



December 9, 2022

FREDERIC R SPARREVOHN TRUST  
6911 E 11TH ST  
LONG BEACH, CA 90815-4937

APN: 7246-018-024

**RE: 361 ULTIMO AVE VACANT LOT LONG BEACH CA**

Dear Sir or Madam:

On October 3, 2017, the City Council adopted Ordinance No. 17-0025 amending the Long Beach Municipal Code by adding Chapter 18.29 to require owners of vacant lots within the City to maintain and secure these lots. The Long Beach Department of Development Services, Code Enforcement Bureau will monitor these lots to ensure adherence to the City's vacant lot maintenance standards. It is the purpose and intent of the City, through the adoption of Chapter 18.29, to regulate vacant lots in the City as a mechanism to protect neighborhoods and commercial areas from becoming blighted due to the lack of adequate maintenance and security of vacant lots Chapter 18.29 also serves to establish minimum standards of accountability on the owners or other responsible parties of vacant lots in order to protect the health, welfare and safety of the community.

Owners, including but not limited to, beneficiaries/trustees and other responsible parties, shall:

**A. Maintain vacant lots and any perimeter fencing** free of weeds, dry brush, dead vegetation, trash, garbage, junk, debris, building materials, vehicles, cars, boats, campers, any accumulation of newspapers, circulars, flyers, notices (except those required by federal, state or local law), discarded personal items, including but not limited to, furniture, clothing, large and small appliances, graffiti, tagging or similar markings. The property owner or other responsible person must inspect the property at reasonable intervals or take other reasonable steps to ensure that there is no dead or dying vegetation, litter, weeds, graffiti, debris or materials accumulating on the property.

**B. Enclose and secure the vacant lot with a three (3) foot high white vinyl rail perimeter fence or other suitable fencing material** subject to the satisfaction of the Director. All fencing must be provided with a gate to allow access to the vacant lot for emergency services and such fencing shall be maintained in good condition at all times by the property owner. Broken or open fences shall be repaired or replaced within seventy-two (72) hours of notification by the City.

**C Paint the property address of the vacant lot on the curb face** adjacent to the property in conformance with the Uniform Standards described in Section 14.36.030, or any successor section.

We urge you to perform the necessary maintenance of your parcel of your own volition. Property that is not maintained by the owner and failed to meet vacant lot maintenance requirements may be cited by the City. If a condition as described above on your property, a crew may abate the condition in your interest and in the interest of the community. The actual and incidental costs of such work will be the responsibility of the owner and result in a lien against said real property.



**PLEASE NOTE:**

Weed Abatement Incidental Enforcement costs and processing costs are recoverable and will be charged to the property owner according to the provisions set forth in the Long Beach Municipal Code Section 8.56.100. Incidental Enforcement costs include, but are not limited to, the actual expenses and costs of the City in investigating the nuisance, obtaining title information, preparing notices, and performing inspections.

If the parcel described has been completely improved with structures, the parcel will be inspected for improvements and removed from the annual vacant lot monitoring and fee list if conditions warrant same.

If you have any questions, please do not hesitate to contact me.

Sincerely,

Geoff Weatherilt  
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Principal Building Inspector  
[Geoff.Weatherilt@longbeach.gov](mailto:Geoff.Weatherilt@longbeach.gov)

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