

March 20, 2023

BOARD OF EXAMINERS, APPEALS AND CONDEMNATION
City of Long Beach
California

BEAC Case No. VL026-03-23
Appellant: Robert Mungo
Property Address: 5450-56 Atlantic Ave
CE Case #CEVL283339
APN# 7127-020-008 & 7127-020-007

RECOMMENDATION

Conclude the hearing and determine that subject property located at 5450-56 Atlantic Ave meets the definition of vacant lot as stated in the Long Beach Municipal Code 18.29.070(C), the appellant is the owner of the property and uphold the annual administering fee.

DISCUSSION

On October 12, 2017, City Council approved the amending of the Long Beach Municipal Code by adding Chapter 18.29, Maintenance of Vacant Lots and the establishment of annual administering fee.

On August 14, 2018, Department of Development Services, Code Enforcement Bureau, mailed notification letters to property owners of all known vacant lots as listed on the Los Angeles County Tax Assessor Record.

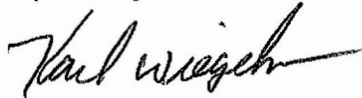
The properties located at 5450-56 Atlantic Avenue is and were vacant lots for the time period between 2018-2022 and are owned by the appellant. No exemptions to the annual administering fee apply for this property.

On December 9, 2022, a letter was sent indicating that the subject property located at 361 Ultimo Avenue, 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.

On January 13, 2023, vacant lot administering fee billing letters were sent to property owners as listed on the Los Angeles County Tax Assessor Record.

On January 26, 2023, staff received a request to appeal the Vacant Lot Monitoring Fees.

Respectfully submitted,



KARL WIEGELMAN
CODE ENFORCEMENT BUREAU MANAGER
DEVELOPMENT SERVICES DEPARTMENT

EXHIBITS

Staff Report

- Exhibit 1 – ORDINANCE 18.29
- Exhibit 2 – REQUEST TO APPEAL VL FEES
- Exhibit 3 – NOTICE OF HEARING
- Exhibit 4 – MONITORING LETTER
- Exhibit 5 – VL BILLING NOTICE
- Exhibit 6 – RTN CERTIFIED MAIL receipt
- Exhibit 7 – PROPERTY & OWNER INFO
- Exhibit 8 – CASE INFORMATION REPORT
- Exhibit 9 – VL MONITORING INSPECTION REPORT