



AGENDA

**ADMINISTRATIVE HEARING PUBLIC NUISANCE
CITY OF NEEDLES, CALIFORNIA
EL GARCES - 950 FRONT STREET
DATE: April 14, 2025 - 10:00 A.M. PST**

YOU MAY ATTEND VIA MICROSOFT TEAMS AND MAY SUBMIT ANY COMMENTS IN WRITING PRIOR TO NOON ON THE DAY BEFORE THE ADMINISTRATIVE HEARING BY EMAILING bhatz@cityofneedles.com (Code Enforcement), or trubalcaba@cityofneedles.com (Animal Control)

TO JOIN THE LIVE TEAMS MEETING:

log into the City of Needles website at www.cityofneedles.com to access the agenda and

[Click here to join the meeting](#)

If asked, enter the following: Meeting ID: **403 645 618#** OR listen in and participate by calling Teams: 1-323-488-2227 - Meeting ID: **403 645 618#**
The meetings are being 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 to be heard by the Hearing Officer on a matter, please come to the podium at the time the agenda item is announced.

NEW BUSINESS:

1. Abandoned Property -
419 D Street, Needles, California 92363
Owner(s) Imran Bholat and Kiran Bholat
 - Staff Report
 - Hearing Officer questions of staff
 - Code Enforcement Recommendations:
 1. Uphold the citation
 2. The city may collect any and all costs and fines that have accrued to date.
 3. The structures and their contents inclusive, along with all dead vegetation, trash and debris on the Property, are hereby declared a public nuisance.
 4. The City is authorized (a) to seek an abatement order to return the Property to acceptable standards as established in the City's Municipal Code; (ii) to demolish the structure and clean the Property; and/or (iii) to seek the appointment of a receiver according to the Health and Safety Code and other applicable law as determined by City.
 5. City may place a lien on the Property and such lien may, at the option of City, be placed on the tax rolls to be collected by the tax collector or collected by any other means available to City.
 6. City may collect any and all costs and fines that have accrued to date; any/and all discounts offered shall be rescinded.
 - Owner/representative presentation
 - Public Comment
 - Action:
2. Abandoned Property -
1510 Washington St., Needles, California 92363
Owner(s) Capital Equity Management Group, Inc.
 - Staff Report

- Hearing Officer questions of staff
- Code Enforcement Recommendations:
 1. Uphold the citation
 2. The city may collect any and all costs and fines that have accrued to date.
 3. The structures and their contents inclusive, along with all dead vegetation, trash and debris on the Property, are hereby declared a public nuisance.
 4. The City is authorized (a) to seek an abatement order to return the Property to acceptable standards as established in the City's Municipal Code; (ii) to demolish the structure and clean the Property; and/or (iii) to seek the appointment of a receiver according to the Health and Safety Code and other applicable law as determined by City.
 5. City may place a lien on the Property and such lien may, at the option of City, be placed on the tax rolls to be collected by the tax collector or collected by any other means available to City.
 6. City may collect any and all costs and fines that have accrued to date; any/and all discounts offered shall be rescinded.
- Owner/representative presentation
- Public Comment
- Action:

3. Abandoned Property -
 APN 0185-055-10-0000 - Vine St, Needles, California 92363
 Owner(s) Ignacio G. Romero

- Staff Report
- Hearing Officer questions of staff
- Code Enforcement Recommendations:
 1. Uphold the citation
 2. The city may collect any and all costs and fines that have accrued to date.
 3. The structures and their contents inclusive, along with all dead vegetation, trash and debris on the Property, are hereby declared a public nuisance.
 4. The City is authorized (a) to seek an abatement order to return the Property to acceptable standards as established in the City's Municipal Code; (ii) to demolish the structure and clean the Property; and/or (iii) to seek the appointment of a receiver according to the Health and Safety Code and other applicable law as determined by City.
 5. City may place a lien on the Property and such lien may, at the option of City, be placed on the tax rolls to be collected by the tax collector or collected by any other means available to City.
 6. City may collect any and all costs and fines that have accrued to date; any/and all discounts offered shall be rescinded.
- Owner/representative presentation
- Public Comment
- Action:

4. 600 D Street Public Nuisance Animal
 Owner: Arthur Wilder (Dog Name: Truth)

- Staff Report
- Hearing Officer questions of staff
- Recommendations:
 1. Pursuant to Code section 4-52, find that the animal complained of (Truth) is in fact a Public Nuisance as defined in Needles Municipal Code section 4-1; and
 2. If the administrative hearing officer finds that Truth is a public nuisance animal, to:
 - i. Direct the owner or custodian of the Public Nuisance to confine the animal and to abate its danger to the public in accordance with Code section 4-1; or

- ii. Require the owner or custodian of the Public Nuisance animal to surrender the animal to the City of Needles until all holes in Fence area are properly fixed and approved by The City of Needles.
 - 3. Authorize the City to collect all costs and fines that have accrued to date—any/and all discounts offered shall be rescinded.
- Owner/representative presentation
 - Public Comment
- Action:

ADJOURNMENT

Posted: April 11, 2025

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 Bernard J. Hatz 11, Code Enforcement, at (760) 326-5700 ext 129. 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).