

September 19, 2022

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

Case No. 7933-08-22  
Appellant: CHARMAINE CHARLES & LESLIE CHARLES  
PROPERTY ADDRESS: 3718 GUNDRY AVENUE  
CE CASE NUMBER: CEAC278489

RECOMMENDATION

Conclude the hearing, determine that the cited party is the current owner and responsible party of the subject property located at **3718 Gundry Ave, Long Beach, California** and the violations listed did exist on the date the citation was issued.

DISCUSSION

On November 3, 2021, Code Enforcement received a complaint regarding a permitted room addition that was never final. During that inspection staff was informed by the tenant that the garage had been converted.

On March 4, 2022, a reinspection revealed there was no progress made in regards to obtaining a permit nor did the owner contact staff for a request for inspection.

On March 25, 2022, Senior Building Inspector, Ray Barajas received a phone call from the owner, Charmaine Leslie requesting a call back to explain the Administrative Citation Warning letter she received. After returning her call she provided additional questions and requested a site inspection for March 31, 2022. Per her request, Inspector Barajas and I appeared at the property, but the owner did not show up. A reinspection was then scheduled for April 7, 2022.

On April 7, 2022, Inspector Barajas and I met with the owner to discuss the violations and what needed to be done to correct them, including renewing their permit to final the existing addition. During our inspection, the owner provided access to inspect the garage which revealed the garage had been converted. The illegal garage conversion consisted of a full bathroom, drywall, wood flooring, unpermitted electrical and the two-car garage door was converted to a one-car garage door.

On April 13, 2022, a Revised Administrative Citation Warning Notice which included the violations observed in the garage was mailed to the property owner.

On May 12, 2022, I met with the property owners to reinspect the corrected violations of the deteriorated wall in the kitchen that was repaired and painted, the dead front cover was on the panel, the foundation vent screens were installed and the unapproved wiring was corrected, however, permits were not obtained. During that time, I also explained the steps to correct the additional violations.

On May 13, 2022 at 11:49 a.m., staff issued the 1<sup>st</sup> Administrative Citation for failure to obtain permits which included renewing or obtaining a permit for a final inspection on the addition and half bath at the rear of the property, and violations relating to the garage. Thereafter, the property owner contacted staff regarding the citation posted. Later that same day at 2:27 p.m., the owners renewed/ obtained a permit to final the addition and half bath at the rear of 3718 Gundry Avenue.

On May 20, 2022, the addition and bathroom were finaled by the Building Department.

On June 15, 2022, a 2<sup>nd</sup> Citation was issued for failure to obtain permits for the unpermitted construction in the garage.

On June 30, 2022, a 3<sup>rd</sup> Citation was issued for failure to obtain permits for unpermitted construction to the garage. On that same day, the owners submitted a request to appeal the citation stating the violations did not exist on the date the citation was issued.

Respectfully submitted,



Karl Wiegman  
CODE ENFORCEMENT BUREAU MANAGER  
DEVELOPMENT SERVICES DEPARTMENT

The following information has been included for your review:

- Exhibit # 1: Request to Appeal and payment received June 30, 2022
- Exhibit # 2: Notice of Hearing dated September 9, 2022
- Exhibit # 3: 2<sup>nd</sup> Administrative Citation dated June 15, 2022
- Exhibit # 4: Case Information Report
- Exhibit # 5: Photos
- Exhibit # 6: Property and Owner Information
- Exhibit # 7: LBMC