



AGENDA

**ADMINISTRATIVE HEARING PUBLIC NUISANCE
CITY OF NEEDLES, CALIFORNIA
CITY COUNCIL CHAMBERS
1111 BAILEY AVENUE**

DATE: JUNE 13, 2024 @ 09:30 A.M. PST

YOU HAVE THE OPTION TO ATTEND VIA MICROSOFT TEAMS AND MAY SUBMIT ANY COMMENTS IN WRITING PRIOR TO NOON ON THE DAY BEFORE THE ADMINISTRATIVE HEARING BY EMAILING ACHAVEZ@CITYOFNEEDLES.COM

TO JOIN THE LIVE TEAMS MEETING log into the City of Needles website at www.cityofneedles.com to access the agenda and [Join the meeting now](#)

If asked, enter the following:

Meeting ID: 282 084 777 288

Passcode: VFYYxi

OR listen in and participate by calling Teams:

1-323-488-2227 Phone Conference ID: 470 747 083#

The meetings are recorded.

**CALL TO ORDER
PLEDGE OF ALLEGIANCE
CORRESPONDENCE**

REGULAR ITEMS – Members of the public may address the Hearing Officer on matters scheduled on the agenda. If you desire the Hearing Officer on a matter, please come to the podium at the time the agenda item is announced.

NEW BUSINESS:

1. 1510 Washington Street, Needles, CA, 92363. Owner- Charlotte Mae Wettergren
 - Staff Report
 - Hearing Officer questions of staff
 - Code Enforcement Recommendations:
 1. The Hearing Officer to declare the property 1510 Washington Street, Needles CA 92363 (APN 0185-185-06-0000) a public nuisance.
 2. Issue an abatement order to return the property to acceptable standards as established in the City's Municipal Code or demolish the structure and clean the property, and/or authorize the city to seek the appointment of a receiver according to the code of civil procedures and other applicable law.
 3. Recommend placing a lien on the property (APN 0185-185-06-0000) to collect costs incurred by the City for abatement, removal of debris, staff time, and any other costs associated with this parcel.

4. If such lien is issued, this may at the opinion of the City, be placed on the tax rolls to be collected by the tax collector or collected in any other means available to the City.

➤ Owner/representative presentation

➤ Public Comment

Action

2. 209 Goodwill Street, Needles, CA, 92363. Owner- Fernando M. Perez and A&G RE Group LLC (previous). Midnight Peak Solutions LLC (present)

➤ Staff Report

➤ Hearing Officer questions of staff

➤ Code Enforcement Recommendations:

➤

1. The Hearing Officer to declare the property 209 Goodwill Street, Needles CA 92363 (APN 0186-235-09-0000) a public nuisance.
2. Issue an abatement order to return the property to acceptable standards as established in the City's Municipal Code or demolish the structure and clean the property, and/or authorize the city to seek the appointment of a receiver according to the code of civil procedures and other applicable law.
3. Recommend placing a lien on the property (APN 0186-235-09-0000) to collect costs incurred by the City for abatement, removal of debris, staff time, and any other costs associated with this parcel.
4. If such lien is issued, this may at the opinion of the City, be placed on the tax rolls to be collected by the tax collector or collected in any other means available to the City.

➤ Owner/representative presentation

➤ Public Comment

Action

3. 406 D. Street, Needles, CA, 92363. Owner- Phillips Family Trust EST

➤ Staff Report

➤ Hearing Officer questions of staff

➤ Code Enforcement Recommendations:

➤

1. The Hearing Officer to declare the property 406 D. Street, Needles CA 92363 (APN 0186-137-16-0000) a public nuisance.
2. Issue an abatement order to return the property to acceptable standards as established in the City's Municipal Code or demolish the structure and clean the property, and/or authorize the city to seek the appointment of a receiver according to the code of civil procedures and other applicable law.
3. Recommend placing a lien on the property (APN 0186-137-16-0000) to collect costs incurred by the City for abatement, removal of debris, staff time, and any other costs associated with this parcel.
4. If such lien is issued, this may at the opinion of the City, be placed on the tax rolls to be collected by the tax collector or collected in any other means available to the City.

➤ Owner/representative presentation

➤ Public Comment

Action

ADJOURNMENT

Posted: June 10, 2024

SB 343 - DOCUMENTS RELATED TO OPEN SESSION AGENDAS - Any public record, relating to an open session agenda item, that is distributed within 72 hours prior to a meeting is available for public inspection at the Needles Administrative Office, 817 Third Street, Needles, CA 92363.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact Adrian Chavez, Code Enforcement, at (760) 326-2113 ext 123. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting (28 CFR 35.102-104 ADA Title II).