

July 19, 2021

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

Case No. C-7920-06-21
Steven Chio
2959 Chestnut Ave
CESB274702

SUGGESTED RECOMMENDATION

Conclude the Hearing, adopt the findings of the Building Official as the Board's findings, determine that the One-Story Single-Family Dwelling located at **2959 Chestnut Avenue** is substandard and a public nuisance, and order the owners to demolish or rehabilitate the structure as per Findings dated **March 31, 2021** by **June 29, 2021**. Also, order the owners to maintain the structure in a safe, clean and secure manner until the demolition or rehabilitation is complete.

DISCUSSION

In April 2021, Code Enforcement received a complaint of a fire at 2959 Chestnut Avenue. An inspection of the Single-Family Dwelling with detached Garage revealed extensive fire damage to the dwelling which included fire damaged floor joists, supporting structural frame members, wall studs, plates, headers, ceilings, roof, electrical service and plumbing system.

The Single-Family Dwelling with detached Garage was declared to be substandard by notice dated May 5, 2021. The structure is occupied. A review of the records and a recent site inspection revealed that permits have not been obtained and the property remains in violation.



The following documents have been included for your review:

- Lot book
- Substandard Building Letter dated March 31, 2021
- Declaration of Substandard Building Letter dated March 31, 2021
- Photos
- Notice of Hearing dated July 9, 2021
- Findings of the Building Official dated March 31, 2021
- Case information report
- Electrical meter removal

SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



Karl Wiegelman
Code Enforcement Bureau Manager
Development Services Department

KW:ma

Attachments

