



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

Updated: 8/3/2017

Owner	Address	Total Violations
ALLEN, JULIE	1900 CHESTNUT AVE 90806	2
<ul style="list-style-type: none">- Provide mosquito proof screens on all openable windows.- Repair/resurface/repaint deteriorated balcony/landing.		

Owner	Address	Total Violations
BAYVIEW LOAN SERVICING LLC,	2025 MAGNOLIA AVE 90806	6
<ul style="list-style-type: none">- Trim trees/shrubs to no less than 18 inches from building and roof to prevent rodent entrance to building(s).- Trim all overgrown foliage/lawns/shrubs at property to prevent vermin/rodent harborage or entrance to units/buildings.- Remove scattered trash, castoff items and debris around premises.- Repair/repaint deteriorated/missing exterior stucco.- Provide mosquito proof screens on all openable windows.- Replace all broken window glass.		

Owner	Address	Total Violations
BEACH, JUDY	1600 CEDAR AVE 90813	6
<ul style="list-style-type: none">- Repair/Repaint/Weatherproof exterior door.- Provide 1/4 inch hardware mesh on all foundation vent openings for rodent proofing.- Remove scattered trash, castoff items and debris around premises.- Repair/repaint/seal exterior wood trim/surfaces where damaged and/or where paint is peeling/missing.- Provide smooth, trip free surfaces at all walkways.- Replace/secure all deteriorated/missing exterior siding.		

BEACH, JUDY	1602 CEDAR AVE 1 90813	9
<ul style="list-style-type: none">- 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.
- Resurface/reglaze tub where surface is deteriorated. Remove any rust on surface of tub. Use proper materials/compounds for resurfacing/reglazing tub.

Owner	Address	Total Violations
BRAXTON, ELOIS	1780 LEWIS AVE 90813	1

- Miscellaneous Violation.

Owner	Address	Total Violations
CENTURY AFFORDABLE INC,	505 W 6TH ST 2A 90802	5

- Repair/Replace deteriorated kitchen cabinet and/or doors.
- Repair/replace deteriorated kitchen drawers.
- 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.
- Exterminate rodents at unit/building. Remove all rodent droppings. Weather strip entry doors, and seal all holes at walls, floors and ceilings.
- 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.

Owner	Address	Total Violations
CHANG, GRACE	1044 CORONADO AVE 90804	11

- 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.

CHANG, GRACE

1089 CORONADO AVE 90804

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

- 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. LPMC 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.

CHANG, GRACE

1089 CORONADO AVE 10 90804

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- 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

- 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.

CHANG, GRACE

1089 CORONADO AVE 3 90804

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- 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

Owner

Address

Total Violations

CHANG, WINSTON

2148 LOCUST AVE 90806

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- 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.

- 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.

- 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:

- 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 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:

- 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:

- 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.

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

- 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 INSPECTIONSAND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.
- Several window screens are missing or deteriorated. Replace the missing or deteriorated window screens on all the openable windows.
- 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 windows have deteriorated window frames. Repair and paint all the window frames.
- 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.)
- The exterior wood trim is deteriorated. Repair or replace and paint the deteriorated wood trim.
- 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 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.

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

- 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.

Owner	Address	Total Violations
DOAN, SUSAN	455 ROSE AVE 90802	1

- 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:

Owner	Address	Total Violations
DOMINGUEZ, LEONARDO	1860 FASHION AVE 90810	3

- 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.
- Repair/repaint deteriorated/missing exterior stucco.

Owner	Address	Total Violations
DUENAS, MIGUEL	1210 59TH ST 90805	17
<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. - 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. 		
DUENAS, MIGUEL	5892 ORANGE AVE 90805	8
<ul style="list-style-type: none"> - Repair/repaint/seal exterior wood trim/surfaces where damaged and/or where paint is peeling/missing. - Repair/repaint deteriorated gas meter enclosure and/or doors. 		

- 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.
- Repair/replace and paint all deteriorated roof fascia, eaves and rafter tails.
- Repair/repaint deteriorated electric meter enclosure and/or doors.
- Repair all holes on the exterior of the building.

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

- 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.
- 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.
- 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.
- 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:

Owner	Address	Total Violations
FRANTELA, STACEY	1095 E 7TH ST 90813	10

- 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.
- The building lacks the required smoke detectors. Install smoke detectors in the bedrooms and hallways. The detectors maybe powered by battery or building wiring.
- Exterminate rodents at unit/building. Remove all rodent droppings. Weather strip entry doors, and seal allholesat 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.
- 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.

Owner	Address	Total Violations
GRIEDER, CURTIS	1074 ST LOUIS AVE 90804	3

- 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.

GRIEDER, CURTIS	1074 ST LOUIS AVE 7 90804	15
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- 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.
- Repair/replace windows to a weather tight condition.
- Repair/resurface/repaint all deteriorated interior walls and ceiling areas.
- Repair/Resurface/Repaint bathroom wall(s) where deteriorated/damaged, where holes exist, and/or where paint is peeling/missing.

- Bathroom sink.
- Caulk around toilet base.
- 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.

Owner	Address	Total Violations
GUTIERREZ, GEORGE	436 DAISY AVE 90802	7

- Repair/repaint/seal exterior wood trim/surfaces where damaged and/or where paint is peeling/missing.
- Provide mosquito proof screens on all openable windows.
- 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.
- Repair/repaint all deteriorated handrails and/or guardrails.
- Remove scattered trash, castoff items and debris around 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:

- Replace all broken window glass.

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

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

- Repair/repaint deteriorated/missing exterior stucco.

- 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:

- 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.

- 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:

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

- 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.
- Repair/resurface/repaint interior door(s).
- Properly install weather strip at base of entry door(s) and along sides of door frame to exclude rain water.
- Repair deteriorated entry door framing and/or jamb.
- Caulk around toilet base.
- Repair/replace faulty/missing fixtures and/or hardware at tub/shower.
- Secure toilet base to floor.

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

- 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:

KHMER BUDDHIST ASSOCIATION,	1239 E 20TH ST 90806	6
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- Repair/repaint/secure deteriorated exterior stairway.

- 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.

- 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

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

Owner	Address	Total Violations
LA MAR FAMILY LIMITED PTNSHP AND,	317 E 14TH ST 90813	24

- 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 allholesat 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.

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

- Caulk perimeter of tub/shower at floor/flooring where caulking/grout is deteriorated/missing. Remove all old/deteriorated caulking at floor/flooring.
- Repair/replace deteriorated/missing kitchen floor covering.
- Repair/replace leaking/inoperable kitchen faucet hardware.
- Repair/re-glaze kitchen sink.
- 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 deteriorated stair landings as directed. Obtain all required permits and inspections.
- Repair/Provide bathroom ventilation fan. Obtain any required permits and inspections.

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

- Miscellaneous Violation.

Owner	Address	Total Violations
LANE, SHALAMAR	6655 ORANGE AVE 90805	2

- 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

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

LANE, SHALAMAR	6655 ORANGE AVE B 90805	4
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- Repair/resurface/repaint all deteriorated interior walls and ceiling areas.

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

- 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.

LANE, SHALAMAR	6655 ORANGE AVE C 90805	4
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- 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 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 inoperative light fixtures and outlets.

- Repair/replace all deteriorated electrical outlets/switches.

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

- 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.

- 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. 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.

- 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.

- 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.

- 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.

- 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:

Owner	Address	Total Violations
MADRE DE DIO CORPORATION,	1063 LEWIS AVE 90813	3

- 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:

- Several window screens are missing or deteriorated. Replace the missing or deteriorated window screens on all the 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.)

Owner	Address	Total Violations
MAMDANI, SHIELA	1245 CEDAR AVE 90813	10

- 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:

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

- 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.

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

Owner	Address	Total Violations
MANHART, SUZANNE	1050 GAVIOTA AVE 2 90813	5
<p>- 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</p> <ul style="list-style-type: none"> - Repair/Repaint/Weatherproof exterior door. - Repair/replace windows to a weather tight condition. - Repair and repaint all deteriorated window frames/components/surfaces. - Exterminate rodents at unit/building. Remove all rodent droppings. Weather strip entry doors, and seal all holes at walls, floors and ceilings. 		

Owner	Address	Total Violations
MANNING, ARIL	6554 HAMMOND AVE 90805	10
<ul style="list-style-type: none"> - 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. - 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/remove deteriorated rain gutters and/or down spouts so as to direct rain water runoff away from buildings. - Repair leaking plumbing under kitchen sink. - Repair/repaint/secure deteriorated exterior stairway. - Repair/resurface/repaint deteriorated balcony/landing. - Repair/resurface/repaint deteriorated balcony/landing. - Repair/resurface/repaint all deteriorated interior walls and ceiling areas. - Caulk perimeter of tub/shower at enclosure walls where caulking/grout is deteriorated/missing. Remove all old/deteriorated caulking/grout at enclosure walls. 		

Owner	Address	Total Violations
MARONG, ABDOULIE	339 COLORADO PL 90814	6
<ul style="list-style-type: none"> - 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.

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

- 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.

- 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.

Owner	Address	Total Violations
NGUYEN, DAT	1036 ST LOUIS AVE 3 90804	9

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

- Repair leaking plumbing under kitchen sink.

- 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.

- 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.
- 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/Provide bathroom ventilation fan. Obtain any required permits and inspections.
- Repair/replace faucet/controls at bathroom 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.

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

- 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.
- 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.
- 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.
- 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

- 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.

- Provide mosquito proof screens on all openable windows.

- 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.

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

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

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

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

- 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.)

- 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:

- NOTE: Duly licensed contractors are required for all electrical, mechanical, and plumbing permits and corrections.

- The cord wiring in the interior of the building is unapproved. Remove the unapproved cord wiring from the interior of the building.

- The cord wiring on the exterior of the building is unapproved. Remove the unapproved cord wiring from the exterior of the building.

- The electrical service enclosure is deteriorated. Repair the enclosure to a weathertight condition.

- 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.

- 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.

- 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

- 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.

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

Owner	Address	Total Violations
NIKO ENTERPRISES LLC,	774 CHERRY AVE 90813	13

- 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 the Development Services prior 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 scattered trash, castoff items and debris around premises.

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

- The building lacks the required smoke detectors. Install smoke detectors in the bedrooms and hallways. The detectors maybe 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 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.

Owner	Address	Total Violations
OSWALD, WILLIAM	2444 PACIFIC AVE 90806	10

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

Owner	Address	Total Violations
PADAYAO, TITA	124 E MARKET ST A 90805	18

- 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 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 windowissing theemergency release mechanism. Provide required emergency release mechanism and obtain allnecessary building 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
 - 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.

- 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.

- 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 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.

- Unclog drain

- The room heater is inoperative. Replace or repair the room heater to an operative condition.

Owner

PAPPAS, GREGORY

Address

102 ORANGE AVE 90802

Total Violations

17

- 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.

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

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

- 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

- 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.

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

- Provide smooth, trip free surfaces at all walkways.

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

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

- Miscellaneous Violation.

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

- Repair/Replace all plumbing deficiencies.

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

- Repair/repaint deteriorated/missing exterior stucco.

- 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/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:

Owner

Address

Total Violations

PATEL, RAMESH

2140 W WARDLOW RD 4 90810

8

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

- Install weather stripping materials around entry door(s) to exclude rodents.
- Repair/replace faucet/controls at bathroom sink.
- 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 all missing or damaged electrical outlet and switch plates.
- Replace all broken window glass.
- Provide mosquito proof screens on all openable windows.

Owner	Address	Total Violations
PINEDA, MARIO	1202 MAHANNA AVE 1 90813	3

- 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.
- 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.

Owner	Address	Total Violations
RAMIREZ, HECTOR	5351 CEDAR AVE 90805	17

- 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
- 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.
- 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 or replace deteriorated door.
- Repair/replace faulty/missing fixtures and/or hardware at tub/shower.

- 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.

RAMIREZ, HECTOR

5357 CEDAR AVE 90805

8

- 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.

Owner	Address	Total Violations
ROBINSON, MICHAEL	816 E 19TH ST 90806	1
<p>- 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 OccupancyNo 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 ProvisionsIt 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 BuildingAny 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 titleLBMC 18.04.010 Building Permits RequiredA. 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 CHANGELBMC 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.</p>		

Owner	Address	Total Violations
ROMO ET AL., MARIA	3420 67TH ST 90805	5
<ul style="list-style-type: none"> - Repair/repaint/seal exterior wood trim/surfaces where damaged and/or where paint is peeling/missing. - 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/repaint deteriorated/missing exterior stucco. - Replace/secure all deteriorated/missing exterior siding. - Replace all broken window glass. 		

Owner	Address	Total Violations
SALEM, GALAL	1355 ST LOUIS AVE 90804	5
<ul style="list-style-type: none"> - 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. - Repair/Replace deteriorated kitchen cabinet and/or doors. - Repair/repaint/secure deteriorated exterior stairway. - 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. 		

Owner	Address	Total Violations
SANCHEZ, DENNIS	1749 OBISPO AVE 90804	4
<ul style="list-style-type: none"> - 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. - 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 		

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

- Replace all broken window glass.
- Provide mosquito proof screens on all openable windows.
- 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.
- 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.)
- 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.

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

- Repair/resurface/repaint all deteriorated interior walls and ceiling areas.
- The building lacks the required smoke detectors. Install smoke detectors in the bedrooms and hallways. The detectors maybe powered by battery or building wiring.
- 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.
- 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.
- Take immediate action to repair/replace roof to be watertight.

SHAHID, JEHAN	1751 LOMA AVE 23 90804	3
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- 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.
- 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.

Owner	Address	Total Violations
STEWART, JAMES	1450 ORANGE AVE 90813	23
<ul style="list-style-type: none"> - 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 damaged/missing floor coverings throughout the dwelling. - 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. - Repair and repaint all deteriorated window frames/components/surfaces. - 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. - 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 underfloor framing is inadequate to support the floor. Provide an approved system of concrete piers, posts and girders to support the floor load. - Several areas of the foundation appear to be deteriorated. Repair all the deteriorated areas of the foundation. Note: Accessfor 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. - Repair/replace deteriorated sub-floor and/or supports as directed and obtain necessarypermits and inspections. - The ceiling(s) is/are damaged by water. Repair the damaged ceiling(s) and/or leaks and replace with new materials. - Repair/Replace all windows to a weathertight condition. 		

- 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 exit balconies lack adequate lighting. Provide lighting exit balconies to meet minimum code requirements.
- The exterior light fixtures lack the protective globes and covers. Replace or provide protective globes and covers for the exterior light fixtures.
- Resurface/reglaze tub where surface is deteriorated. Remove any rust on surface of tub. Use proper materials/compounds for resurfacing/reglazing tub.
- 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.

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

- Repair/replace all damaged/missing floor coverings throughout the dwelling.
- Repair leaking plumbing under kitchen sink.
- Repair and repaint all deteriorated window frames/components/surfaces.
- Repair toilet to flush properly. Replace all deteriorated/missing components.
- Repair/replace all deteriorated electrical outlets/switches.
- Repair/replace faucet/controls at bathroom sink.
- Repair/resurface/repaint all deteriorated interior walls and ceiling areas.
- Repair and repaint all deteriorated window frames/components/surfaces.
- Repair/replace bathroom shower door and/or associated hardware.
- Install weather stripping materials around entry door(s) to exclude rodents.
- Repair/replace/repaint damaged/deteriorated wall/base/doors of cabinet under kitchen sink, including holes around pipe penetrations.
- 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.

Owner	Address	Total Violations
TAN, JING	2065 LOCUST AVE 90806	4
<p>- 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:</p> <p>- 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:</p> <p>- 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:</p> <p>- 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:</p>		

TAN, JING	2065 LOCUST AVE 2 90806	4
<p>- Repair/Replace deteriorated kitchen cabinet and/or doors.</p> <p>- Repair/replace deteriorated kitchen drawers.</p> <p>- Repair/replace leaking/inoperable kitchen faucet hardware.</p> <p>- Repair/replace all deteriorated kitchen counters and/or edge banding.</p>		

Owner	Address	Total Violations
TE, KUY	1131 STANLEY AVE 90804	17
<p>- 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.</p> <p>- 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.</p>		

- 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.
- 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 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
 - 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.
- Remove scattered trash, castoff items and debris around premises.
- Discontinue using cord wiring.
- Repair/repaint deteriorated electric meter enclosure and/or doors.

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

- 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.

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

- Repair/repaint deteriorated/missing exterior stucco.
- 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 deteriorated bathroom floor coverings.
- Caulk perimeter of tub/shower at enclosure walls where caulking/grout is deteriorated/missing. Remove all old/deteriorated caulking/grout at enclosure walls.
- Caulk perimeter of tub/shower at floor/flooring where caulking/grout is deteriorated/missing. Remove all old/deteriorated caulking at floor/flooring.
- Repair/resurface/repaint deteriorated balcony/landing.
- 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.
- 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
- 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.

Owner	Address	Total Violations
THAIRATANAKUL, SATHIT	711 ROSE AVE 90813	7

- 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.

- There is graffiti painted on the premises. Remove all graffiti from the 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.
- Property must be clean and free from all weeds and/or debris at all times. Remove all weeds and/or debris from the property.
- 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:

- 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.

Owner	Address	Total Violations
WEBB, WILLIAM	1400 W WILLOW ST 90810	22
<p>- 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.</p> <p>- There is graffiti painted on the premises. Remove all graffiti from the premises.</p> <p>- 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:</p> <p>- 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 motorvehicles and vehicle parts, filth, rubbish, garbage, rodents, insects and other vermin, excessive vegetation and other offensive matter. Remove all unsanitary items from the premises.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- 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.</p> <p>- There are broken wall coverings. Replace all the broken wall coverings.</p> <p>- The exterior door(s) is/are deteriorated and not properly fitted. Replace or repair the exterior door(s) and install in a weathertight manner.</p> <p>- The window awnings are deteriorated and unsightly. Remove or replace the deteriorated window awnings.</p>		

- 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.
- 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.
- 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.

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

- 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.
- 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.
- 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.

- 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.

- 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 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 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.

- 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:
