



CITY OF LONG BEACH

DEPARTMENT OF FINANCIAL MANAGEMENT

C-7

333 West Ocean Boulevard 6th Floor • Long Beach, CA 90802 • (562) 570-6169 • Fax (562) 570-5836

July 19, 2011

HONORABLE MAYOR AND CITY COUNCIL
City of Long Beach
California

RECOMMENDATION:

Adopt the attached Resolution directing the Los Angeles County Auditor-Controller to include on the 2011-12 Secured Tax Roll, certain levies made pursuant to the provisions of the Long Beach Municipal Code for weed and debris removal, administrative citations, securing of buildings, and vacant buildings in the amount of \$222,675. (Citywide)

DISCUSSION

Chapter 8.56 of the Long Beach Municipal Code sets forth procedures for notifying property owners to clean their lots of weeds and/or debris. If the owner fails to remove the weeds or debris within the time stated following notification, or if ordered by the Board of Examiners, Appeals and Condemnation (BEAC), or after an appeal process, the City is authorized to clean the lot and assess a levy against the property.

Chapter 18.20 of the Long Beach Municipal Code authorizes the City to demolish and/or secure, following the appropriate hearings, any substandard building or structure that constitutes a public nuisance. All expenses incurred by the City in connection with the vacant buildings including removal, securing of buildings or demolition, are charged and become an indebtedness of the property owner.

Chapter 18.21 of the Long Beach Municipal Code sets forth a program to manage the maintenance of long-term vacated buildings. Various City departments, including Development Services/Code Enforcement, Police, Fire and Health, are involved in such monitoring to deter unauthorized access by securing vacant buildings. The substantial costs of monitoring vacant buildings are to be borne by the property owners.

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The attached Resolution authorizes the City to collect delinquent weed removal charges and/or delinquent building abatement charges, vacant building monitoring fees, incidental enforcement costs, interest, and a lien transfer charge from the responsible owners through their property tax bills for properties cleaned, abated and/or monitored during July 1, 2010 through June 30, 2011. Interest accrues at the rate of 12 percent from the delinquency date through June 30, 2011, with the exception of the administrative citations. City Council recently amended Municipal Code 9.65 on June 14, 2011 to allow for interest to accrue in future years on administrative citations.

Upon approval by the City Council, the Director of Financial Management will forward the authorizing Resolution and the prescribed reporting forms to the Los Angeles County Auditor-Controller, Tax Division, for incorporation into the 2011-12 County Secured Tax Roll.

This matter was reviewed by Assistant City Attorney Mike Mais and Budget Management Officer Victoria Bell on June 29, 2011.

TIMING CONSIDERATIONS

City Council action on this item is requested on July 19, 2011, as the Los Angeles County Auditor-Controller requires receipt of the authorized lien assessment on July 31, 2011.

FISCAL IMPACT

Total code enforcement delinquency charges to be placed on the 2011-2012 tax roll are \$222,675, representing 77 properties.

These are comprised of:

- a) Weed removal and cleaning charges including interest in the amount of \$51,226 levied against the 19 listed properties (see Resolution Exhibit A);
- b) Administrative citation charges without interest in the amount of \$13,710 levied against ten listed properties (see Resolution Exhibit B)
- c) Secure building charges including interest in the amount of \$1,422 levied against the one listed property (see Resolution Exhibit C); and,
- d) Vacant building charges including interest in the amount of \$156,317 levied against the 47 listed properties (see Resolution Exhibit D);

The County will be requested to collect these costs with the annual property taxes for deposit into the General Fund (GP).

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SUGGESTED ACTION:

Approve recommendation.

Respectfully submitted,



DAVID S. NAKAMOTO
ACTING DIRECTOR, DEPARTMENT OF
FINANCIAL MANAGEMENT/CFO



AMY J. BODEK
DIRECTOR, DEPARTMENT OF
DEVELOPMENT SERVICES

DSN:AJB:EC
T:\COUNCIL LETTERS\07-19-11 ccl - WEED DEMO ADMIN OTHER TAX LIENS 2011-12.DOC

ATTACHMENT - RESOLUTION

APPROVED:



PATRICK H. WEST
CITY MANAGER

OFFICE OF THE CITY ATTORNEY
ROBERT E. SHANNON, City Attorney
333 West Ocean Boulevard, 11th Floor
Long Beach, CA 90802-4664

1 RESOLUTION NO.

2
3 A RESOLUTION OF THE CITY COUNCIL OF THE
4 CITY OF LONG BEACH DIRECTING THE LOS ANGELES
5 COUNTY AUDITOR-CONTROLLER TO INCLUDE ON THE
6 2010-2011 SECURED TAX ROLL CERTAIN
7 ASSESSMENTS MADE PURSUANT TO PROVISIONS OF
8 THE LONG BEACH MUNICIPAL CODE FOR WEED AND
9 DEBRIS REMOVAL, ADMINISTRATIVE CITATIONS AND
10 PENALTIES, SECURING OF BUILDINGS, AND
11 MONITORING OF VACATED BUILDINGS

12
13 WHEREAS, Chapters 8.56 (Weed Removal), 9.65 (Administrative
14 Citations and Penalties), 18.20 (Unsafe Buildings or Structures), and 18.21
15 (Maintenance of Long-Term Boarded and Vacated Buildings) of the Long Beach
16 Municipal Code provide a system for the City to levy, collect and recover costs
17 associated with removing weeds and debris from privately owned real property, unpaid
18 administrative citations and penalties, securing of buildings, and monitoring of vacant
19 buildings; and

20 WHEREAS, the City's Building Official is required to certify to the City
21 Treasurer-Tax Collector the amount of the weed abatement, unpaid administrative
22 citations and penalties, securing of buildings, and monitoring of vacant buildings; and

23 WHEREAS, the City's Building Official has certified to the City Treasurer-
24 Tax Collector unpaid charges in connection with the weed abatement, administrative
25 citations and penalties, securing of buildings, and monitoring of vacant buildings which
26 should be entered upon the secured tax roll and collected in the same manner as ad
27 valorem taxes.

28 NOW, THEREFORE, the City Council of the City of Long Beach resolves

1 as follows:

2 Section 1. The Los Angeles County Auditor-Controller is hereby
3 authorized and requested to include on the 2011-2012 secured tax roll the delinquent
4 assessment charges, and penalties, if any, for each of the described parcels of real
5 property set forth in Exhibits "A", "B", "C", and "D" attached hereto and made a part
6 hereof. The county parcel number and the total unpaid assessment, together with
7 interest thereon, and the situs address of the real property are set forth on each exhibit.
8 Only the amount set forth in the third column entitled "Amount" should be entered as
9 charges due the City of Long Beach on the real property to which the amount refers.
10 The Los Angeles County Auditor-Controller is directed to collect said charges in the
11 same manner as ad valorem taxes.

12 Section 2. The Director of Financial Management is directed to transmit
13 to the County Auditor-Controller a certified copy thereof on or before July 31, 2011.

14 Section 3. This resolution shall take effect immediately upon its
15 adoption by the City Council, and the City Clerk shall certify the vote adopting this
16 resolution.

17 I hereby certify that the foregoing resolution was adopted by the City Council of
18 the City of Long Beach at its meeting of July _____, 2011, by the following votes:

19 Ayes: Councilmembers: _____

20 _____

21 _____

22 Noes: Councilmembers: _____

23 _____

24 Absent: Councilmembers: _____

25 _____

26
27
28 _____

City Clerk



**TAX LIEN FOR THE REAL AND SECURED ASSESSMENT ROLL
(FOR WEED AND DEBRIS REMOVAL)
JULY 1, 2010 TO JUNE 30, 2011**

<u>TRACT NO.</u>	<u>ASSESSOR PARCEL</u>	<u>AMOUNT</u>	<u>SITUS ADDRESS</u>	<u>COUNCIL DISTRICT</u>
5755	7429-029-018	\$2,455.04	1661 Seabright Ave	1
5722	7206-013-007	\$1,829.14	2842 Chestnut Ave	6
5740	7079-026-014	\$3,581.48	3068 Kallin Ave	5
5749	7224-002-001	\$4,264.48	2068 Clark Ave	4
5750	7219-006-025	\$2,177.34	4110 Patero Way	4
5749	7224-002-017	\$2,172.22	2021 Greenbrier Rd	4
5769	7260-031-009	\$2,140.43	1150 Raymond Ave	4
5745	7239-006-001	\$2,162.30	1735 Vuelta Grande	4
5768	7263-024-004	\$2,637.63	2730 E. 4 th Street	2
5768	7262-031-016	\$2,669.62	625 Ohio Ave	2
5763	7273-007-013	\$4,138.12	1085 Long Beach Blvd	1
5759	7278-026-009	\$8,338.28	444-6 Daisy Ave / 443- 5 Crystal Ct	1
5765	7266-013-012	\$2,268.44	511 Almond Ave	2
5717	7131-039-020	\$1,316.00	233 Del Amo Blvd	8
5705	7123-003-008	\$1,589.00	6043 Gaviota Ave	9
5705	7124-001-025	\$2,232.00	6108 Atlantic Ave	9
5706	7123-017-020	\$1,439.00	5863 Gaviota Ave	9
5763	7274-012-012	\$1,891.31	1014 Lime Ave	6
5758	7272-013-018	\$1,923.84	237 W. 8 th St	1
GRAND TOTAL		\$51,225.67		



City of Long Beach
Working Together to Serve

Exhibit B

**TAX LIEN FOR THE REAL AND SECURED ASSESSMENT ROLL
(FOR ADMINISTRATIVE CITATIONS)
JULY 1, 2010 TO JUNE 30, 2011**

<u>TRACT NO.</u>	<u>ASSESSOR PARCEL</u>	<u>AMOUNT</u>	<u>SITUS ADDRESS</u>	<u>COUNCIL DISTRICT</u>
5732	7211-014-026	\$2,121.00	2209 Myrtle Ave	6
5723	7312-026-035	\$1,371.00	1425 W. Spring St	7
5726	7314-010-015	\$1,371.00	1910 Canton St	7
5753	7269-031-001	\$246.00	500 E. 15 th St	1
5722	7206-018-001	\$1,371.00	2790 Chestnut Ave	7
5704	7304-006-026	\$496.00	168 E. 69 th St	9
5720	7147-007-003	\$246.00	3757 Gardenia Ave	7
5715	7130-019-008	\$2,496.00	5042 Bentree Circle	8
5763	7274-021-011	\$1,121.00	723 E. 8 th St	1
5762	7281-006-022	\$2,871.00	439 Olive Ave	1
GRAND TOTAL		\$13,710.00		



City of Long Beach
Working Together to Serve

Exhibit C

**TAX LIEN FOR THE REAL AND SECURED ASSESSMENT ROLL
(FOR SECURE BUILDING)
JULY 1, 2010 TO JUNE 30, 2011**

<u>TRACT NO.</u>	<u>ASSESSOR PARCEL</u>	<u>AMOUNT</u>	<u>SITUS ADDRESS</u>	<u>COUNCIL DISTRICT</u>
5758	7271-023-037	\$1,422.42	711 Daisy Ave	1
GRAND TOTAL		\$1,422.42		



**TAX LIEN FOR THE REAL AND SECURED ASSESSMENT ROLL
(FOR VACANT BUILDINGS)
JULY 1, 2010 TO JUNE 30, 2011**

<u>Tract No.</u>	<u>Assessor Parcel</u>	<u>Amount</u>	<u>Situs Address</u>	<u>Council District</u>
<u>5770</u>	<u>7241-012-117</u>	<u>\$3,521.00</u>	<u>4316 E. 11TH STREET</u>	<u>4</u>
<u>5749</u>	<u>7225-014-008</u>	<u>\$6,616.00</u>	<u>1873 BRITTON DRIVE</u>	<u>4</u>
<u>5749</u>	<u>7224-002-001</u>	<u>\$2,269.00</u>	<u>2068 CLARK AVENUE</u>	<u>4</u>
<u>5743</u>	<u>7225-031-045</u>	<u>\$4,440.00</u>	<u>1810 COLLEGE PLACE</u>	<u>4</u>
<u>5751</u>	<u>7259-032-020</u>	<u>\$1,729.00</u>	<u>2925 E. 17TH STREET</u>	<u>4</u>
<u>5768</u>	<u>7257-006-014</u>	<u>\$923.00</u>	<u>541 OBISPO AVENUE</u>	<u>2</u>
<u>5751</u>	<u>7260-025-009</u>	<u>\$779.00</u>	<u>1336 MOLINO AVENUE</u>	<u>4</u>
<u>5748</u>	<u>7240-010-011</u>	<u>\$5,454.00</u>	<u>5160 VISTA HERMOSA</u>	<u>3</u>
<u>5769</u>	<u>7258-005-022</u>	<u>\$3,271.00</u>	<u>1059 CORONADO AVENUE</u>	<u>4</u>
<u>5769</u>	<u>7258-005-022</u>	<u>\$3,271.00</u>	<u>1061 CORONADO AVENUE</u>	<u>4</u>
<u>5763</u>	<u>7258-005-022</u>	<u>\$3,271.00</u>	<u>1063 CORONADO AVENUE</u>	<u>4</u>
<u>5706</u>	<u>7128-012-022</u>	<u>\$4,601.00</u>	<u>1501 E. 56TH STREET</u>	<u>8</u>
<u>5705</u>	<u>7119-005-029</u>	<u>\$848.00</u>	<u>2113 65TH STREET</u>	<u>9</u>
<u>5715</u>	<u>7130-019-008</u>	<u>\$1,006.00</u>	<u>5042 BENTREE CIRCLE</u>	<u>8</u>
<u>5717</u>	<u>7131-039-020</u>	<u>\$2,531.00</u>	<u>233 E. DEL AMO BLVD.</u>	<u>8</u>
<u>5704</u>	<u>7304-015-047</u>	<u>\$1,650.00</u>	<u>6661 DELTA AVENUE</u>	<u>9</u>
<u>5706</u>	<u>7123-017-020</u>	<u>\$4,006.00</u>	<u>5863 GAVIOTA AVENUE</u>	<u>9</u>
<u>5705</u>	<u>7123-003-008</u>	<u>\$1,650.00</u>	<u>6043 GAVIOTA AVENUE</u>	<u>9</u>
<u>5715</u>	<u>7129-021-004</u>	<u>\$2,271.00</u>	<u>1404 E. HARDWICK STREET</u>	<u>8</u>
<u>5706</u>	<u>7127-001-011</u>	<u>\$4,408.00</u>	<u>5635 LEMON AVENUE</u>	<u>8</u>
<u>5705</u>	<u>7124-023-010</u>	<u>\$2,531.00</u>	<u>5920 LEMON AVENUE</u>	<u>9</u>
<u>5720</u>	<u>7147-022-001</u>	<u>\$4,633.00</u>	<u>3501 ROSE AVENUE</u>	<u>7</u>
<u>5762</u>	<u>7281-006-010</u>	<u>\$6,641.00</u>	<u>402 ATLANTIC AVENUE</u>	<u>1</u>
<u>5759</u>	<u>7278-026-009</u>	<u>\$17,928.00</u>	<u>443 & 445 CRYSTAL CT. / 444 & 446 DAISY AVE</u>	<u>1</u>
<u>5763</u>	<u>7273-007-014</u>	<u>\$3,262.00</u>	<u>1081 LONG BEACH BLVD.</u>	<u>1</u>
<u>5763</u>	<u>7273-007-013</u>	<u>\$3,258.00</u>	<u>1085 LONG BEACH BLVD.</u>	<u>1</u>

**TAX LIEN FOR THE REAL AND SECURED ASSESSMENT ROLL
(FOR VACANT BUILDINGS)
JULY 1, 2010 TO JUNE 30, 2011**

<u>Tract No.</u>	<u>Assessor Parcel</u>	<u>Amount</u>	<u>Situs Address</u>	<u>Council District</u>
5763	7273-002-008	\$4,420.00	1200 LONG BEACH BLVD	6
5763	7273-002-007	\$924.00	1208 LONG BEACH BLVD.	6
5764	7267-007-022	\$6,639.00	1062 NORMAN COURT	6
5759	7272-021-022	\$4,244.00	615 PACIFIC AVENUE	1
5764	7266-004-023	\$706.00	1032 BRENNER PLACE	1
5759	7280-001-003	\$1,189.00	446 W. 6TH STREET	1
5763	7273-012-035	\$908.00	944 & 948 LOCUST AVENUE	1
5758	7272-005-012	\$1,423.00	1107 & 1109 PACIFIC AVENUE	1
5758	7272-005-009	\$6,142.00	1131 PACIFIC AVENUE	1
5764	7267-007-024	\$760.00	1046 NORMAN COURT	6
5764	7274-008-005	\$753.00	1030 LEWIS AVENUE	6
5763	7274-020-043	\$3,915.00	837 E. 7TH STREET	1
5763	7274-021-019	\$2,765.00	816 E. 9TH STREET	1
5763	7273-012-020	\$4,399.00	222 E. 10TH STREET	1
5764	7274-023-022	\$573.00	861 ALAMITOS AVENUE	1
5766	7265-003-011	\$923.00	27 CERRITOS AVENUE	2
5765	7275-005-004	\$2,829.00	332 CERRITOS AVENUE	2
5752	7268-022-013	\$5,392.00	1062 E. 16TH STREET	6
5729	7431-032-003	\$4,021.00	1254 W. 19TH STREET	1
5752	7268-019-024	\$940.00	1480 ALAMITOS AVENUE	6
5730	7209-028-014	\$3,914.00	1850 HENDERSON AVENUE	6
5731	7202-010-002	\$1,770.00	2283 OREGON AVENUE	7
<u>GRAND TOTAL</u>		<u>\$156,317.00</u>		