



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

CODE ENFORCEMENT

100 W. Broadway, Suite 400

LONG BEACH, CALIFORNIA 90802

(562)570 - CODE FAX (562)570-6034
(562)570 - 2 6 3 3 TDD (562)570-6793

November 15, 2018

NOTICE TO PAY VACANT LOT MONITORING FEES ANNUAL FEE 2018

CARL S. & LORI L. ABAJIAN
2001 GOLDEN AVE
LONG BEACH, CA 90806-4114

APN: 7202-026-014

Case # CEVL255136

Re: 2001 GOLDEN AVE ADJACENT LOT, LONG BEACH, CA, 90806

Dear Sir or Madam

On 8/14/2018, a letter was sent indicating that the subject property located at LOT: 13 BLOCK: B TRACT: 7939 in the City of Long Beach, County of Los Angeles, as per map recorded in the office of the County Recorder of Los Angeles County, known as 2001 GOLDEN AVE ADJACENT LOT LONG BEACH, CA was subject to the "Vacant Lot Program" pursuant to Chapter 18.29 of the Long Beach Municipal Code and that fees associated with monitoring the subject property would be assessed and billed annually.

In accordance with the provisions of Chapter 18.29 of the Long Beach Municipal Code, the costs of **\$660.00 is due within 30-days of this notice.** Please note that if payment is not received, a lien for said amount, plus a fee for preparation of the lien will be recorded against the subject property.

Please make checks payable to the City of Long Beach. Please write the case number on your check and send to:

City of Long Beach
Department of Development Services
100 West Broadway, Suite 400
Long Beach, California 90802

Appeal Hearing: Section 18.29.080 (l) of the Long Beach Municipal Code provides, in part, that the property owner may submit a written request to the Director of Department of Development Services for a hearing as to the reasonableness of the fees or charges **within thirty (30) days from the date of this notice.** The request for hearing shall describe the property involved, state the reasons for objecting to the fees assessed, and include the address of the property owner for service of notice in connection with such hearing.

Should you have any questions regarding this notice we **ENCOURAGE** you to contact your inspector Karl Wiegelman at 562-570-6431 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.

By:

A handwritten signature in black ink that reads "Karl Wiegelman".

Karl Wiegelman
562-570-6431
Principal Building Inspector



Property Detail Report

2001 Golden Ave, Long Beach, CA 90806-4114

APN: 7202-026-014

Los Angeles County Data as of: 12/24/2018

Owner Information

Owner Name: Abajian Carl S / Abajian Lori L
Vesting: Husband And Wife / Joint Tenant
Mailing Address: 2001 Golden Ave, Long Beach, CA 90806-4114
Occupancy: Owner Occupied

Location Information

Legal Description: Tract # 7939 Lot 13
APN: 7202-026-014
Munic / Twnshp: Region/Cluster: 10/10137
Subdivision: 7939
Neighborhood: Long Beach
Elementary School: Lafayette Elementa...
County: Los Angeles, CA
Census Tract / Block: 573003 / 1011
Legal Lot / Block: 13 / B
Legal Book / Page: 88 / 30
Alternate APN:
Twtnshp-Rng-Sec:
Tract #:
School District:
Middle School:
High School:

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 09/09/2008 / 09/12/2008
Buyer Name: Abajian, Carl S & Lori L
Price:
Seller Name: Abajian Carl
Transfer Doc #: 2008.1651267
Deed Type: Quitclaim

Last Market Sale

Sale / Rec Date:
Multi / Split Sale:
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name:
Lender:
Title Company:
Sale Price / Type:
Price / Sq. Ft.:
1st Mtg Rate / Type:
2nd Mtg Rate / Type:
Deed Type:
New Construction:
1st Mtg Doc #:
Sale Doc #:

Prior Sale Information

Sale / Rec Date:
1st Mtg Amt / Type:
Prior Lender:
Sale Price / Type:
1st Mtg Rate / Type:
Prior Deed Type:
Prior Sale Doc #:

Property Characteristics

Gross Living Area:
Living Area:
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality:
Condition:
Total Rooms:
Bedrooms:
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type:
Year Built / Eff:
Stories:
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Residential Lot
State Use:
County Use: 010V - Vacant Residential
Site Influence:
Flood Zone Code: X
Community Name: City Of Long Beach
Lot Area: 5,326 Sq. Ft.
Lot Width / Depth: 42 / 132
Usable Lot: 5544
Acres: 0.12
Flood Map #: 06037C1962F
Flood Panel #: 1962F
Zoning: LBR1N*
of Buildings:
Res / Comm Units:
Water / Sewer Type:
Flood Map Date: 09/26/2008
Inside SFHA: False

Tax Information

Assessed Year: 2018
Tax Year: 2018
Tax Area: 5-501
Property Tax: \$939.42
Exemption:
Assessed Value: \$76,595
Land Value: \$76,595
Improvement Value:
Improved %:
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

Google

2001 Golden Ave



December 03, 2018

Karl Wiegelman
Principal Building Inspector
100 W. Broadway Suite 400
Long Beach, CA 90802

RE: Vacant Lot Registry Appeal Hearing

APN: 7202-026-014
Case #: CEVL255136

Property owners: Carl and Lori Abajian
Address: 2001 Golden Avenue
Long Beach, CA 90806

Dear Karl,

You will find attached to this letter as a courtesy to you and for your review our official appeal for a hearing in relation to the Vacant Lot registry that has been sent over to Linda Tatum.

Please feel free to contact me with any questions or comments you might have: (310) 701-7795 or e-mail at captain@captaincarl.us.

Best regards,

A handwritten signature in black ink that reads "Carl & Lori". The signature is written in a cursive, flowing style.

Carl and Lori Abajian

2001 Golden Ave

er 03, 2018

Linda Tatum
Director of Development Services
333 W. Ocean Blvd. 3rd floor
Long Beach, CA 90802

RE: Vacant Lot Registry Appeal for Hearing

APN: 7202-026-014
Case #: CEVL255136

Dear Linda,

This letter is to serve as our official appeal for hearing in relation to the vacant lot registry. You will find the letter from the city, "Notice To Pay Vacant Lot Monitoring Fees, Annual Fee 2018", attached to this letter of appeal. Our lot is located in the Wrigley area. This property was built and designed as one property (although it does represent two separate parcels). The lot in question was built (in 1930) with a brick wall around it and a gate in the front which was originally designed to match the home. It was meant to be and still is the back yard. Our kitchen back door steps right into it.

The electrical, cable and telephone lines run from the farthest corner of the yard all the way across the yard to our home. The sewer line runs across the yard out to the street. The yard is fully sprinklered with two 88 year old avocado trees, orange, tangerine and lemon trees. The property clearly is the yard to the house. We have included a Google satellite photo for your review and to give you a point of reference. "A" is the lot and "B" is the home.

As a side note and a piece of history; our previous neighbors (Harold and Flo, who are no longer living) told us that the gentleman who had the house built owned a local Long Beach bakery. In fact he and his wife (Fritz and Lucille) were actually married in the back yard!

Although we do understand the intent of the ordinance, we do not believe that the spirit of the ordinance is found in including lots that are a family's back yard. Not only does it not fulfill the spirit of the ordinance, but it creates an unfair burden on the family that owns the property.

If anything, the city should grandfather in these double lot properties (the ones where the second lot is actually the yard) and these should be exempted from the vacant lot registry.

The city seemed to be moving in the right direction: according to the recommendation by Amy Bodek and approved by the city manager Patrick West in 2017:

"Through the verification process, staff excluded 1,482 lots from the original list of 2,100 for several reasons. Some of the listed parcels were found built out, some are private streets or private open space, some are submerged parcels in the Los Angeles or

San Gabriel River, and some are in the Port of Long Beach. It is possible that lots classified by the Assessor as vacant, that were verified as having improvements (such as with buildings, commercial uses, parking uses, or as yard area for an adjacent parcel), may not be properly assessed. **These lots will be excluded from the Registry but will be reported back to the Assessor to ensure proper tax assessment and collection is taking place."**

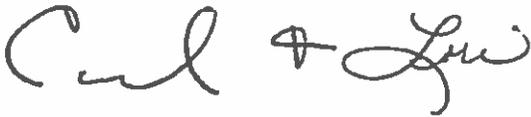
The above recommendation seemed the right and logical thing to do. It is unclear as to why the city has decided to abandon the original recommendation. The complete recommendation is attached to this letter for your review.

Including private yards in your registry along with it's annual fee of \$660.00 is punitive, unfair and unwarranted.

It is our hope that the city would reconsider it's position and exclude properties like ours from your vacant lot registry. Your sincere consideration is not only needed but greatly appreciated.

Thank you.

Best regards,

A handwritten signature in cursive script, appearing to read "Carl & Lori".

Carl and Lori Abajian
2001 Golden Avenue
Long Beach, CA 90806



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

CITY OF LONG BEACH

100 WEST BROADWAY, STE 400, LONG BEACH, CALIFORNIA 90802 ☐ (562) 570-CODE

(562)570-6034
TDD (562)570-6793

NOTICE OF VACANT LOT APPEAL HEARING

January 4, 2019

Carl & Lori Abajian
2001 Golden Avenue
Long Beach, CA 90806

SUBJECT: 2001 GOLDEN AVENUE, LONG BEACH, CA
APN. NO. #7202-026-014

Dear Sir/Madam:

In response to your request for an Appeal Hearing, Notice is hereby given that on **January 14, 2019 at 9:00 a.m.**, in the **Code Enforcement Conference Room, 100 W. Broadway, Ste. 400**, Long Beach California, there will be a hearing conducted before the Board of Examiners, Appeals and Condemnation.

Please be advised that the Vacant Lot Registry fee of \$660.00 was established by resolution by City Council after a public hearing and solely as a means of cost recovery for services provided by staff to administer the Vacant Lot Monitoring Program. **Therefore, the Board of Examiners, Appeals and Condemnation does not have the authority to change the fee.**

All interested persons who desire to be heard in such matter should appear before said Board at the time and place indicated.

If you have any questions regarding this matter, please contact **Susan Sun-Stephan**, at **(562) 570-6740** between 7:30 a.m. - 4:30 p.m., Monday through Friday.

Cordially,

A handwritten signature in black ink that reads "Karl Wiegelman".

Karl Wiegelman
Code Enforcement Bureau Manager
Department of Development Services