring, nor shall any wiring for the placing or installation of any electric light, power or heating device, or any apparatus which generates, transmits, transforms or utilizes electricity operating at a voltage exceeding twenty-five volts between conductors or capable of supplying more than fifty watts, be made without first obtaining an electrical permit.PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:OBTAIN AN ELECTRICAL PERMIT FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED ELECTRICAL WORK OR EQUIPMENT INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:
- Some of the windows have broken panes. Replace the broken window panes. (Note: If this property is located in a historic district, approval of materials and colors should be obtained from the Historic Preservation Officer at (562) 570-6864.)

Address	Owner	Total Violations
2140 W WARDLOW RD 4 90810	RAMESH PATEL	8

Violations:

- Repair and repaint all deteriorated window frames/components/surfaces.
- Install weather stripping materials aroundentry door(s) to exclude rodents.
- Provide mosquito proof screens on all openable windows.
- Replace all broken window glass.

- Exterminate cockroaches at all units where infestation is present. Seal all cracks, gaps, and holes in walls, floors, and cupboards, and around piping insertions. Remove or paint over all spotting in unit. Provide pest control service to all infested units and surrounding units sharing common floors, ceilings, and walls with infested units. NOTE: Treatment is most effective when all units are treated on the same day, treatment is repeated to target hatching young in two weeks or every two weeks until infestation is removed.
- Repair/replace all missing or damaged electrical outlet and switch plates.
- Remove mold/mildew at unit/room and correct condition causing mold growth. Drywall should be replaced when mold has covered the surface. Inadequate sanitation shall include any visible or otherwise demonstrable mold growth, excluding the presence of molds that is caused by inappropriate housekeeping practices or improper use of natural or mechanical ventilation.
- Repair/replace faucet/controls at bathroom sink.

Address	Owner	Total Violations
1400 W WILLOW ST 90810	WILLIAM WEBB	22

Violations:

- There are broken wall coverings. Replace all the broken wall coverings.
- The exterior door(s) is/are deteriorated and not properly fitted. Replace or repair the exterior door(s) and install in a weathertight manner.
- The window awnings are deteriorated and unsightly. Remove or replace the deteriorated window awnings.
- Windows must be maintained in good condition so as not to constitute hazardous conditions and invite trespassers and malicious mischief. Replace all broken windows. . (Note: If this property is located in a historic district, approval of materials and colors should be obtained from the Historic Preservation Officer at (562) 570-6864.)
- 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.
- Within thirty (30) days of the removal of a sign from a building, the wall of the building shall be repaired to remove any blemish left by the removal. When a sign is removed, all supporting structures, cabinets, frames and other appurtenances of the sign shall be removed. Remove all sign appurtenances/repair wall to remove blemishes.
- All construction or work for which a permit is required shall be subject to inspection by the building official. It shall be the duty of the permit tee to cause the work to be accessible and exposed for inspection purposes. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: PROVIDE ACCESS TO, AND EXPOSE ALL CONSTRUCTION WORK FOR THE REQUIRED INSPECTIONS.
- It shall be the duty of the person doing the work authorized by a permit to notify the building official that such is ready for inspection and to provide access to and means for proper inspection of such work. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: REQUEST INSPECTION AND PROVIDE ACCESS TO ALL PERMITTED WORK
- Property must be clean and free from all weeds and/or debris at all times. Remove all weeds and/or debris from the property.
- The entire driveway and vehicle parking, storage and loading areas for all uses shall be improved and surfaced with a paving material not less than three and one-half inches thick of solid asphaltic or concrete paving or equivalent hard surface to the satisfaction of the superintendent of building and safety. Remove all vehicle parked or stored on the unimproved areas.
- Each parking space shall have a wheel stop to protect any building, fence, wall, landscaping or vehicle. Wheel stops shall be constructed of concrete or other materials. Provide the required wheel stops.
- The electrical service enclosure is deteriorated. Repair the enclosure to a weathertight condition.

- There is unapproved electrical equipment/wiring on the exterior of the building. Remove the unapproved electrical equipment/wiring from the exterior of the building.
 - No work shall be done on any part of the building or structure beyond the point indicated each successive inspection without first obtaining the written approval of the building official. There shall be a final inspection and approval on all buildings when completed and ready for occupancy. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: REQUEST AND OBTAIN ALL THE SUCCESSIVE AND REQUIRED INSPECTIONS AND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.
 - A wall painted sign is painted directly onto the building wall. The standards for the number, height, location and copy shall be the same as for wall signs. Wall painted signs shall not exceed 1 1/2 square feet of sign area per linear foot of building. A wall painted sign application shall be reviewed by the Site Plan Review Committee. Submit application for review of the wall painted sign.
 - Dead, decayed, diseased or hazardous trees, weeds and debris constitute an unsightly appearance, may be dangerous to public safety and welfare, or detrimental to neighboring properties or property values. Remove all dead, decayed or hazardous trees, weeds and debris from the property.
 - Abandoned sign means the sign face, frame and supporting pole or structure and all appurtenances of any business, institution or other land use which has abandoned the premises for 90 days or more, or any land use for which the business license has expired and remained expired for 1 year. Signs associated with a demolished or abandoned building are considered abandoned. Remove all abandoned signs immediately.
 - All parking spaces shall be clearly marked by pavement painting. Compact and handicapped parking spaces shall be marked additionally by pavement painting and signage indicating the type of space as required by Chapter 10.34. Obtain approval from the Planning Bureau, mark parking spaces and/or provide signs indicating type of space as required.
 - 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.
 - A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees. PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice: OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:
 - There is graffiti painted on the premises. Remove all graffiti from the premises.
 - Barbed wire or similar fencing with sharp, protruding objects capable of cutting or puncturing a person is prohibited, except in the IM, IG and IP zones when located atop a fence more than six feet in height. In all other zones, such objects shall not be attached to, imbedded in, or laid upon any fence or wall. This restriction does not include decorative wrought iron. Remove the barbed wire or similar fencing with sharp protruding objects from the fence.
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