

RECORDING REQUESTED BY AND
WHEN RECORDED MAIL TO:

CITY OF LONG BEACH
DEPT OF DEVELOPMENT SERVICES
CODE ENFORCEMENT
411 W. Ocean Blvd, 4th floor
LONG BEACH, CA. 90802

'No Fee' City Business
Pursuant to CA Gov't Code §6103

DECLARATION OF SUBSTANDARD PROPERTY

Notice is hereby given that pursuant to the provisions of Chapter 18.20 of the Long Beach Municipal Code ('LBMC'), the property described below has been inspected and found to be substandard and a public nuisance as defined in Section 18.02.020 of the LBMC and the owner of record of said property has been so notified or will be so notified. Failure to correct or abate the substandard or nuisance conditions may result in administrative actions before the City's Board of Examiners, Appeals and Condemnation pursuant to Section 18.20.100 et seq., demolition of the structures on the property, the appointment of a Receiver, criminal prosecution pursuant to LBMC Section 18.20.300 and/or the placement of a lien against the subject property in accordance with Section 18.20.150 or the LBMC. The owner is responsible for any costs, including incidental enforcement expenses, incurred by the City to correct or abate the substandard and nuisance conditions.

This document will be terminated only when the Building Official or his designee of the City of Long Beach finds that the substandard conditions and public nuisance have been abated and either that such abatement has been accomplished at no cost to the City or that any such costs have been repaid to the City, or that such costs have been placed upon the tax rolls as a special assessment. Detailed information may be obtained by contacting the Code Enforcement Bureau of the Department of Development Services at (562) 570-2633.

LOT: 19 BLOCK: -- TRACT: WOODARD TRACT
OWNER: ROCHELLE R ANDERSON / KENNETH J ANDERSON

in the City of Long Beach, County of Los Angeles, State of California, as per maps or miscellaneous records recorded in the Office of the County Recorder of said County, known as 1740 LONG BEACH BLVD. aka 318 E. ESTHER ST., Long Beach, California.

DATED: 07/14/2023
APN: 7269-021-019

City of Long Beach, a municipal corporation

Inspector: John Martin
Phone #: (562)570-6535
Case #: CESB286881

Karl Wiegelman
Code Enforcement Bureau Manager
Development Services Department

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA
County of Los Angeles

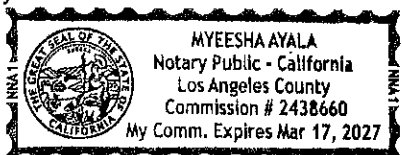
On 7/14/23 before me, MYEESHA AYALA, a Notary Public, personally appeared KARL WIEGELMAN who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature
Notary Public in and for said County and State

Notary Seal



Property Detail Report

318 E Esther St, Long Beach, CA 90813

APN: 7269-021-019

1740 LONG BEACH

Los Angeles County Data as of: 06/29/2023

BLVD.

Owner Information

Owner Name: Anderson Rochelle R / Anderson Kenneth J
Vesting: Trust
Mailing Address: 77-6541 Princess Keelikolani Dr, Kailua Kona, HI 96740-2447
Occupancy: Absentee Owner

Location Information

Legal Description: Woodward Tract Lot/Sec 19
APN: 7269-021-019
Munic / Twnshp: South / Long Beach Dntr
Subdivision: Woodward Tract
Neighborhood: The Harbor
Elementary School: Roosevelt Elementa...
Latitude: 33.7888
County: Los Angeles, CA
Census Tract / Block: 576301 / 4002
Legal Lot / Block: 19 /
Legal Book / Page:
School District: Long Beach Unified School District
Middle School: Washington Middle...
High School: Polytechnic High S...
Alternate APN:
Twtnshp-Rng-Sec:
Tract #:
School District:
Longitude: -118.18893

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date: 05/30/2020 / 07/29/2021
Buyer Name: Anderson Rochelle R / Anderson Kenneth J
Price: \$500,000 / Full Value
Seller Name: Anderson Rochelle R
Transfer Doc #: 2021.1162871
Deed Type: Interfamily Deed

Last Market Sale

Sale / Rec Date: 12/18/2008 / 02/25/2009
Multi / Split Sale: Y
1st Mtg Amt / Type: \$250,000 / Conventional
2nd Mtg Amt / Type:
Seller Name: Tamer, Moussa V & Suzanne E
Lender: Wilshire State Bank
Sale Price / Type: \$500,000 / Full Value
Price / Sq. Ft.: \$1,238
1st Mtg Rate / Type: 491.0 / Variable
2nd Mtg Rate / Type:
Deed Type: Deed
New Construction:
1st Mtg Doc #: 2009.261853
Sale Doc #: 2009.261852
Title Company: Stewart Title

Prior Sale Information

Sale / Rec Date: 08/20/2003 / 08/27/2003
1st Mtg Amt / Type: \$250,000 / Conventional
Prior Lender: La Mar Family LP
Sale Price / Type: \$350,000 / Full Value
1st Mtg Rate / Type: 560.0 / Fix
Prior Deed Type: Deed
Prior Sale Doc #: 2003.2490527

Property Characteristics

Gross Living Area: 404 Sq. Ft.
Living Area: 404 Sq. Ft.
Total Adj. Area:
Above Grade: 404 Sq. Ft.
Basement Area:
Style:
Foundation:
Quality: Good
Condition:
Total Rooms: 0
Bedrooms:
Baths (F / H):
Pool:
Fireplace:
Cooling:
Heating:
Exterior Wall:
Construction Type: Wood
Year Built / Eff: 1946 / 1946
Stories: 1
Parking Type:
Garage #:
Garage Area:
Porch Type:
Patio Type:
Roof Type:
Roof Material:

Site Information

Land Use: Auto Repair
State Use:
County Use: 2600 - Auto Body Repair Shop - One Story
Site Influence:
Flood Zone Code: X
Community Name: City Of Long Beach
Lot Area: 7,070 Sq. Ft.
Lot Width / Depth:
Usable Lot: 7070
Acres: 0.162
Flood Map #: 06037C1962F
Flood Panel #: 1962F
Zoning: LBPD29
of Buildings: 1
Res / Comm Units:
Water / Sewer Type:
Flood Map Date: 09/26/2008
Inside SFHA: False

Tax Information

Assessed Year: 2022
Tax Year: 2022
Tax Area: 11-933
Property Tax: \$4,523.43
Exemption:
Assessed Value: \$340,976
Land Value: \$333,702
Improvement Value: \$7,274
Improved %: 2.13%
Delinquent Year:
Market Total Value:
Market Land Value:
Market Imprv Value:
Market Imprv %:

(ESB 28688)

Situs Address: **318 E ESTHER ST**
LONG BEACH, CA 90813

Print This Page

1740 LONG BEACH BLVD

Assessor Parcel Number: **7269021019**

Owner: **HANSEO UNIVERSITY**

Legal Description: **WOODWARD TRACT LOT 19**

Last Record Date: **20090225**

Oldest Year Built: **1946**

Mailing Address: **1600 LONG BEACH BLVD 2ND FL**
LONG BEACH, CA 90813-1930

Number of Dwelling Units: **0**

Zoning Classification: **SP-1-TN**

PD Subarea:

Zoning Overlay:

PD-29 Subzone:

General Plan District: **700**

General Plan Description: **TOD-M / 10 ST**

PD30 Height:

PD30 Setbacks:

PD30 Setback Distance:

PD30 Neighborhood Overlay:

Special Setbacks:

Setback Conditions:

Historic District:

Historic Landmark:

Parking Impacted Area: **Parking Area Mobility Element (2013)**

Coastal Zone:

Redevelopment Area: **Central Long Beach**

Fence Height Limit: **4**

Homeowners Association:

Interim Ordinance:

Within Harbor District:

Within Liquefaction:

Oil Operating Area:

Special Restriction Area:

Within Special Flood Hazard Zone: **N**

Zoning Classification: **X**

Base Flood Elev:

FEMA Document: **STUDY5**

Effective Date: **9/25/2008**

Outcome Description: **N/A**

FEMA Case No: **N/A**

Earthquake Zone:

Within Airport Property:

Within CDBG: **Y**

PBNIS Area:

RECAP Area:

Within Enterprise Zone: **Y**

SEASP Impact Fee:

NIS Area: **WASHINGTON SCHOOL**

Within Site Inventory: **Y**

Within AB 2097: **Y**

Within Methane Gas Mitigation Zone:

Census Tract: **575300**

Census Block: **3006**

Council District: **6**

Council Representative: **SUELY SARO**

Bldg Insp Commi District: **SOUTH**

Bldg Insp Res District: **6**

Bldg Insp Elec District: **WEST**

Community CE Area:

CE Housing Action Plan:

CE Corridor Description: **Between 7th St to Wardlow Rd**

CE Corridor Phase: **Updated**

CE Corridor Name: **Long Beach Blvd - South**

CE Other Proactive Area Name:

CE Division Name: **WEST**

Fire Code Enforce District: **FCE 4**

Fire New Constr District: **FNC 2**

Fire Res Insp District: **FRI 4**

Health Housing Program Quadrant: **WEST**

Health Hazmat CUPA District: **43**

Bus Lic Inspector Area: **10**

Within Lotmerge Area:

Health Food Program District: **3**