



# CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

CODE ENFORCEMENT

100 W. Broadway, Suite 400

LONG BEACH, CALIFORNIA 90802

(562)570 - CODE FAX (562)570-6334  
(562)570 - 2 6 3 3 TOD (562)570-6333

November 16, 2018

## NOTICE TO PAY VACANT LOT MONITORING FEES ANNUAL FEE 2018

HERBERT & EDNA Y. RICHARDSON  
1545 W PARADE ST.  
LONG BEACH, CA 90810-4030

APN: 7431-029-015

Case # CEVL255234

Re: 1541 PARADE ST VACANT LOT, LONG BEACH, CA, 90810

Dear Sir or Madam

On 8/14/2018, a letter was sent indicating that the subject property located at LOT: 28 BLOCK: 7 TRACT: 1833 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 1541 PARADE ST VACANT 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 (I) 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:

Karl Wiegelman  
562-570-6431  
Principal Building Inspector

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# Property Detail Report

CA

APN: 7431-029-015

Los Angeles County Data as of: 11/08/2018

## Owner Information

Owner Name: Richardson Herbert / Richardson Edna Y  
Vesting:  
Mailing Address: 1545 W Parade St, Long Beach, CA 90810-4030  
Occupancy: Unknown

## Location Information

Legal Description: Tract # 1833 Lot 28  
APN: 7431-029-015  
Munic / Twnshp: Region/Cluster: 10/10415  
Subdivision: 1833  
Neighborhood: Lower Westside  
Elementary School: Garfield Elementar...  
County: Los Angeles, CA  
Census Tract / Block:  
Legal Lot / Block: 28 / 7  
Legal Book / Page: 23 / 86  
Tract #: 1833  
School District: Long Beach Unified School District  
Middle School: Stephens Middle Sc...  
High School:

## Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:  
Buyer Name:  
Price:  
Seller Name:  
Transfer Doc #:  
Deed Type:

## 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 #: N/A  
Sale Doc #: N/A

## 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 #: N/A

## Property Characteristics

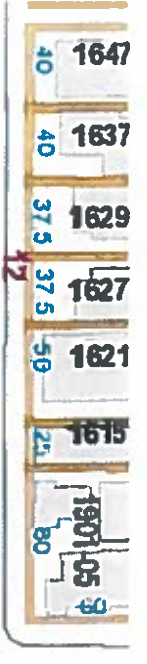
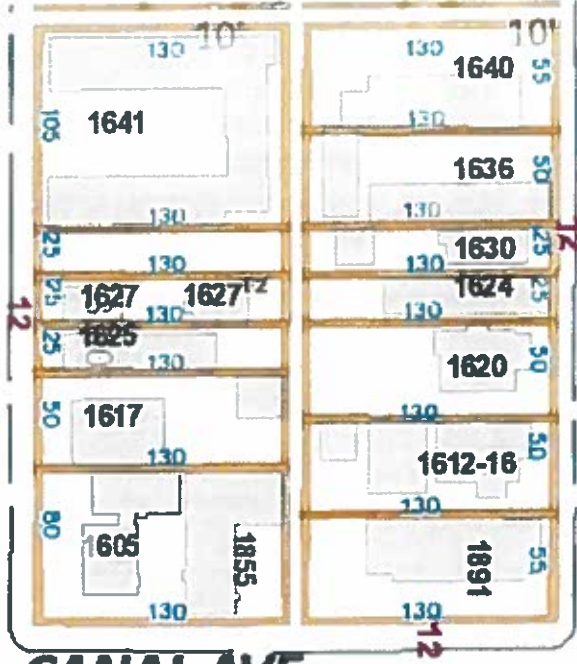
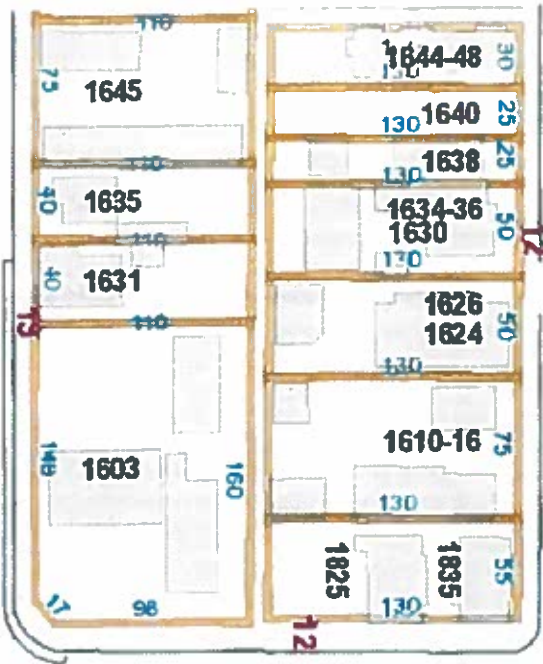
Gross Living Area:  
Living Area:  
Total Adj. Area:  
Above Grade:  
Basement Area:  
Style:  
Foundation:  
Quality:  
Condition:  
Total Rooms:  
Bedrooms:  
Baths (F / H):  
Pool:  
Fireplace:  
Cooling:  
Heating:  
Exterior Wall:  
Construction Type:  
Year Built / Eff:  
Stories:  
Parking Type: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

## Site Information

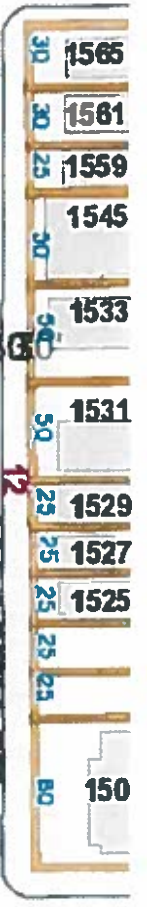
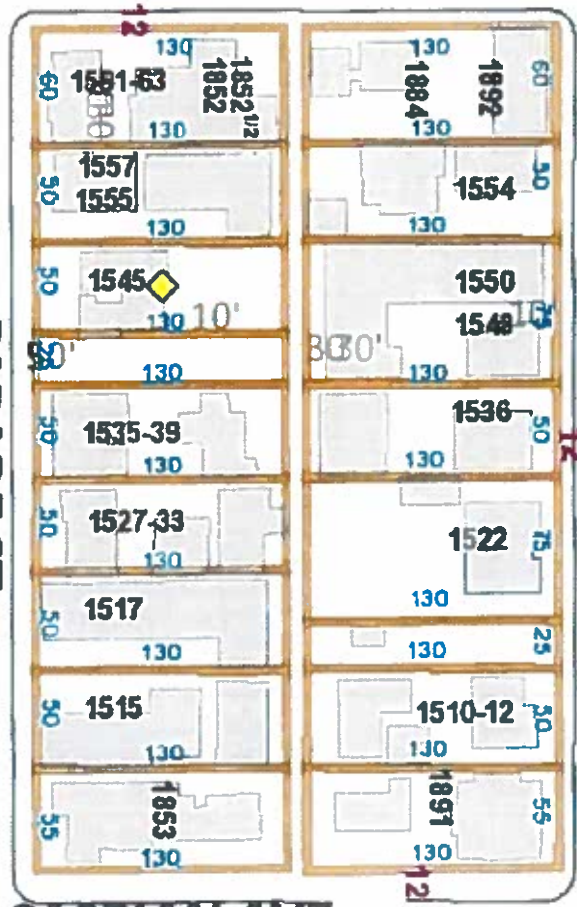
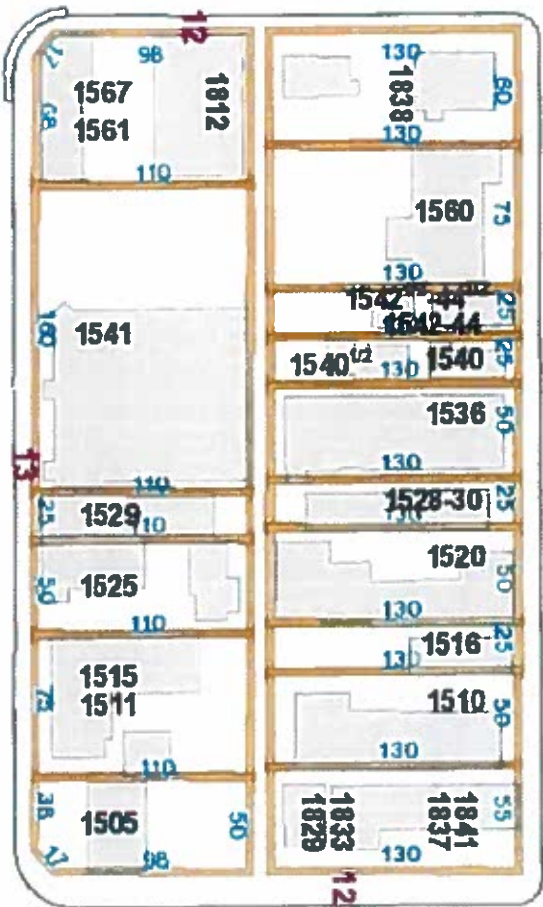
Land Use: Residential Lot  
State Use:  
County Use: 010V - Vacant Residential  
Site Influence:  
Flood Zone Code: X  
Community Name: City Of Long Beach  
Lot Area: 3,498 Sq. Ft.  
Lot Width / Depth:  
Usable Lot: 3250  
Acres: 0.8  
Flood Map #: 06037C1962F  
Flood Panel #: 1962F  
Zoning: LBR2N  
# 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: \$146.05  
Exemption:  
Assessed Value: \$10,965  
Land Value: \$10,965  
Improvement Value:  
Improved %:  
Delinquent Year:  
Market Total Value:  
Market Land Value:  
Market Imprv Value:  
Market Imprv %:



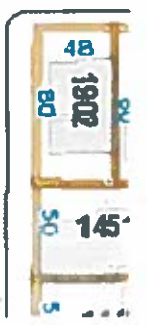
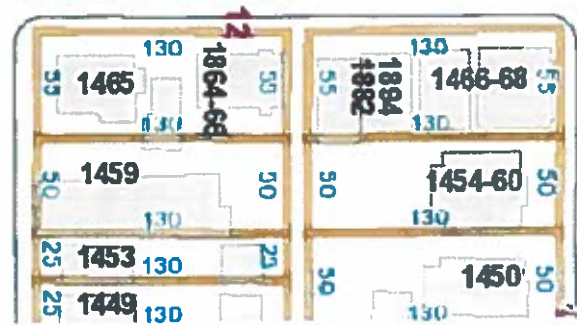
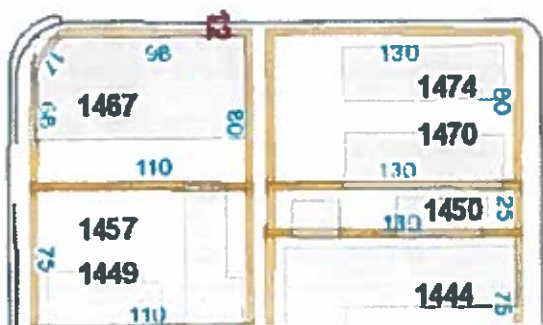
**CANAL AVE**



**PARADE ST**

**W 19TH ST**

**CASPIAN AVE**



4

1545 Parade ST

VACANT LOT FEE

November 26, 2018

RECEIVED  
CODE ENFORCEMENT

NOV 29 2018

HERBERT RICHARDSON  
1545 PARADE ST.  
LONG BEACH CA. 90810

Re: 1545 PARADE ST. VACANT LOT, ( MY YARD ) LONG BEACH CA. 90810

I am requesting a appeal hearing for my property at 1541 (1545)  
Parade st. LOT 28, TRACT 1833 BLOCK 7 Long Beach Ca. District 1

The property in question I consider my back and side yard and not  
a vacant lot. the property is adjacent to my home which sits on  
lot 29,30 of same tract and block as lot 28. The property is  
nicely fenced, containing two patio's, multiple trees that are well  
cared for and lawn which is cut and edged twice a month by a paid  
gardner. ( \$50.00 )

I openly invite the Director of Department of Development  
Services, Council lady Lena Gonzalez and entire city Council to see  
if it is worthy of a \$660.00 ( \$55.00 a month ) yearly vacant lot  
fee, nearly as much as my property tax.the property is not  
a eyesore.

I have resided at this property for 45 years and have always been  
responsible for the upkeep of said property, i am requesting  
a lifetime exemption for LOT 28.

cc: Lena Gonzalez



# 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

February 1, 2019

Herbert Richardson  
1545 Parade Street  
Long Beach, CA 90810

**SUBJECT: 1541 PARADE STREET, LONG BEACH, CA**  
**APN. NO. #7431-029-015**

Dear Sir/Madam:

In response to your request for an Appeal Hearing, Notice is hereby given that on **February 11, 2019 at 1:30 p.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 amount except in these limited circumstances:**

- A Development Services Director approved exemption.
- You are currently merging the lot with an adjacent lot.
- The lot has been deemed undevelopable by the Planning Department.
- The lot is currently used for small scale urban agriculture.
- The lot was not vacant the entire 12 months of the year.
- You are not the current property owner of the lot.

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 blue ink that reads "Karl Wiegelman".

Karl Wiegelman  
Code Enforcement Bureau Manager  
Department of Development Services

# 3874