

May 15, 2023

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

BEAC CASE NO. 7940-05-23  
Appellant: ASHKAN & BRANDY MEMARIAN  
3738 Gundry Ave, Long Beach, CA  
CE Case No. CEAC283042

RECOMMENDATION

Conclude the hearing, determine that the cited party is the current owner and responsible party of the subject property located at 3738 Gundry Ave and the violations listed did exist on the date the citation was issued.

DISCUSSION

On July 16, 2022, Code Enforcement received a complaint at 3738 Gundry Ave for an unpermitted 10-ft brick chimney built on rear perimeter edge of property line, complaints the chimney emits toxic black ash across the alley and poses fire hazard to unpermitted lean-to that surrounds the chimney.

On October 20, 2022, an inspection revealed violations for an unpermitted patio cover and chimney.

On October 26, 2022, an Administrative Citation Warning letter was mailed to the owner.

On October 31, 2022, Mr. Ashkan Memarian, owner, called to let me know that he received the AC Warning letter and we discussed that he's required to obtain a permit to legalize or remove the fireplace and patio cover.

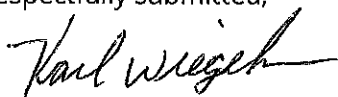
A re-inspection on March 22, 2023 revealed the violations remained and reminder letter was mailed to the owner.

On March 23, 2023, an inspection revealed that property remained in violation and permits had not been obtained. An Administrative Citation was posted and photos were taken.

On April 10, 2023, Senior Inspector Ramon Barajas spoke with the owner and explained the violation and process. He also explained to the owner that he needs to obtain permits to legalize or remove structures.

On April 20, 2023, the property owner requested to appeal the citation stating that he is not the responsible party for the cited violations on the date the citation was issued.

Respectfully submitted,



Karl Wiegelman  
CODE ENFORCEMENT BUREAU MANAGER  
DEVELOPMENT SERVICES DEPARTMENT

The following information has been included for your review:

- Exhibit # 1: Request for Administrative Citation Appeal Hearing received April 20, 2023
- Exhibit # 2: Notice of Hearing dated May 5, 2023
- Exhibit # 3: Administrative Citation Warning Notice dated October 26, 2022
- Exhibit # 4: Reminder Letter dated October 31, 2022
- Exhibit # 5: Pre-Citation Photos
- Exhibit # 6: Administrative Citation dated March 23, 2023
- Exhibit # 7: Photos
- Exhibit # 8: Rtn Certified Mail
- Exhibit # 9: Case Information Report
- Exhibit # 10: Property & Owner Information
- Exhibit # 11: LBMC