

August 15, 2022

BOARD OF EXAMINERS, APPEALS AND CONDEMNATION
City of Long Beach
California

Case No. 7932-07-22
Appellant: PICO PROPERTIES LLC, C/O BRIAN AN
3850 Atlantic Ave, Long Beach
CEAC279996

RECOMMENDATION

Conclude the hearing, determine that the cited party is the current owner and responsible party of the subject property located at **3850 Atlantic Ave. Long Beach, California** and the violations listed did exist on the date the citation was issued.

DISCUSSION

On August 20, 2021, Code Enforcement received a complaint at 3850 Atlantic Ave for a canopy located at the patio area.

On March 18, 2022, staff discovered a new owner. A new case was opened and an Administration Warning Notice was sent for the violations that still remained.

On April 5, 2022, a reminder letter was sent to Brian An.

On April 14, 2022, I spoke with Brian An on the phone and explained the violations. Brian An said he would hire an architect as soon as possible and submit the plans for plan check with The City of Long Beach Building and Safety Division.

A re-inspection on April 26, 2022, revealed the property remained in violation and an Administrative Citation was issued on April 27, 2022. We received access to complete the inspection. There were no plans in plan check nor was there a permit to remove the patio cover.

This information is available in alternative format by request at 562.570.6257.
For an electronic version of this document, visit our website at longbeach.gov/lbds.



An inspection on June 1, 2022 revealed the property remained in violation. There were no plans in plan check nor was there a permit to remove the patio cover. A second citation was issued.

On June 15, 2022, the property owner requested to appeal the citation stating the cited violations did not exist at the time of citation.

Respectfully submitted,



Angel Arredondo
CODE ENFORCEMENT BUREAU OFFICER
DEVELOPMENT SERVICES DEPARTMENT

The following information has been included for your review:

- Exhibit# 1: Staff Report dated August 15, 2022
- Exhibit# 2: Request to Appeal and payment received June 15, 2022
- Exhibit# 3: Notice of Hearing dated August 5, 2022
- Exhibit# 4: 2nd Administrative Citation dated June 2, 2022
- Exhibit# 5: Photos
- Exhibit# 6: Case Information Report
- Exhibit# 7: Property Information
- Exhibit# 8: LBMC

