



# CITY OF LONG BEACH

## DEPARTMENT OF DEVELOPMENT SERVICES

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### CODE ENFORCEMENT

February 11, 2019

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

Case No. VL023-02-19  
Appellant: Herbert Richardson  
1541 Parade Street  
CEVL255234

### RECOMMENDATION

Conclude the hearing and determine that subject property located at 1541 Parade Street meets the definition of vacant lot as stated in the Long Beach Municipal Code 18.29.070(C), the appellant is the owner of the property and uphold the annual administering fee.

### DISCUSSION

On October 12, 2017, City Council approved the amending of the Long Beach Municipal Code by adding Chapter 18.29, Maintenance of Vacant Lots and the establishment of annual administering fee.

On August 14, 2018, Department of Development Services, Code Enforcement Bureau, mailed notification letters to property owners of all known vacant lots as listed on the Los Angeles County Tax Assessor Record.

From August 20, 2018 to October 30, 2018 staff used vacant lot data from Los Angeles County and surveyed the status of the lot.

The property located at 1541 Parade Street is and was a vacant lot for the time period between 2018-2019 and are owned by the appellant. No exemptions to the annual administering fee apply for this property.

On November 15, 2018, vacant lot administering fee billing letters were sent to property owners as listed on the Los Angeles County Tax Assessor Record.

On December 12, 2018, staff received vacant lot appeal requests.

Respectfully submitted,



KARL WIEGELMAN  
CODE ENFORCEMENT BUREAU MANAGER  
DEVELOPMENT SERVICES DEPARTMENT

EXHIBITS

- Exhibit 1 – ORDINANCE
- Exhibit 2 – URBAN AGRICULTURE INCENTIVE ZONE ORDINANCE
- Exhibit 3 – PROPERTY OWNER ADVISEMENT LETTER
- Exhibit 4 – VACANT LOT PROGRAM REGISTRATION FORM
- Exhibit 5 – CASE INFORMATION