



**ADMINISTRATIVE CITATION**

Citation Number:	CEAC283042	Violation Address:	3738 GUNDRY AVE	ASHKAN & BRANDY MEMARIAN
Citation Issuance Date:	March 23, 2023		LONG BEACH, CA 90807	3738 GUNDRY AVE
Citation Issuance Time:	10:30 AM			LONG BEACH, CA 90807-4212
Citation Service Date:	March 23, 2023			
Correction Date:	April 22, 2023	APN:	7147-001-009	

On March 23, 2023 Long Beach City Code Enforcement inspected property located at 3738 GUNDRY AVE , LONG BEACH, CA 90807 and observed the following Long Beach Municipal Code (LBMC) violations. Pursuant to LBMC Chapter 9.65, these violations are subject to the following specified fines. Violation correction must be completed no later than April 22, 2023. Fine payment must be received thirty (30) days from the date of this citation. (PLEASE BE ADVISED: Fine payment information, an explanation of consequences for failure to timely correct cited violations and remit fine payments, and notice of right to appeal the administrative citation are found on Attachment 1' of this Administrative Citation.)

SB 1st Citation

**\$100.00**

1. LBMC 18.04.010 (A)

Building Permits Required

A. General. No person shall erect, construct, enlarge, alter, repair, remodel, move or demolish any building or part of a building or structure, or change the character or occupancy or use of any building or structure, or part of a building or structure or perform site grading in the city without first obtaining a permit covering such work from the building official. Whenever a building permit is required to abate a substandard condition as defined in LBMC 18.08.200S, code enforcement fees shall be paid in addition to the permit fees.

PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:

OBTAIN BUILDING PERMITS FROM THE DEVELOPMENT SERVICES DEPARTMENT FOR THE CODE ENFORCEMENT DIVISION FOR ALL UNPERMITTED CONSTRUCTION, REMODELING, OR OCCUPANCY CHANGE INCLUDING, BUT NOT LIMITED TO, THE FOLLOWING ITEMS OR DESCRIBED WORK:

**OBTAIN BUILDING PERMIT TO LEGALIZE OR REMOVE PATIO COVER AND CHIMNEY AT REAR OF PROPERTY.**

2. LBMC 18.03.020 (F)

Entry Rights For Inspection

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.

NOTE: PROPERTY OWNER/ MANAGEMENT COMPANY SHALL PROVIDE ACCESS TO UNIT(S) TO VERIFY ALL VIOLATION(S) HAVE BEEN CORRECTED. FAILURE TO PROVIDE ACCESS BY THE COMPLIANCE DATE BELOW MAY RESULT IN A CITATION BEING ISSUED.

3. LBMC 18.07.010 (A), LBMC 18.07.050 Inspection Required

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.

4. LBMC 18.07.030 (A) Request Inspection

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

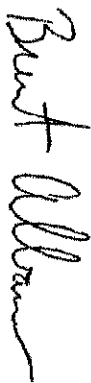
5. LBMC 18.07.040 Inspection Approvals Required

No work shall be done on any part of the building or structure beyond the point indicated each successive inspection without first obtaining the written approval of the building official. There shall be a final inspection and approval on all buildings when completed and ready for occupancy.

PROPERTY OWNER: Take the following corrective action in conjunction with any other corrective actions in this Notice:  
REQUEST AND OBTAIN ALL THE SUCCESSIVE AND REQUIRED INSPECTIONS  
AND WRITTEN APPROVALS ON ALL WORK AND OBTAIN WRITTEN APPROVAL PRIOR TO OCCUPANCY.

Should you have any questions regarding this notice we **ENCOURAGE** you to contact your inspector  
BRENT ALBANESE between the hours of 7:30 - 8:30 a.m. and 3:30 - 4:30 p.m. Monday through Thursday  
and 7:30 - 8:30 a.m. and 3:00 - 4:00 p.m. on Friday. **Meeting with inspector is by appointment only.**

By:

A handwritten signature in black ink, appearing to read "Brent Albanese", written in a cursive style.

BRENT ALBANESE  
Combination Building Inspector  
(562)570-6840



**Development Services**  
**Code Enforcement Bureau**  
411 W. Ocean Boulevard, 4th Floor, Long Beach, CA 90802  
562.570.CODE (2633) | longbeach.gov/lbds



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**TOTAL FINES DUE \$100.00**

Pay the **TOTAL FINES DUE** as shown above and make the check out to the City of Long Beach.  
Also be sure to write the Citation number on the check.

Please include this receipt with payment and mail to:

**Department of Development Services**  
**Code Enforcement Citation**  
**411 W. Ocean Blvd, 4th Floor**  
**Long Beach, CA 90802**

This information is available in alternative format by request at 562.570.3807  
For an electronic version of this document, visit our website at longbeach.gov/lbds.



## ATTACHMENT 1 ADMINISTRATIVE CITATION INFORMATION SHEET

Long Beach Municipal Code Chapter 9.65 provides for the issuance of administrative citations for Long Beach Municipal Code violations. The administrative citation program and the establishment of appropriate fines are intended to act as a reasonable deterrent in preventing Municipal Code violations.

### Fine Schedule

Each day a violation exists constitutes a separate and distinct offense. Fines are imposed as follows. A \$100 fine will be imposed for the initial violation. A \$200 fine will be imposed for each instance of a second violation of the same code section committed within one year from the date of the initial violation. A \$500 fine will be imposed for any subsequent violation of the same code section committed within one year from the date of the initial violation. A \$500 fine will be imposed for each violation of Municipal Code Section 21.51.227 relating to illegal automotive repair work. A \$1000 fine will be imposed for each violation of LBMC Sections: 21.41.170 relating to illegal garage conversion for residential use, 18.02.020 relating to dangerous buildings, 18.08.010 relating to illegal change in occupancy, 18.09.010 for failure to comply with Title 18, Section 21.31.245(C) relating to unlawful dwelling units and LBMC Sections 18.04.010A, 18.04.010C, 18.04.010E and 18.04.010D all relating to unpermitted construction.

### Consequence of Failure to Pay the Fine

Failure to pay fine(s) within the specified time period may result in a 25% late charge, imposition of a special assessment and/or lien against the real property on which the violation occurred, filing of a claim with the small claims court for recovery of the fine and all costs associated with such filing, suspension and/or revocation of any City permits, business licenses, or land use approvals, or any legal remedy available to the City to collect such money.

### Consequence of Failure to Correct Violations

Failure to correct violations within the specified time period may result in civil penalties, abatement, criminal prosecution, civil litigation, recording the violation with the County Recorder, and forfeiture of certain State tax benefits for substandard residential rental property. In the event violations for LBMC Section 9.65.030 Weed/Debris Abatement and LBMC Section 9.65.040 Inoperative Vehicle Abatement are not corrected by the specified date, in addition to the above consequences, **the City may undertake abatement efforts**, and thereafter impose a lot-cleaning/inoperative vehicle abatement levy for costs incurred by the City. Notice of Imposed Levy will be served on the Cited Party and must be paid no later than thirty (30) calendar days from the date of issuance of the Notice. Levy computation may include but is not limited to the following costs: administration and processing costs, cost of cleaning or removal of weed/debris/vehicle, photographs, dump fees, labor hours, equipment, staff (inspector, clerical, supervisor) time @ \$110.00 per hour, law enforcement assistance (if needed), and court costs. Failure to pay imposed levies as specified is subject to the same consequences established for failure to pay fines and/or correct violations as previously stated.

### Rights of Appeal

A Cited Party may appeal administrative citations and imposed levies. For cited code violations, the appeal must be requested within thirty (30) calendar days from the date of service of the Citation. Appeals for imposed Weed/Debris and/or Inoperative Vehicle Abatement Levies must be requested within fifteen (15) calendar days from the date the levy notice was served. In emergency situations, such as violations of the City Health and Human Services Department's Safer At Home Order for COVID-19, the appeal must be requested within twenty-four (24) hours from the time of service of the Citation. In order to appeal, a completed Request for Hearing form (available from the Code Enforcement Bureau or online at <https://www.longbeach.gov/globalassets/lbds/media-library/documents/forms/applications/code-enforcement-forms/notice-of-appeal-and-request-for-hearing>) together with a deposit in the **total amount of the administrative fine plus** any late charges and appeal fees. Board of Examiners, Appeals, and Condemnation appeal fees **are \$950.00 per appeal or 50% of the fine amount, whichever is less**, late charges, and/or levies must be submitted to the Department of Development Services located at 411 W. Ocean Blvd, 4th Floor, Long Beach CA 90802. Requesting an appeal does not relieve the Cited Party from the requirement to correct all code violations as specified. Appeal fees are non-refundable.

Generally, the only relevant evidence considered on appeal is whether the violation(s) existed on the date and time the Administrative Citation was issued, whether the Cited Party is the Responsible Person who caused or maintained the violation(s), and whether imposed levies resulting from failure of a Responsible Person to correct weed/debris and/or inoperative vehicle violations, were reasonably calculated based upon abatement costs incurred by the City.

If an appeal is denied, the entire deposit shall be retained by the City as payment in full of outstanding fines, late fees, and/or levies. If an appeal is upheld, the entire deposit, or in the case of weed/debris and inoperative vehicle levies any portion of the levy held to be unreasonable, shall be refunded to the Cited Party within thirty (30) business days from the date of the written appeal decision. Failure to properly file a written appeal within the appropriate time frame shall constitute a waiver of the Cited Party's right to appeal and seek judicial review.

### How to Pay Your Fine

The amount of your fine is indicated on the front of this citation. You are required to pay your fine in full by the Correction Date noted on the citation. Please mail in your payment, including the attached payment remittance slip, in the envelope provided. Payment may be made by personal check, cashier's check, or money order payable to the City of Long Beach. Please write your citation number on your check or money order. **Payment of the fine shall not excuse the failure to correct the violation nor shall it bar further enforcement action by the City of Long Beach.**

### Contact Numbers

Citation questions: contact your Inspector at the number shown on your citation. Payment questions: contact the Department of Development Services, Code Enforcement Bureau at 562-570-CODE. Administrative Citations are governed by Long Beach Municipal Code Chapter 9.65.



# Property Detail Report

3738 Gundry Ave, Long Beach, CA 90807-4212

APN: 7147-001-009

Los Angeles County Data as of: 03/17/2023

## Owner Information

Owner Name: Memarian Ashkan / Memarian Brandy  
Vesting: Husband And Wife / Joint Tenant  
Mailing Address: 3738 Gundry Ave, Long Beach, CA 90807-4212

Occupancy: Owner Occupied

## Location Information

Legal Description: Tract No 5875 Lots 15 And Lot/Sec 16 Blk/Div/Twn 3  
APN: 7147-001-009 Alternate APN:  
Munic / Twnshp: South /Calif. Heights Twnshp-Rng-Sec:  
Subdivision: 5875 Tract #: 5875  
Neighborhood: The Harbor School District: Long Beach Unified School District  
Elementary School: Longfellow Element... Middle School: Hughes Middle Scho...  
Latitude: 33.82554 Longitude: -118.17383

County: Los Angeles, CA  
Census Tract / Block: 572001 / 3000  
Legal Lot / Block: 15 / 3  
Legal Book / Page: 61 / 98  
High School: Polytechnic High S...

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 06/09/2021 / 07/07/2021 Price: \$883,000 Transfer Doc #: 2021.1054455  
Buyer Name: Memarian Ashkan / Memarian Brandy Seller Name: Booth Mark G Jodi Lynn Deed Type: Grant Deed

## Last Market Sale

Sale / Rec Date: 06/09/2021 / 07/07/2021 Sale Price / Type: \$883,000 / Deed Type: Grant Deed  
Multi / Split Sale: Price / Sq. Ft.: \$712 New Construction:  
1st Mtg Amt / Type: \$683,000 / Conventional 1st Mtg Rate / Type: 2021.1054456  
2nd Mtg Amt / Type: 2nd Mtg Rate / Type: 2021.1054455  
Seller Name: Booth Mark G Jodi Lynn Title Company: Fidelity National...  
Lender: Homebridge Financial Services

## Prior Sale Information

Sale / Rec Date: 04/28/2017 / 05/19/2017 Sale Price / Type: \$640,000 / Full Value Prior Deed Type: Grant Deed  
1st Mtg Amt / Type: \$512,000 / Conventional 1st Mtg Rate / Type: Prior Sale Doc #: 2017.557094  
Prior Lender: Stearns Lndg

## Property Characteristics

Gross Living Area: 1,241 Sq. Ft. Total Rooms: 5 Year Built / Eff: 1939 / 1939  
Living Area: 1,241 Sq. Ft. Bedrooms: 2 Stories: 1  
Total Adj. Area: Baths (F / H): 1 / Parking Type: On Site  
Above Grade: 1,241 Sq. Ft. Pool: Garage #: 1  
Basement Area: Fireplace: Garage Area:  
Style: Conventional Cooling: Porch Type:  
Foundation: Heating: Floor/Wall Furnace Patio Type:  
Quality: Good Exterior Wall: Roof Type:  
Condition: Construction Type: Wood Roof Material:

## Site Information

Land Use: SFR Lot Area: 6,339 Sq. Ft. Zoning: LBR1N  
State Use: Lot Width / Depth: 50 / 128 # of Buildings: 1  
County Use: 0100 - Single Family Usable Lot: 6339 Res / Comm Units: 1 /  
Residence  
Site Influence: Acres: 0.146 Water / Sewer Type:  
Flood Zone Code: X Flood Map #: 06037C1960F Flood Map Date: 09/26/2008  
Community Name: City Of Long Beach Flood Panel #: 1960F Inside SFHA: False

## Tax Information

Assessed Year: 2022 Assessed Value: \$883,000 Market Total Value:  
Tax Year: 2022 Land Value: \$706,400 Market Land Value:  
Tax Area: 05-500 Improvement Value: \$176,600 Market Imprv Value:  
Property Tax: \$10,889.37 Improved %: 20% Market Imprv %:  
Exemption: Delinquent Year: