

May 15, 2023

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

BEAC Case No. VL025-03-23
Appellant: Frederic Sparrevohn/ Frederic R. Sparrevohn Trust
Property Address: 361 Ultimo Avenue
CE Case #CEVL283512
APN# 7246-018-024

RECOMMENDATION

Conclude the hearing and determine that subject property located at 361 Ultimo 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 property located at 361 Ultimo Avenue is and was a vacant lot for the time period between 2018-2022 and are owned by the appellant. No exemptions to the annual administering fee apply for this property.

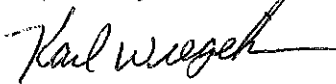
On December 9, 2022, a letter was sent indicating that the subject property located at 361 Ultimo Avenue, Vacant Lot, Long Beach, CA was subject to the **"Vacant Lot Program"** pursuant to Chapter 18.29 of the Long Beach Municipal Code and that fees associated with monitoring the subject property would be assessed and billed annually.

On January 23, 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 their case 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 – RTN CERTIFIED MAIL receipt

Exhibit 7 – PROPERTY & OWNER INFO

Exhibit 8 – CASE INFORMATION REPORT

Exhibit 9 – VL MONITORING INSPECTION
REPORT