



CITY OF LONG BEACH

DEPARTMENT OF DEVELOPMENT SERVICES

CODE ENFORCEMENT

100 W Broadway, Suite 400

LONG BEACH, CALIFORNIA 90802

(562)570 - CODE FAX (562)570-0804
(562)570 - 2 6 3 3 TOD (562)570-6733

November 15, 2018

NOTICE TO PAY VACANT LOT MONITORING FEES ANNUAL FEE 2018

GEORGE E GORDON / GEORGE E GORDON IV TRUST
PO BOX 32502
LONG BEACH, CA 90832

APN: 7264-005-027

Case # CEVL254751

Re: 3015 CORTO PL VACANT LOT, LONG BEACH, CA, 90803

Dear Sir or Madam

On 8/14/2018, a letter was sent indicating that the subject property located at LOT: 44 & 45 BLOCK: F,U TRACT: - 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 3015 CORTO PL 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:

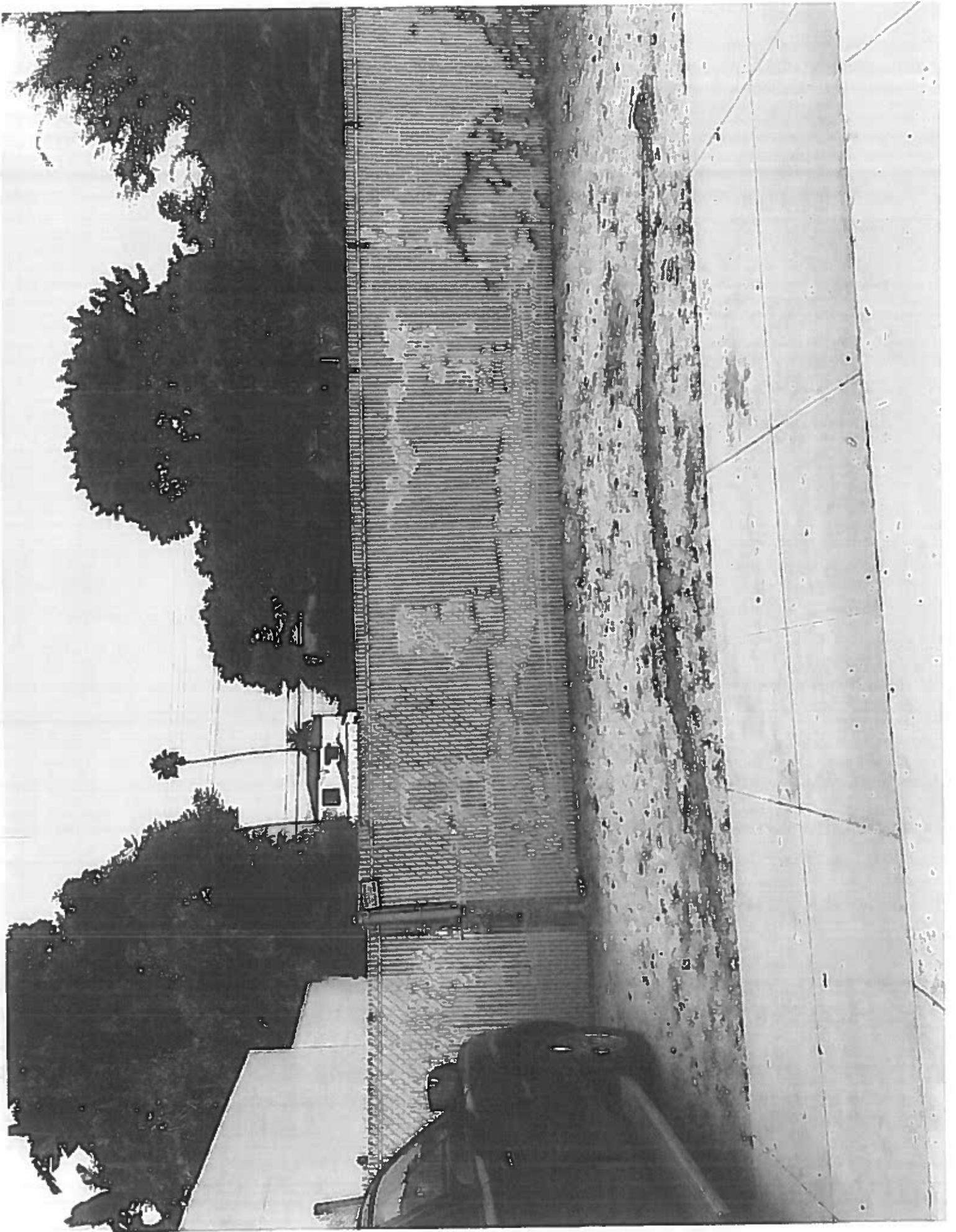
City of Long Beach
Department of Development Services
100 West Broadway, Suite 400
Long Beach, California 90802

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.

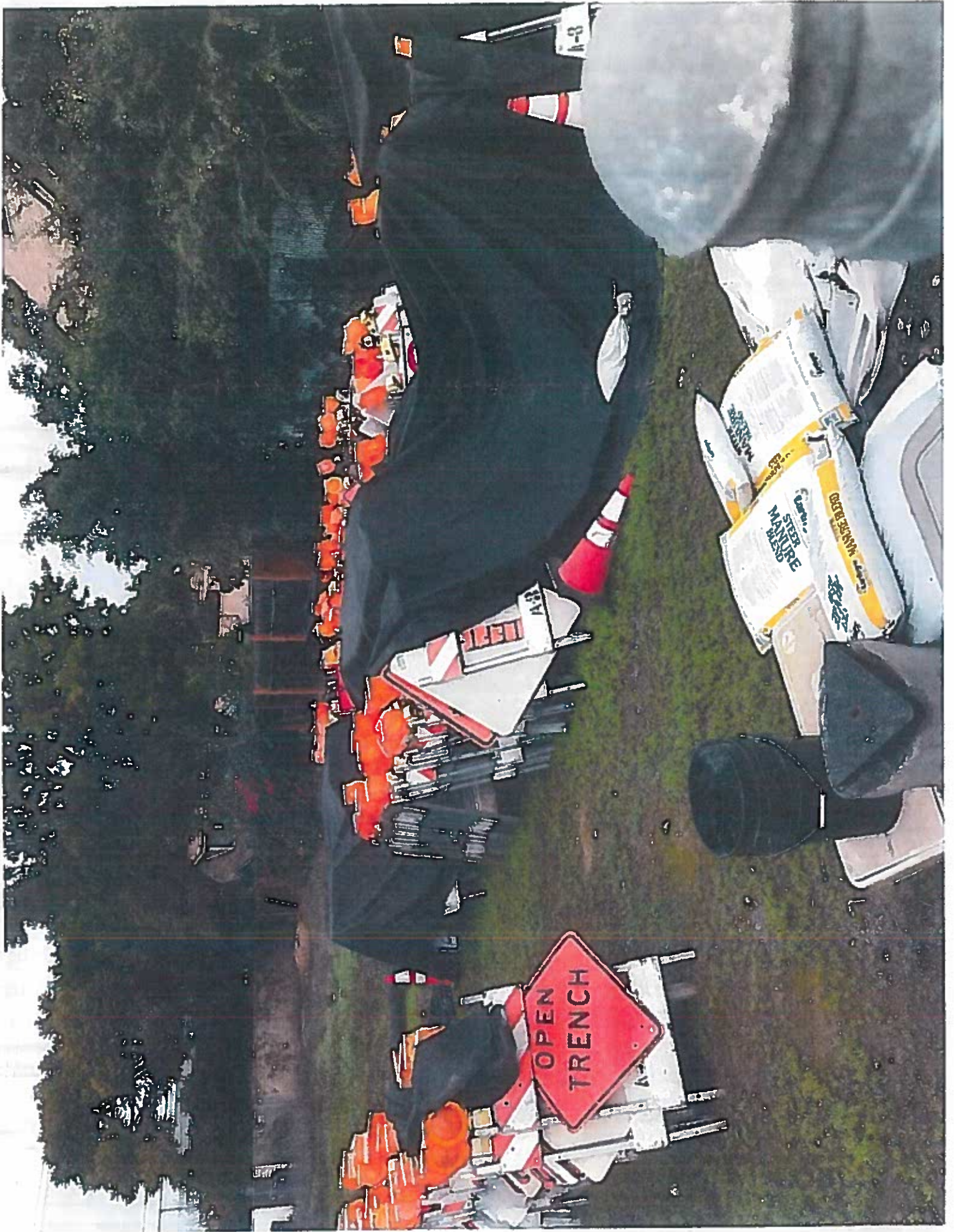
By:

Karl Wiegelman
562-570-6431
Principal Building Inspector









Property Detail Report

3015 E Corto Pl, Long Beach, CA 90803-5819

APN: 7264-005-027

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

Owner Information

Owner Name: Gordon George E / George E Gordon IV Trust
Vesting: Personal Trust / Trust
Mailing Address: Po Box 32502, Long Beach, CA 90832-2502
Occupancy: Unknown

Location Information

Legal Description: Kenyons Sub Of Blk U Alamitos Beach Townsite Lots 44 And Lot 45
APN: 7264-005-027
Munic / Twship: Region/Cluster: 10/10407
Subdivision: Kenyons Subdivision
Neighborhood: Long Beach
Elementary School: Mann Elementary Sc...
County: Los Angeles, CA
Alternate APN:
Twship-Rng-Sec: 576700 / 1006
Tract #: 44, 45 / F,U
Legal Book / Page:
School District: Long Beach Unified School District
Middle School: Jefferson Leadersh...
High School:

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 11/21/2005 / 11/28/2005
Buyer Name: Gordon George E IV 2005 Trust
Price: \$425,000 / Full Value
Seller Name: Gordon George E IV
Transfer Doc #: 2005.2874833
Deed Type: Quitclaim

Last Market Sale

Sale / Rec Date: 03/15/2005 / 03/24/2005
Multi / Split Sale:
1st Mtg Amt / Type:
2nd Mtg Amt / Type:
Seller Name: Senninger, David
Lender:
Title Company: Orange Coast Title
Sale Price / Type: \$425,000 / Full Value
Price / Sq. Ft.:
1st Mtg Rate / Type:
2nd Mtg Rate / Type:
Deed Type: Deed
New Construction:
1st Mtg Doc #: N/A
Sale Doc #: 2005.677743

Prior Sale Information

Sale / Rec Date: 03/14/2002 / 03/21/2002
1st Mtg Amt / Type: \$145,950 / Conventional
Prior Lender: Indymac Bank FSB
Sale Price / Type: \$208,500 / Full Value
1st Mtg Rate / Type:
Prior Deed Type: Deed
Prior Sale Doc #: 2002.678315

Property Characteristics

Gross Living Area:
Living Area:
Total Adj. Area:
Above Grade:
Basement Area:
Style:
Foundation:
Quality:
Condition:
Total Rooms: 7
Bedrooms: 3
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type:
Year Built / Eff:
Stories: 2
Parking Type: Garage
Garage #: 1
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

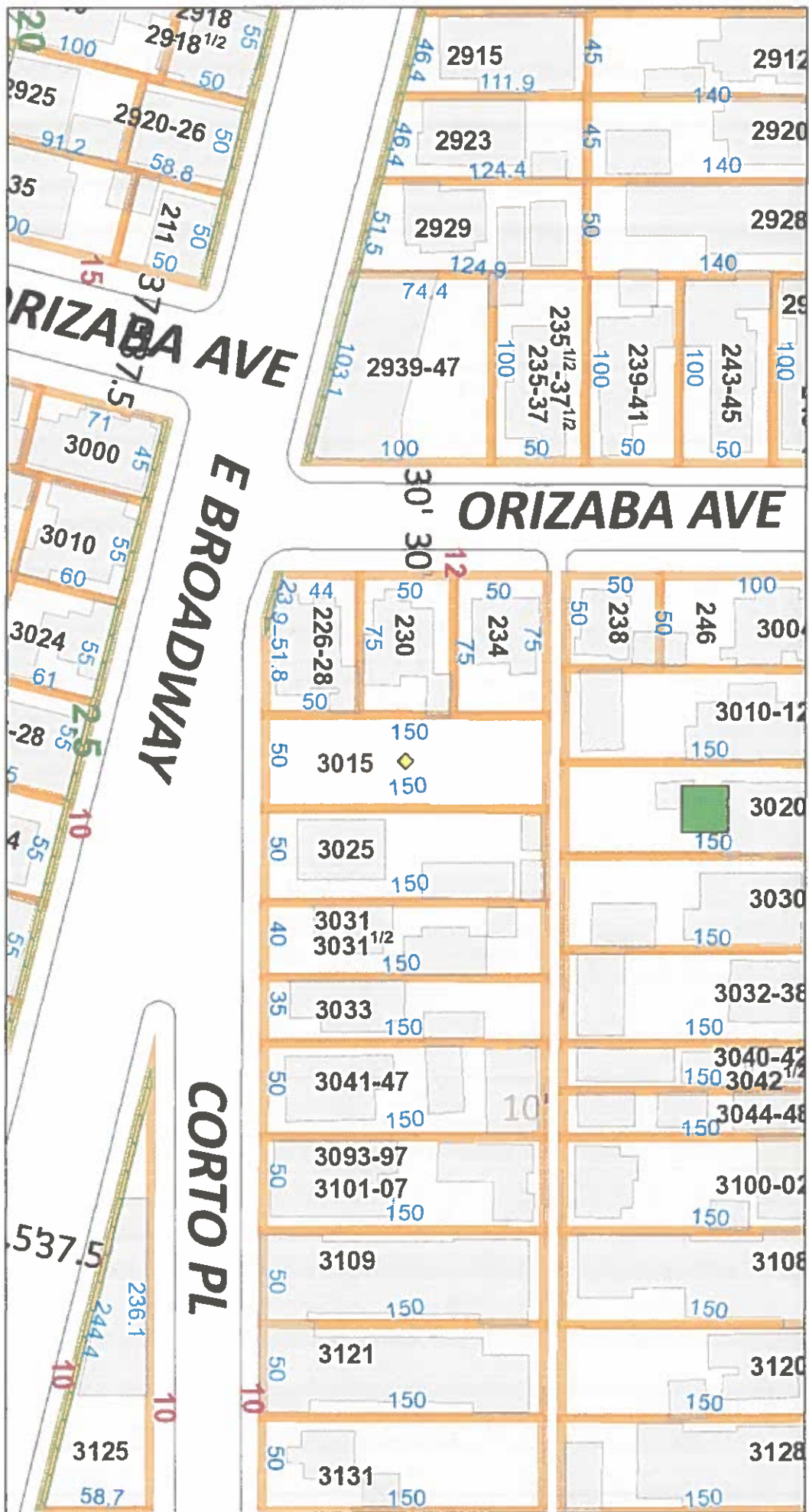
Site Information

Land Use: Duplex
State Use:
County Use: 020V - Vacant-Resid/Duplex
Site Influence:
Flood Zone Code: X
Community Name: City Of Long Beach
Lot Area: 7,501 Sq. Ft.
Lot Width / Depth: 50 / 150
Usable Lot: 7500
Acres: 0.17
Flood Map #: 06037C1970F
Flood Panel #: 1970F
Zoning: LBR2A
of Buildings:
Res / Comm Units:
Water / Sewer Type:
Flood Map Date: 09/26/2008
Inside SFHA: False

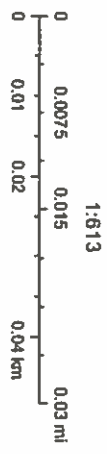
Tax Information

Assessed Year: 2018
Tax Year: 2018
Tax Area: 5-500
Property Tax: \$6,301.05
Exemption:
Assessed Value: \$520,647
Land Value: \$520,647
Improvement Value:
Improved %:
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

Planning & Zoning



December 31, 2018



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George E. Gordon IV
PO Box 32502
Long Beach, CA 90832
Work 562-283-7364, Cell 562-505-1076

December 14, 2018

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

Sent via Certified Mail

Subject: 3015 Corto PL, APN: 7264-005-027, Case # CEVL254751
Request for Appeal Hearing or an Exemption on 2018 Vacant Lot Monitoring Fees

Dear Director of Development Services:

I am writing regarding a vacant lot that I own at 3015 Corto Place, in response to the notice, I received from the City to pay the Annual Vacant Lot Monitoring Fee. I am requesting an exemption and dismissal of the annual fee.

The reason I am requesting an exemption and dismissal of the fee, is in accordance with Paragraph F of LBMC section 18.29.080, a copy attached herein. Currently, the City Public Works Department is using my vacant lot to store their contractor's (All American Asphalt) construction equipment including barricades, vault boxes and various other materials for the Broadway Street Improvement project. Attached are pictures of some of the items stored on the lot. Mr. Ono Ramirez of the City Public Works Department is my contact for use of my vacant lot and can be reached at 562-570-6183.

If exemption of the annual fee can be dismissed without requiring a hearing, I would prefer that, otherwise I am open to attending a hearing on the matter.

I can be reached at the above address or telephone numbers for further communications on this matter. Thank you for your consideration of this matter.

Sincerely,


George E. Gordon IV
Property Owner

Attachments: LBMC Section 18.29.080
Pictures of City's Construction Items Stored on Lot

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owner or responsible party shall re-register such vacant lot and pay an additional annual fee. The monitoring fee, which may be billed by the City on a quarterly basis, shall be applicable until such time as the lot is no longer vacant as defined in this Chapter.

F. The Director of Development Services shall have the authority to make specific fee exemptions in a case where the property owner has agreed to allow the property to be used and operated for a specific community serving use and for a specific minimum time frame.

G. If the annual monitoring fee is not paid when due then the fee may be specially assessed against the property involved. If the fee is specially assessed against the property, said assessment may be collected and shall be subject to the same penalties and the same procedure and sale in case of delinquency as provided for ordinary real property taxes. All laws applicable to the levy, collection and enforcement of real property taxes are applicable to the special assessment.

H. The City may also cause a notice of lien to be recorded against the property. The notice shall, at a minimum, identify the record owner or possessor of the property, set forth the last known address of the record owner or possessor, a description of the real property subject to the lien, and the amount of the fee or costs assessed against the property.

I. Hearing on charges. Within thirty (30) days from the date that the property owner is mailed a notice regarding the imposition of either yearly monitoring fees or code enforcement response fees or charges, the property owner may demand a hearing as to the reasonableness of the fees or charges imposed. Such demand shall be in writing and presented to the Director of Development Services for the City of Long Beach. Said demand shall describe the property involved, state the reasons for objecting, and include an address of the property owner for service of notice in connection



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)570-8034
TDD (562)570-8793

NOTICE OF VACANT LOT APPEAL HEARING

January 4, 2019

George E. Gordon IV
PO Box 32502
Long Beach, CA 90832

SUBJECT: 3015 CORTO PLACE, LONG BEACH, CA
APN. NO. #7264-005-027

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