

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: 20 BLOCK: -- TRACT: WOODWARD 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 1730 LONG BEACH BLVD., Long Beach, California.

DATED: 07/14/2023

APN: 7269-021-020

City of Long Beach, a municipal corporation

Inspector: John Martin
Phone #: (562)570-6535
Case #: CESB286882

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.

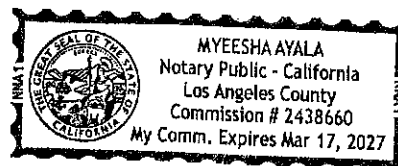
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Notary Seal

Signature

Notary Public in and for said County and State



Property Detail Report

1730 Long Beach Blvd, Long Beach, CA 90813

APN: 7269-021-020

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

Owner Information

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

Location Information

Legal Description:	Woodward Tract Lot/Sec 20	County:	Los Angeles, CA
APN:	7269-021-020	Census Tract / Block:	576301 / 4002
Munic / Twship:	South /Long Beach Dntn	Legal Lot / Block:	20 /
Subdivision:	Woodward Tract	Legal Book / Page:	
Neighborhood:	The Harbor	School District:	Long Beach Unified School District
Elementary School:	Roosevelt Elementa...	Middle School:	Washington Middle...
Latitude:	33.78867	High School:	Polytechnic High S...
		Longitude:	-118.18893

Last Transfer / Conveyance - Current Owner

Transfer / Rec Date:	05/30/2020 / 07/29/2021	Price:		Transfer Doc #:	2021.1162871
Buyer Name:	Anderson Rochelle R / Anderson Kenneth J	Seller Name:	Anderson Rochelle R	Deed Type:	Interfamily Deed

Last Market Sale

Sale / Rec Date:	12/18/2008 / 02/25/2009	Sale Price / Type:	\$500,000 / Full Value	Deed Type:	Deed
Multi / Split Sale:	Y	Price / Sq. Ft.:	\$526	New Construction:	
1st Mtg Amt / Type:	\$250,000 / Conventional	1st Mtg Rate / Type:	491.0 / Variable	1st Mtg Doc #:	2009.261853
2nd Mtg Amt / Type:		2nd Mtg Rate / Type:		Sale Doc #:	2009.261852
Seller Name:	Tamer, Moussa V & Suzanne E			Title Company:	Stewart Title
Lender:	Wilshire State Bank				

Prior Sale Information

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

Property Characteristics

Gross Living Area:	950 Sq. Ft.	Total Rooms:	0	Year Built / Eff:	1947 / 1947
Living Area:	950 Sq. Ft.	Bedrooms:		Stories:	1
Total Adj. Area:		Baths (F / H):		Parking Type:	Assigned Space(S)
Above Grade:	950 Sq. Ft.	Pool:		Garage #:	
Basement Area:		Fireplace:		Garage Area:	
Style:		Cooling:		Porch Type:	
Foundation:		Heating:		Patio Type:	
Quality:	Below Average	Exterior Wall:		Roof Type:	
Condition:		Construction Type:	Wood	Roof Material:	

Site Information

Land Use:	Auto Repair	Lot Area:	5,841 Sq. Ft.	Zoning:	LBPD29
State Use:		Lot Width / Depth:		# of Buildings:	1
County Use:	2600 - Auto Body Repair Shop - One Story	Usable Lot:	5841	Res / Comm Units:	
Site Influence:		Acres:	0.134	Water / Sewer Type:	
Flood Zone Code:	X	Flood Map #:	06037C1962F	Flood Map Date:	09/26/2008
Community Name:	City Of Long Beach	Flood Panel #:	1962F	Inside SFHA:	False

Tax Information

Assessed Year:	2022	Assessed Value:	\$265,741	Market Total Value:	
Tax Year:	2022	Land Value:	\$248,760	Market Land Value:	
Tax Area:	11-933	Improvement Value:	\$16,981	Market Imprv Value:	
Property Tax:	\$3,620.95	Improved %:	6.39%	Market Imprv %:	
Exemption:		Delinquent Year:			

CESB286882

Situs Address: **1730 LONG BEACH BLVD**
LONG BEACH, CA 90813

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Assessor Parcel Number: **7269021020**
Legal Description: **WOODWARD TRACT LOT 20**

Owner: **HANSEO UNIVERSITY**

Last Record Date: **20090225**
Oldest Year Built: **1947**

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:

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: **Y**

FEMA Document: **STUDY5**
Effective Date: **9/25/2008**
Outcome Description: **N/A**
FEMA Case No: **N/A**

Census Tract: **575300**
Census Block: **3006**

Council District: **6**
Council Representative: **SUELY SARO**

Bldg Insp Comml 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**