

May 15, 2023

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

BEAC Case No. VL024-03-23
Appellant: Eileen Marsac/ Marsac Family Trust
324 ULTIMO AVE & 325 FLINT AVE, VACANT LOTS, LONG BEACH CA
CE Case #CEVL283511
APN #7246-026-010 & 7246-026-032

RECOMMENDATION

Conclude the hearing and determine that subject properties located at 324 Ultimo Ave & 325 Flint Ave meet the definition of vacant lots as stated in the Long Beach Municipal Code 18.29.070(C), the appellant is the owner of the properties 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 324 Ultimo Avenue and 325 Flint Avenue are 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 these properties.

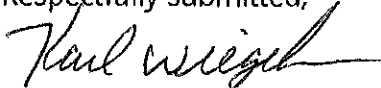
On December 9, 2022, a letter was sent indicating that the subject properties located at 324 Ultimo Avenue and 325 Flint Avenue, Vacant Lots, Long Beach, CA were subject to the **"Vacant Lot Program"** pursuant to Chapter 18.29 of the Long Beach Municipal Code and that fees associated with monitoring the subject properties would be assessed and billed annually.

On January 18, 2023, vacant lot administering fee billing letters were sent to property owners as listed on the Los Angeles County Tax Assessor Record.

On February 16, 2023, staff received a request to appeal the Vacant Lot Monitoring Fees.

On April 13, 2023, the attorney's representing the owner, requested to postpone to May 15, 2023.

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 dated May 5, 2023
- Exhibit 4 – MONITORING LETTER
- Exhibit 5 – VL BILLING NOTICE
- Exhibit 6 – PROPERTY & OWNER INFO
- Exhibit 7 – CASE INFORMATION REPORT
- Exhibit 8 – VL MONITORING