



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

VARY N FOSTER/
FOSTER LIVING TRUST
3610 BLUEBELL ST
SEAL BEACH, CA 90740-2817

APN: 7210-018-022

Case # CEVL254911

Re: 1086 E 19TH ST VACANT 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: A BLOCK: 5 TRACT: THE STATE STREET 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 1086 E 19TH 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.

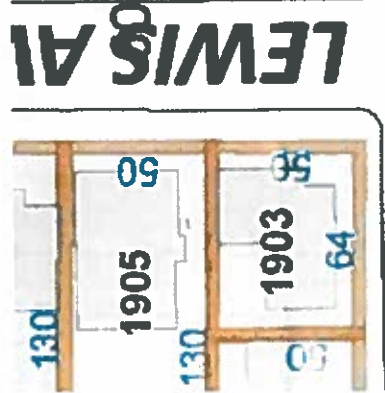
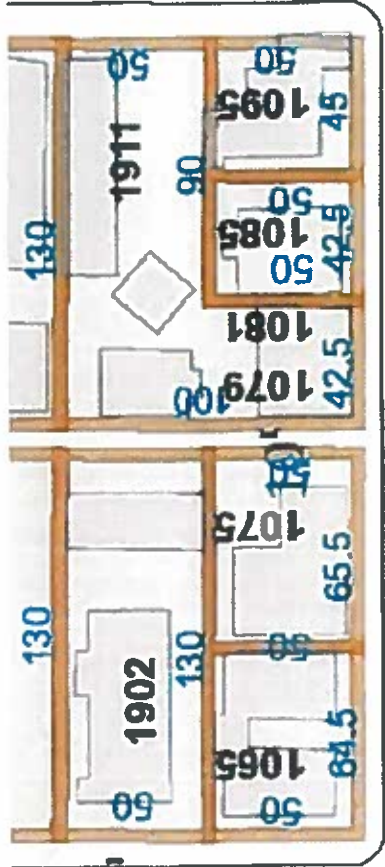
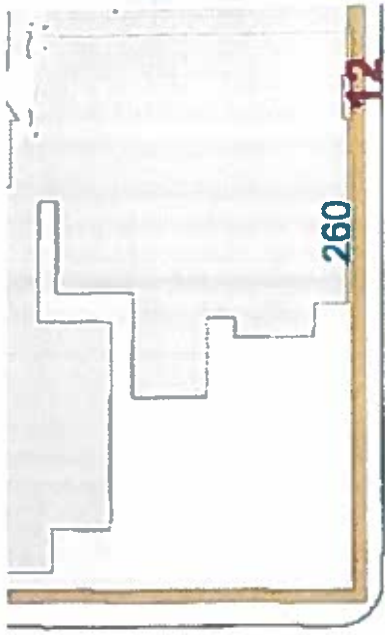
By:

Karl Wiegelman
562-570-6431
Principal Building Inspector

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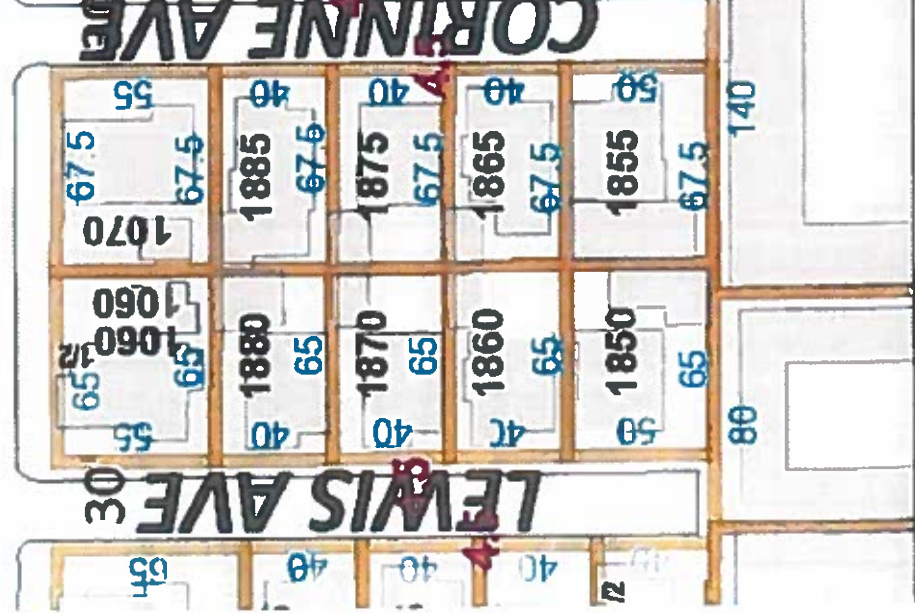
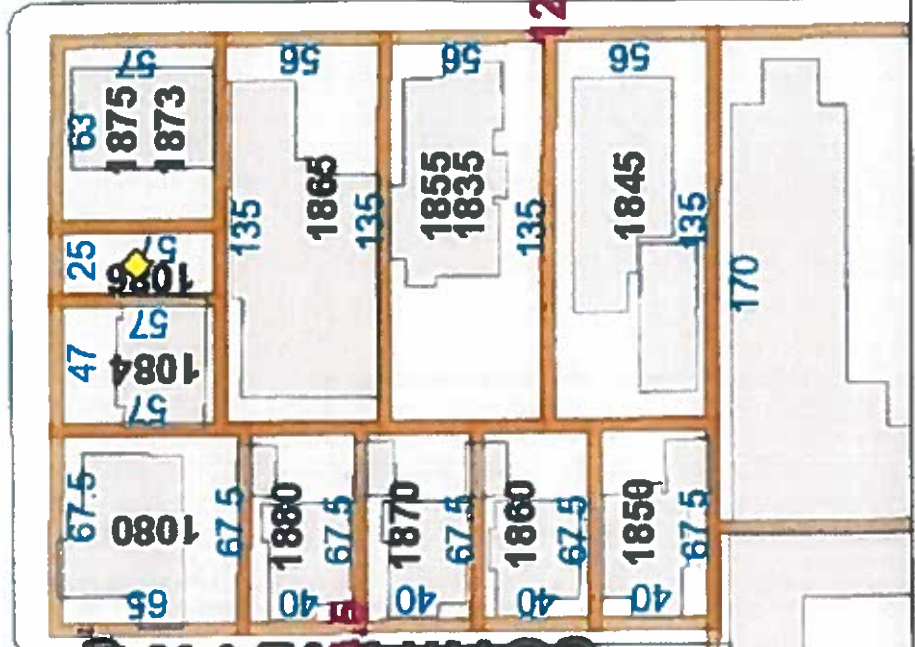
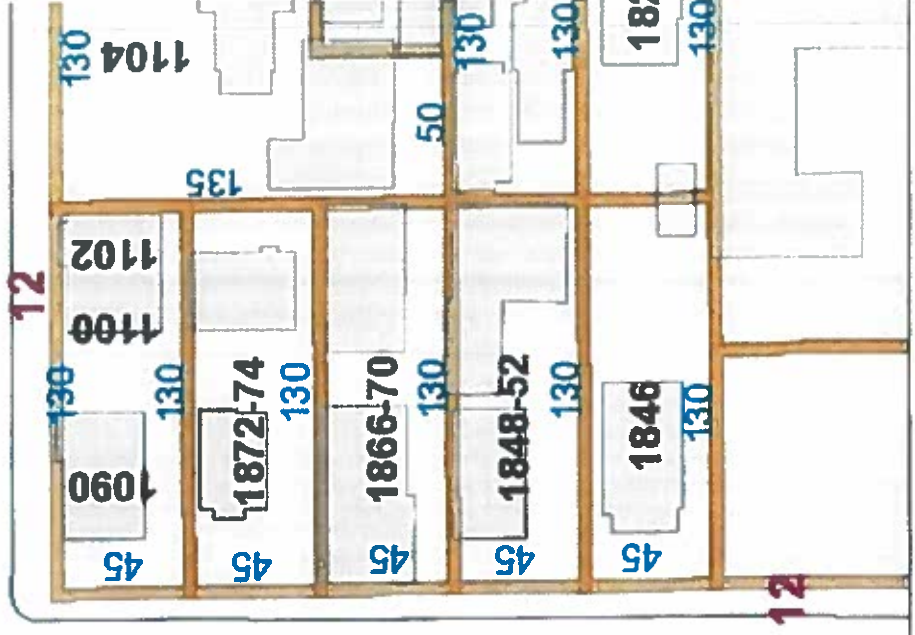


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LEMON AVE

E 19TH ST



1086 E. 19th St

12/02/2018

Director of Development Services
100 W. Broadway, Suite 400
Long Beach, CA 90802
Phone 562.570.2633
Fax 562.570.6034

RE: Request for hearing as to the reasonableness of Vacant Lot Monitoring Fees and Charges

Property: 1086 E. 19th Street VACANT LOT, Long Beach, CA 90806

Dear Mr. Oscar Orcl and Karl Wiegelman,

I am writing to be exempt for the Vacant Lot Monitoring Annual Fee of \$660.00. It presents a financial hardship to me and my family. As the property owner, my units are rented out at \$650.00, which is at least \$300 below the average rental market in that area. The rental income does not even allow me to perform major repairs; the property is constant in need of repairs. I struggle financially every month; I do not have excess income just because I have this asset.

Although I can appreciate the vision of the Vacant Lot program that which is to protect neighborhood from negative impacts associated with vacant lots. I fully support the effort, but I cannot afford the impose fee. I have given back to the community in other ways, I have volunteered to the Cambodian Community Center for more than 10 years, I donate clothes to charity every year, I recycle, I perform my own yard maintenance. I give whenever I can.

Furthermore, our vacant lot DOES NOT create a negative impact on our neighborhood. It is not use a dump site, not as an open parking, and the tenants use a small portion to plant their garden. Our vacant lot is located across the street from a park, a YMCA, and also Long Beach Community College. It is a safe neighborhood! My children have grown up from this particular apartment, now my tenant's children are grown children who have lived their whole lives from the apartment. There is no even any graffiti in the area! Again, I stress that our small vacant lot does not create a negative impact to the neighborhood.

I believe our lot is too small for the Urban Agriculture and Community-Supporting Use, but we are waiting to hear back. We definitely cannot afford to execute a lot merger which was presented as an option to be exempt from this fee.

These are a brief summary of the reason I am asking to be exempt from the vacant lot monitoring fee. This may be a small fee to others, as for me, it's a lot of money and I have lost sleep on how I can to pay this since I have received the notice.

If a hearing is necessary to present pictures and plan of actions to confirm that we are maintaining our vacant lot, please let us know and we will do our diligence. But we cannot afford this fee.

Address of Property Owner: 3610 Bluebell Street, Seal Beach, CA 90740

Point of Contact: Alex Long (Son of Property Owner Vary Foster, as she needs a translator)

Phone contact: Alex Long 949-397-7339 and Vary Foster 562-233-5931

Letter prepared by Alex Long

Alex Long 12/2/18

Property Owner

Vary Foster

Vary N Foster 12/02/18

Susan Sun-Stephan

From: m.alex long <m.alexlong@gmail.com>
Sent: Wednesday, December 12, 2018 1:39 PM
To: Susan Sun-Stephan
Cc: vary foster; Leon Daravong Foster; Alison Spindler
Subject: Request to waive Vacant Lot Fee per "in process" of using lot for community use with Alison Spindler

Property: 1086 E. 19th Street VACANT LOT, Long Beach, CA 90806
Owner: Vary Foster (language barrier)
Point of Contact: Alex Long 949-397-7339 and Leon Foster 562-338-8154

Hello Ms Susan Sun-Stephan,

Hope all is well.

My name is Alex Long, we spoke last week. I wrote an appeal letter and we are still awaiting an official response. You stated you did not know how long the process will take, but do know of any status on our appeal?

The second item I am writing about is to request to for the vacant lot fee to be waived as we are actively working with Alison Splindler to see if our lot can be use for a mobility hub.

I am not sure what other information is needed at this time as it is in the process. However, I included all parties involved on this matter.

I can be reached at 949-397-7339.

Thank you.

Alex Long
949-397-7339



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)570-8793

NOTICE OF VACANT LOT APPEAL HEARING

February 1, 2019

Vary Foster
3610 Bluebell St.
Seal Beach, CA 90740

SUBJECT: 1086 E. 19TH STREET, LONG BEACH, CA
APN. NO. #7210-018-022

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

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